

A 35,055 SF *CREATIVE OFFICE* development in the heart of the tech corridor.

AVAILABLE FOR LEASE

CREEKSIDE

4001 W Parmer Ln | Austin, TX 78727

UNDER CONSTRUCTION
DELIVERS FOR TENANT OCCUPANCY **11/1/18**



Colliers
INTERNATIONAL

PROPERTY INFO

This **CREATIVE** office space is unlike anything in Northwest Austin. Surrounded by mature trees and bordered by Yett Creek on the south, Creekside offers a unique **CAMPUS ENVIRONMENT** with **OUTDOOR AMENITIES**. Creekside is adjacent to multiple retail buildings offering **WALKING DISTANCE AMENITIES** like Tomodachi Sushi, It's A Grind Coffee and Thai Cuisine.



Newly renovated building with a new facade, interior, landscape and amenities.



Campus setting 8 acre campus setting with outdoor amenities including volleyball court and BBQ pits.



Easy access off Parmer Lane with direct access to the MoPac Express lanes.



Exceptional location surrounded by the world's largest technology companies, and multiple walkable retail and restaurant amenities

Space Available — 3,708 - 35,055 RSF

Lease Rate — \$26.00 NNN/SF

Estimated NNN — \$10.98/SF.

Zoning — GR-CO

Submarket — Northwest

Parking Ratio — 4/1000 | Up to 6/1000 available

LOCATION

The property is located on Parmer Lane, 1 mile west of Mopac Expressway and 1 mile east of the new Apple campus. Parmer Lane is a 6 lane divided roadway. Coupled with easy access to Mopac Expressway and the new variable toll lanes, the property offers easy, quick access to all parts of Austin.

