

Parmer 3.3

Sublease



13011 McCallen Pass
Building C
Austin, TX 78753

204,000 SF

cresa



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Sublease Available

13011 McCallen Pass
Building C
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Space Profile

Premises	3 Floors
SF	204,000 RSF
Typical Floor Size	68,000 SF
Full Building Rate	\$22.00 NNN
Lab Rental Rate	\$24.00 NNN
OpEx	TBD
Availability	Immediate
Term	Until May 31, 2034
Building Class	A
Submarket	Northeast
Built	2019
Parking	4.8/1000
Conference Rooms	44
Huddle Rooms	29
Furniture	Included
Wet Labs	16
Other Features	Food Marketplace Heath Care Center Gym/ Fitness Center Shipping/ Receiving Wellness Rooms Copy Stations



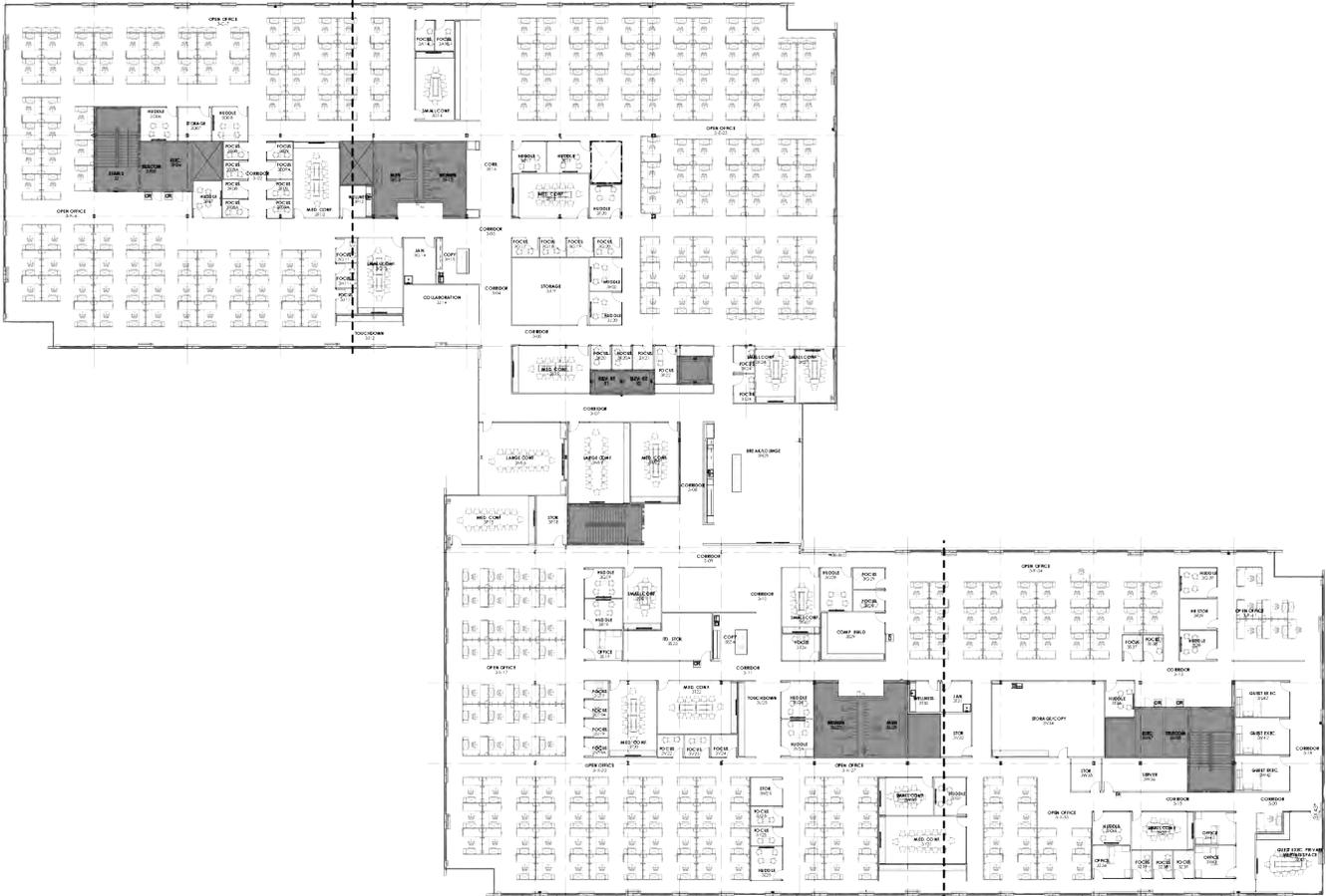
Floorplan

1st Floor



Floorplan

3rd Floor





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13011 McCallen Pass, Austin, TX 78753