APPLE
CAMPUS
1.8 MILES



EXPRESS LANE
SOUTHBOUND
ENTRANCE

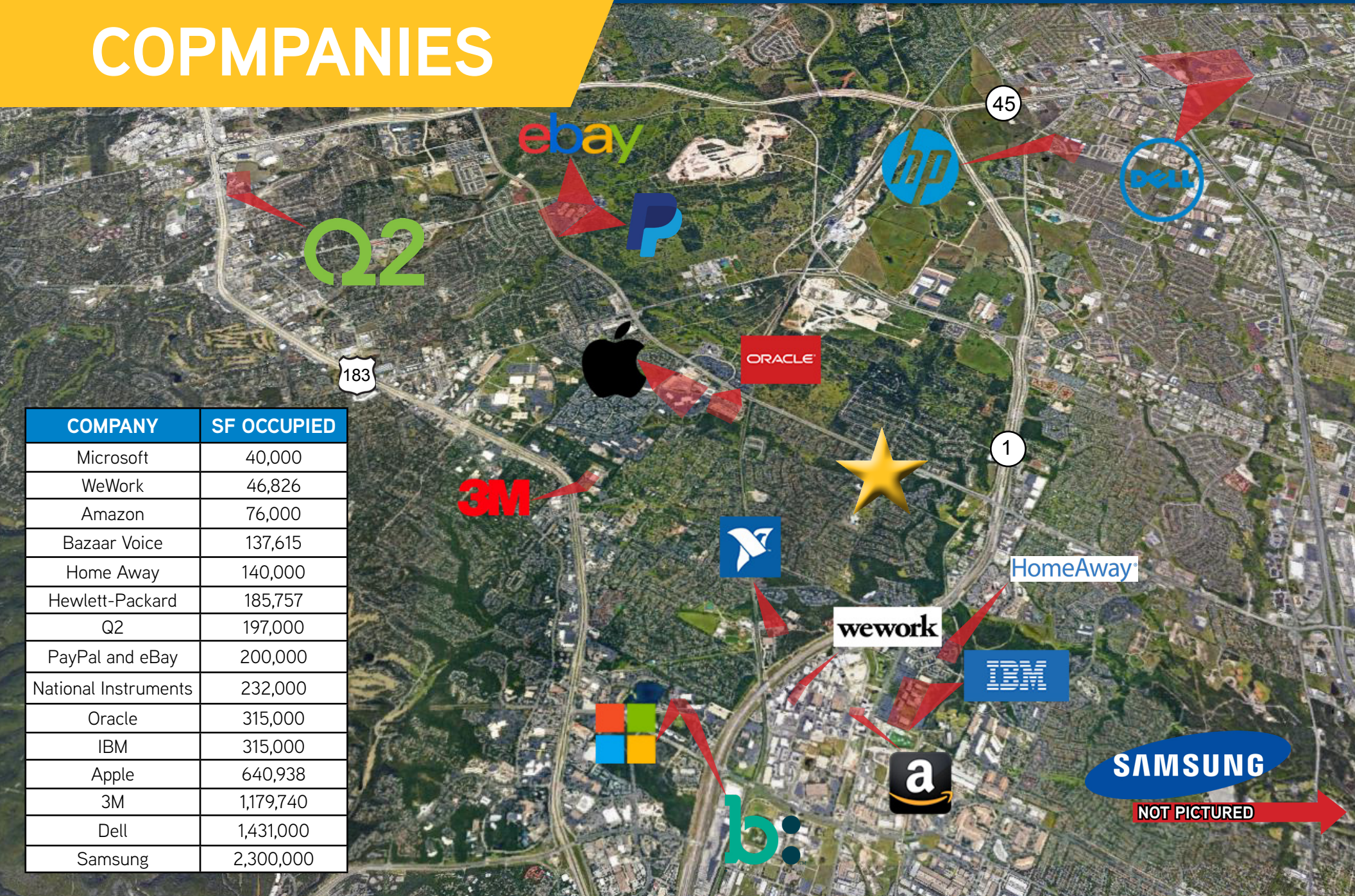
THE
DOMAIN
2.6 MILES

THE
ARBORETUM
3.9 MILES

DOWNTOWN
AUSTIN
13.5 MILES

TECH COMPANIES

COMPANY	SF OCCUPIED
Microsoft	40,000
WeWork	46,826
Amazon	76,000
Bazaar Voice	137,615
Home Away	140,000
Hewlett-Packard	185,757
Q2	197,000
PayPal and eBay	200,000
National Instruments	232,000
Oracle	315,000
IBM	315,000
Apple	640,938
3M	1,179,740
Dell	1,431,000
Samsung	2,300,000



NEARBY AMENITIES



WALKING DISTANCE

It's a Grind Coffee House

Silver Grill Cafe

Kolache Factory

Thai Cuisine

First State Bank Central Texas

Tomodachi Sushi

SHORT DRIVE

Opal Divine's Marina

The Hideout Pub

St. David's North Austin Medical Center

Taco Deli

Whole Foods Market

Chuy's

Rudy's Country Store and Bar-BQ

Yett Creek Neighborhood Park

Balcones District Park

RESTAURANTS

AT THE DOMAIN

2.6 MILES AWAY

FLEMING'S PRIME STEAKHOUSE

NORTH ITALIA

GLORIA'S LATIN CUISINE

DOC B'S FRESH KITCHEN

CYCLONE ANAYA'S TEX-MEX

VELVET TACO

FLOWER CHILD

JINYA RAMEN BAR

APANAS COFFEE & BEER

MAD GREENS

THAI-KUN ROCK ROSE

SECOND BAR + KITCHEN

PAUL MARTIN'S AUSTIN GRILL

PUNCH BOWL SOCIAL AUSTIN

LAVACA STREET BAR AT ROCK ROSE

THE BRASS TAP

THE DOGWOOD ROCK ROSE

KUNG FU SALOON

TOULOUSE DOMAIN



OUTDOOR AMENITIES



PICNIC TABLES



GATHERING AREAS



LIMESTONE BLOCK SEATING AREA



PARKING

POND

MULCH



POND OVERFLOW WASH OUT

EXISTING LIMESTONE BOULDER



FITNESS EQUIPMENT STATIONS



CREATIVE OFFICE

POND

TREES AND SHRUBS TO SCREEN POND

DECOMPOSED GRANITE

OPEN SPACE FOR HORSESHOES

OPEN SPACE FOR BOCCIE BALL

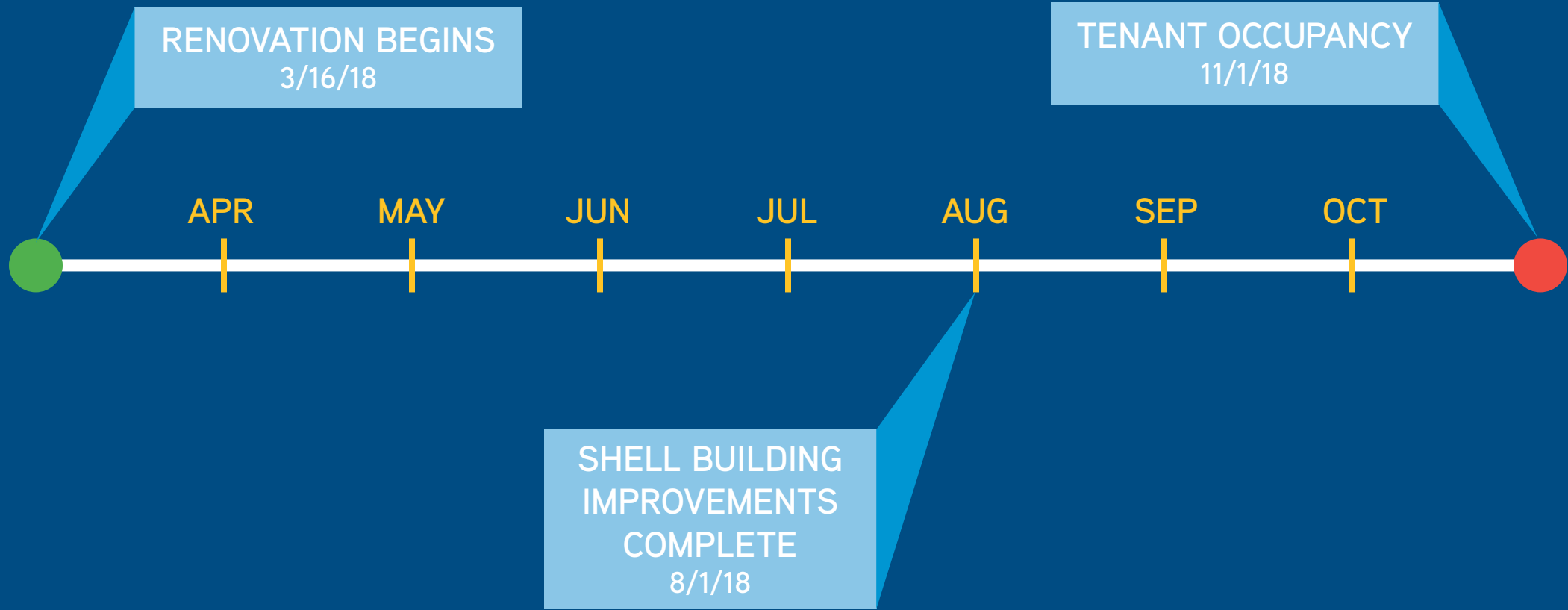
PRIVACY SCREENS



PARKING

100 YEAR FLOOD PLAIN

CONSTRUCTION TIMELINE



1st floor

22,426^{SF}

Suite 100 — 4,896 RSF

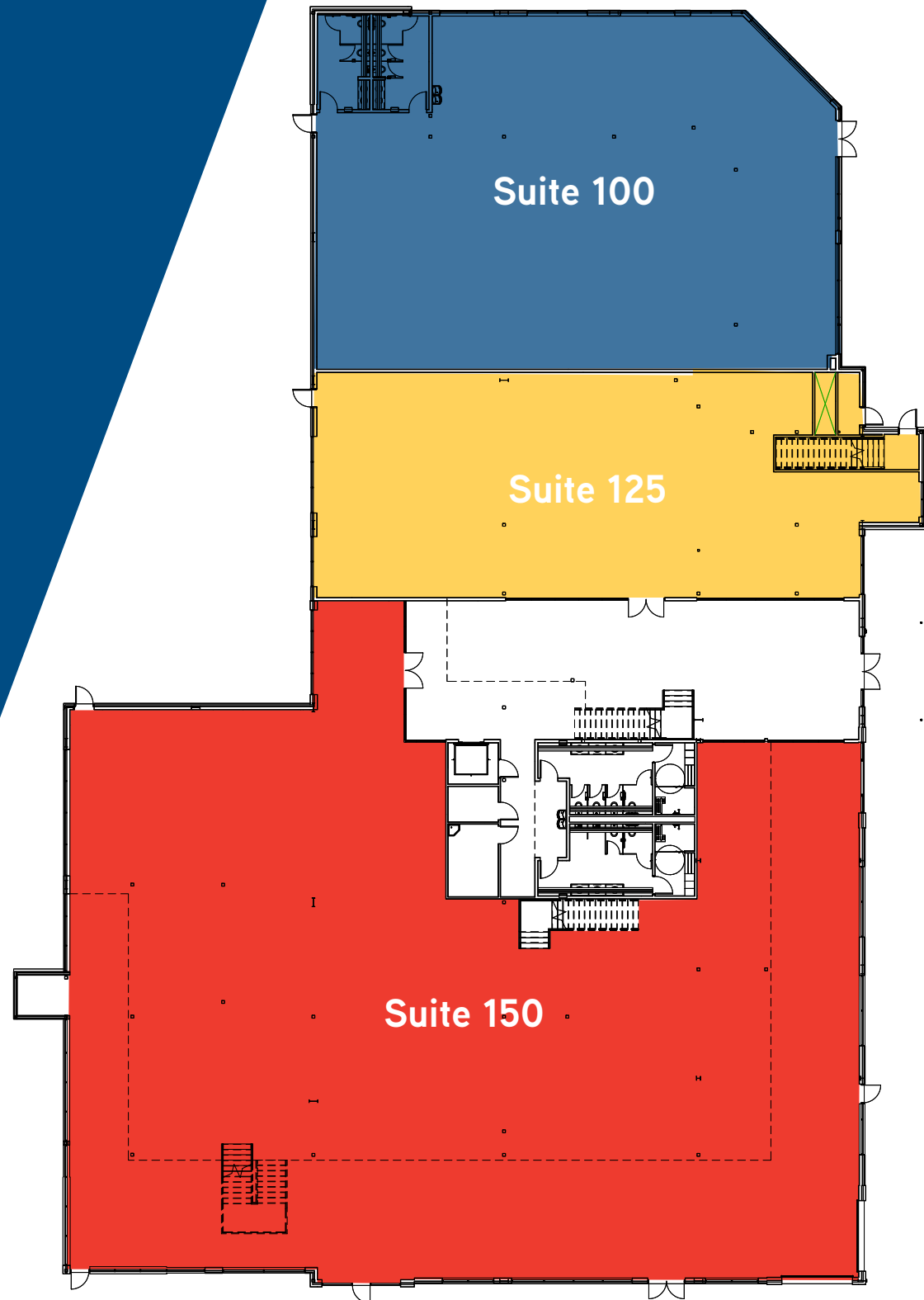
Suite 125 — 4,007 RSF

Suite 150 — 13,523 RSF

Suites 125+225 — 7,715 RSF

Suites 150+250 — 22,444 RSF

[Click here to view
Interactive floorplan](#)