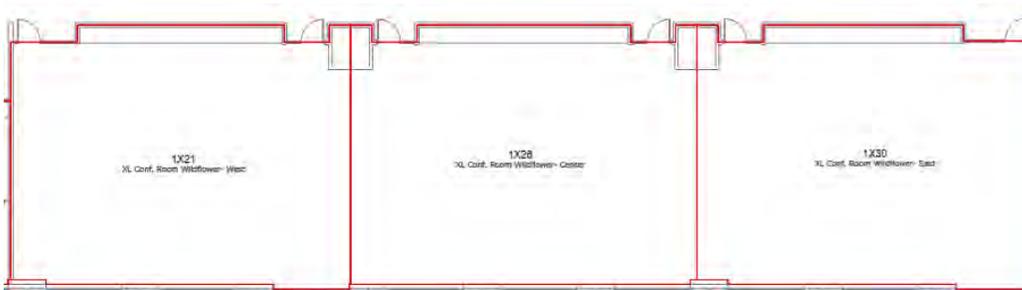
Collaborative Space

Space Profile

Area Size	4,500 SF "Flex" Space Divisible into (3) 1,500 SF Rooms
Capacity	300 persons, no Furniture 48 persons per room, Classroom Style
Uses	Events, Large Meetings or Training/ Educational Space

Features

- Motorized Wall Panels
- 110AC Power Outlets in Tables
- LED Laser Presentation
- Fixed Projection Screens
- Distributed Audio System
- Program Audio Reinforcement
- Microsoft Teams Enabled





Conference & Huddle Rooms

Space Profile

Conference Rooms

44

- 18 Rooms with Microsoft Teams Systems (Creston)
- 26 Rooms can participate in Teams via phone dial and installed teleconference equipment.

Huddle Rooms

29

Capabilities

- LED Monitors or Projectors
- Microsoft Teams Systems (Creston)





Shipping & Receiving

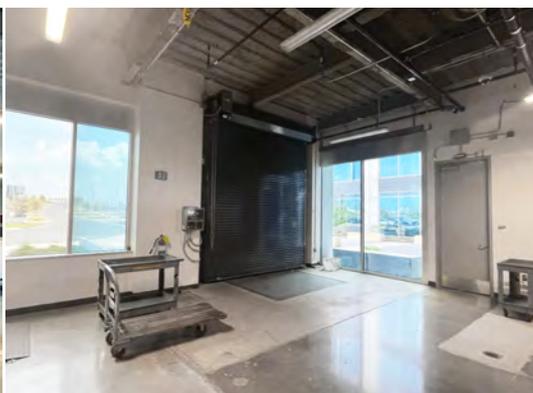
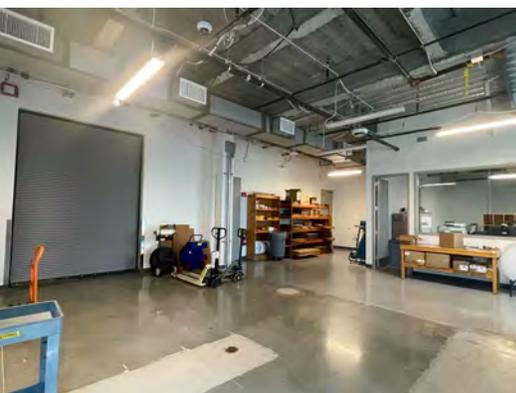
Space Profile

Area Size 2,000 SF

Dock Size 84"W x 92"H (including 20" lip)
48" Ground Clearance at Entry
12'H x 10'W Mechanical Roll Up Door

Features

- Star 4 Dock Leveler
- 5,000lb. scale



Laboratory Spaces

Space Profile

Location
1st Floor

Area Size
16,435 SF across
16 Lab Rooms



(6) Air changes/ hr
 (3) Air changes/ hr

Room	SF	Air	Capabilities
1C03	1,574		(1) Suspended Starline Track Bus 208v 100a 3ph, (2) Starline Raceway 208v 60a 3ph
1C07	284		
1C09	702		(1) MoveX Snorkel LEV, (4) Starline Raceway 208v 60a 3ph
1C11	527		
1C12	786		(1) 15x62 Labconco Bench Hood, (1) MoveX Snorkel LEV, Added 93 SF for inner sem lab, (1) Suspended Starline Track Bus 208v 100a 3ph, (1) Starline Raceway 208v 60a 3ph
1C17	988		(4) Suspended Starline Track Bus 208v 225a 3ph, (1) Suspended Starline Track Bus 208v 100a 3ph, (2) Starline Raceway 208v 60a 3ph
1C18	1075		(2) MoveX Snorkel LEV, (1) Suspended Starline Track Bus 208v 225a 3ph, (2) Starline Raceway 208c 60a 3ph
1C23	39		Inside Lab IC24
1C24	1250		(1) Suspended Starline Track Bus 208v 100a 3ph, (4) Starline Raceway 208v 60a 3ph
1C25	1490		(1) 16x662 Labconco Bench Hood, (5) MoveX Snorkel LEV, (3) Suspended Starline Track Bus 208v 100a 3ph
1E10	734		(1) 16x662 Labconco Bench Hood, (2) Suspended Starline Track Bus 208v 100a 3ph, (3) Starline Raceway 208v 60a 3ph
1E20	1205		CTH Room Controlled at 72 degrees/50rH, (1) MoveX Snorkel LEV, (2) Suspended Starline Track Bus 208v 100a 3ph, (3) Starline Raceway 208v 60a 3ph
1F23	130		(1) 16x62 Labconco Bench Hood, inside Lab1E20
1H11	3700		(3) 16x62 Labconco Bench Hood, (3) MoveX Snorkel LEV, (4) Suspended Starline Track Bus 208v 100a 3ph, (6) Starline Raceway 208v 60a 3ph
1H12	979		(2) 16x62 Labconco Bench Hood, (4) MoveX Snorkel LEV, (1) Suspended Starline Track Bus 208v 100a 3ph, (2) Starline Raceway 208v 60a 3ph
1H23	971		CTH Room Controlling at 70 degrees/40 rH, (3) Air changes/hr