2nd floor

12,629^{SF}

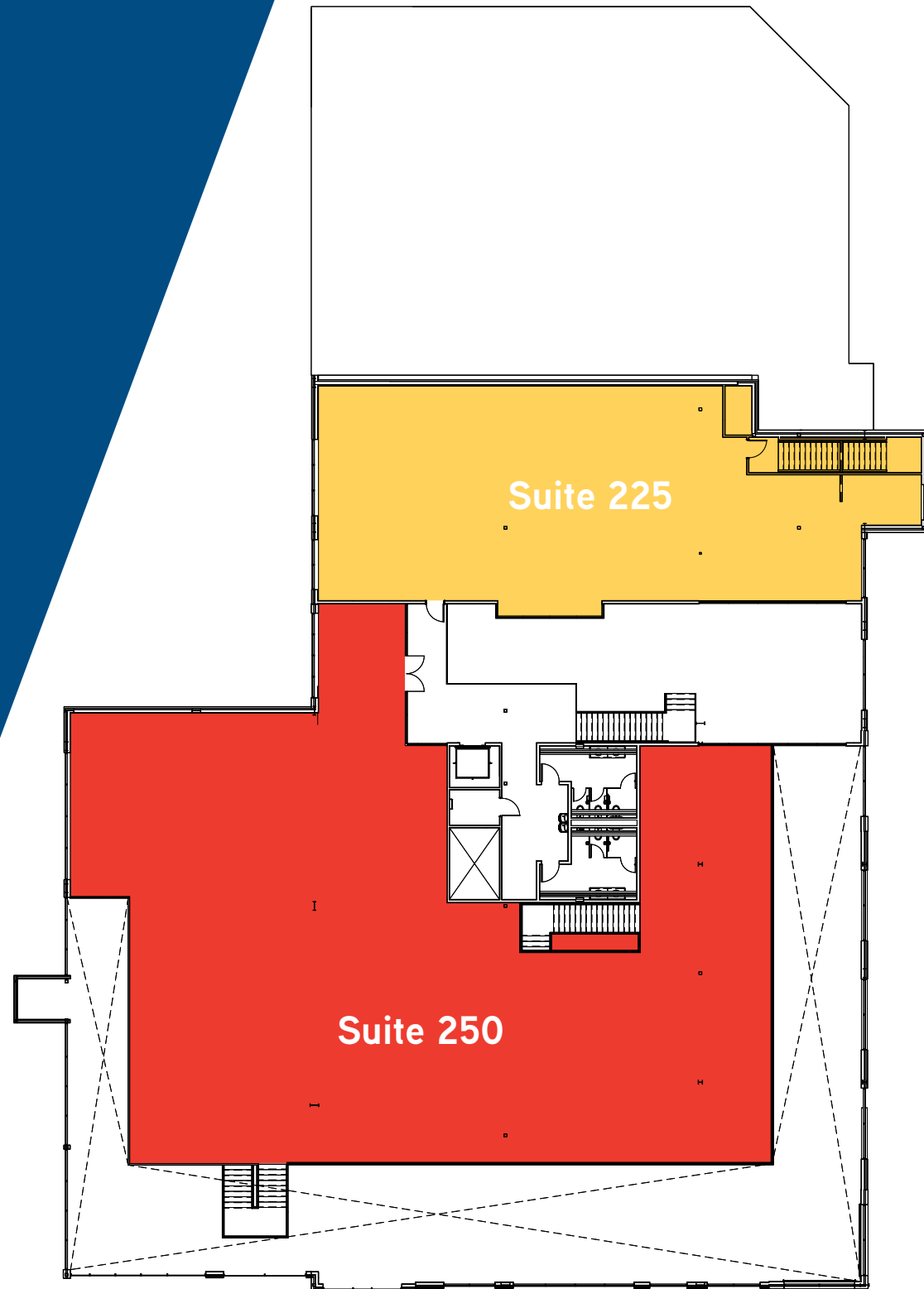
Suite 225 — 3,708 RSF

Suite 250 — 8,921 RSF

Suites 125+225 — 7,715 RSF

Suites 150+250 — 22,444 RSF

[Click here to view
Interactive floorplan](#)



LOBBY



SUITE 150



SUITE 250



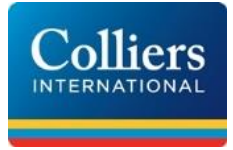
OUTDOOR PATIO





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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