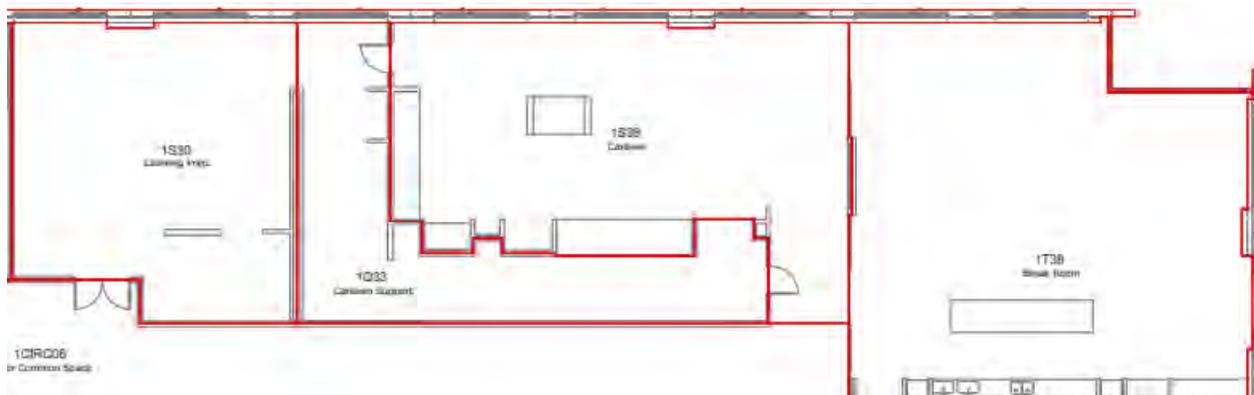
Dining

Space Profile

Area Size 4,485 SF

Food Marketplace Features

- Catering/ Food Preparation Kitchen
- Canteen displaying food options with support area
- Large Breakroom with large windows, sinks, counter space, microwave, drink dispensers and a double refrigerator.





Physical Fitness

Space Profile

Area Size 4,400 SF

Features

- Fitness/ Movement Room
- Exercise/ Weight Room
- Locker Rooms with showers and secure lockers
- Reception Area/ Management Offices
- Storage





Wellness Rooms

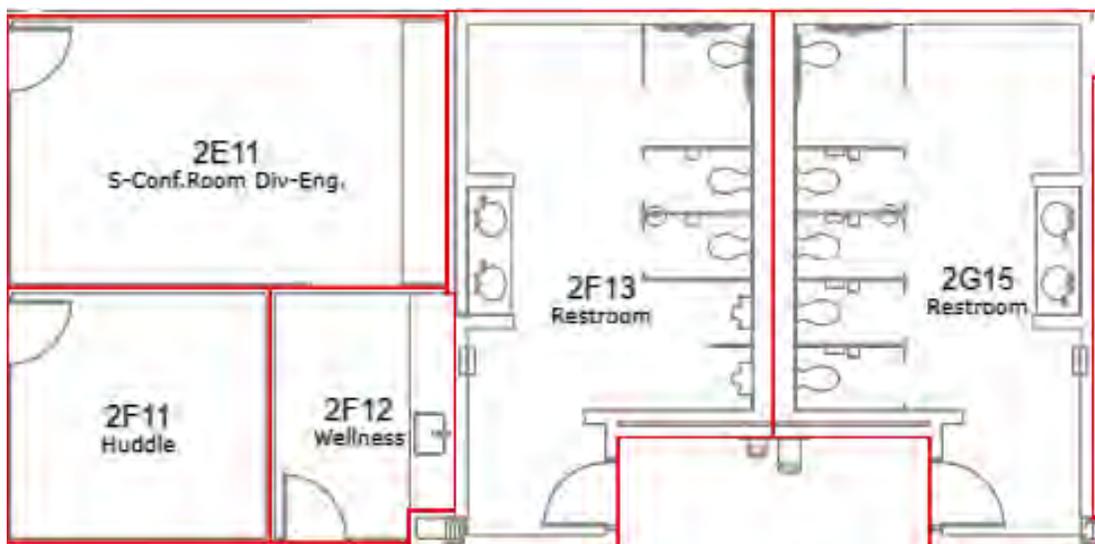
Space Profile

Area Size (5) 100 SF Wellness Rooms

Uses Offers private areas to support nursing mothers or for employees to take a break from everyday stressors.

Features

- Sink
- Counter Space
- Seating





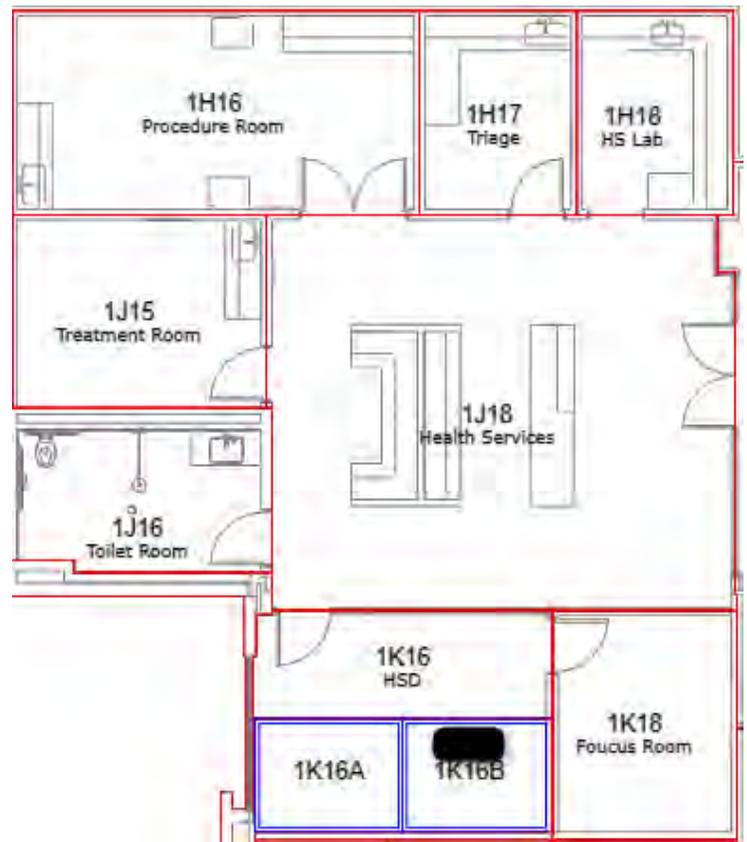
Potential Health Services Clinic

Space Profile

Area Size 2,800 SF

Features

- Reception
- Health Offices
- Clinical Spaces



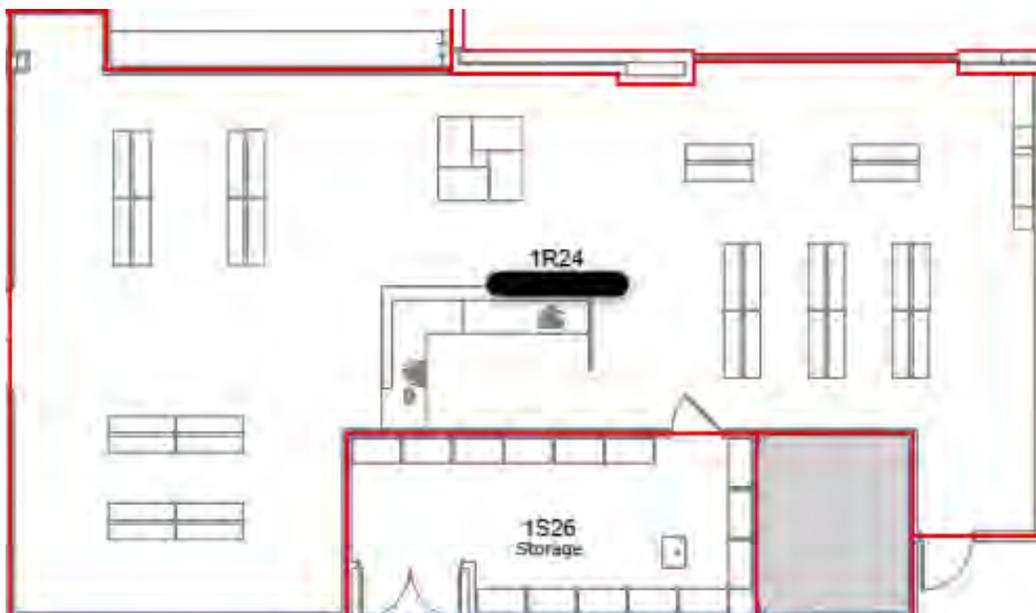
Retail Store

Space Profile

Area Size	2,900 SF
Location	Located off the 1st Floor Lobby

Features

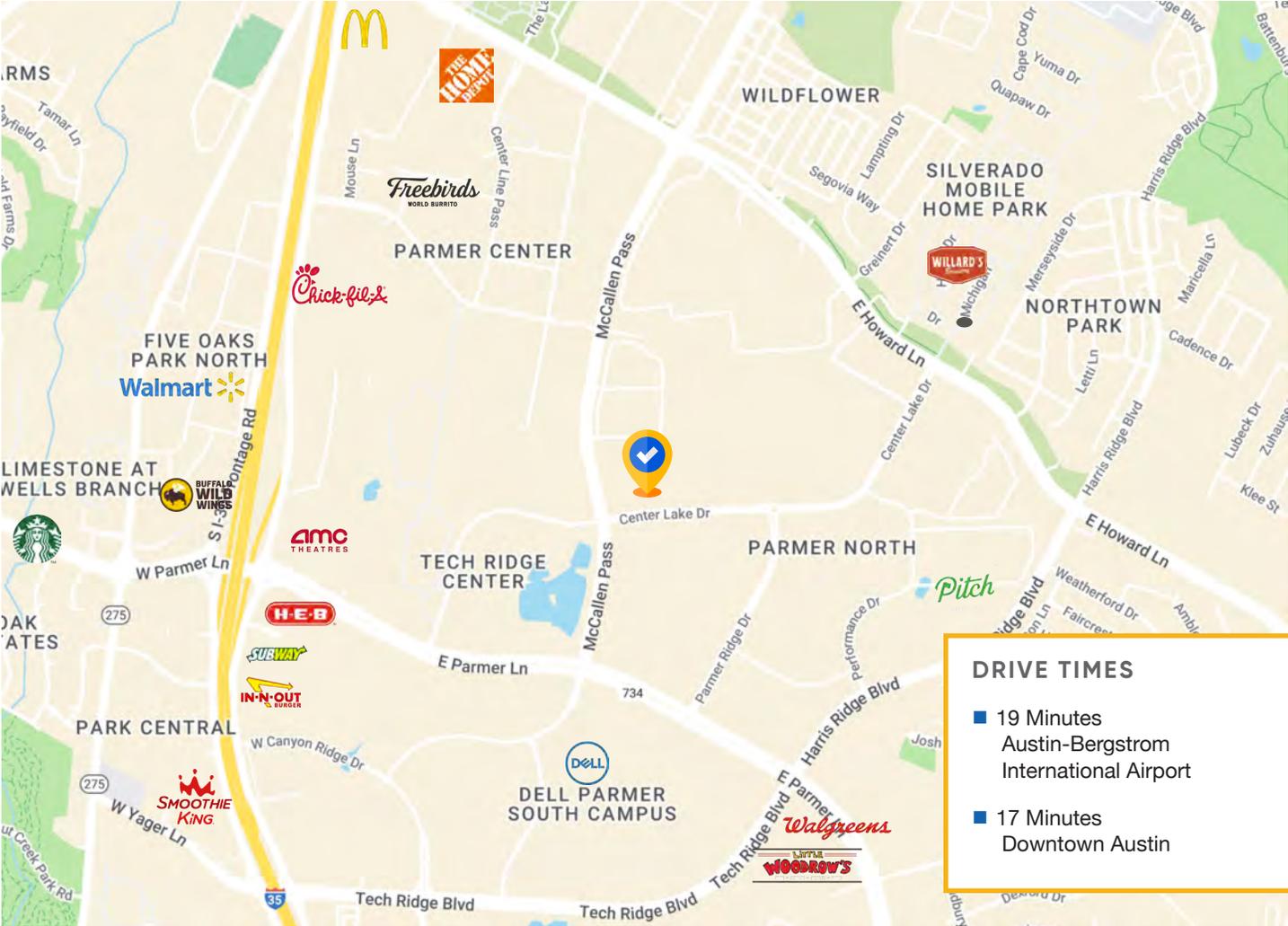
- Company swag store outfitted with an Integrated Shelving/ Product Display System
- Secure Storage Area
- Can be converted for other uses





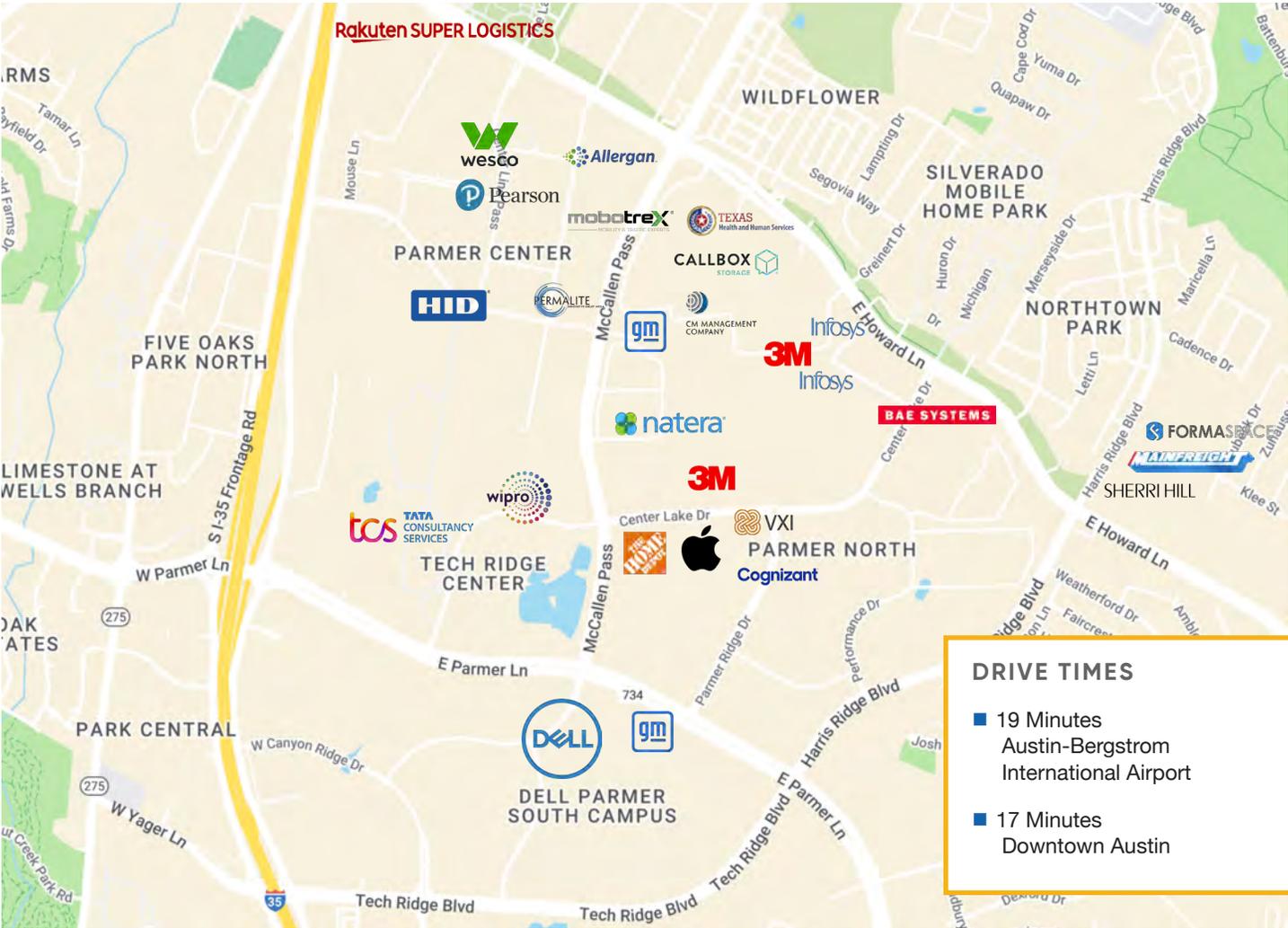
Area Map

13011 McCallen Pass
Bldg. C
Austin, TX 78753





Corporate Neighborhood





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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.

11-2-2015



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 others, including the broker's own interests;
- 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 buyer/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 opinions 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

S SUBAGENT: A license holder acts as a subagent when aiding buyer in a transaction without an agreement to represent the buyer.

... 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 ESTABLISH:

- 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.

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Sublease



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