

CBRE

+/-30,000 RSF SUBLEASE
AVAILABLE NOW



PARMER 4.1

13929 CENTER LAKE DR

SUITE 300

+/- 30,000 RSF

OPEX

\$17.68/SF

RATE

Call Broker

LXD

2/28/2033

(Shorter term available)

PARKING

5.25/1000 RSF

Building Features

- Class A newly constructed Suburban office
- Amenity Plaza connecting Parmer 4.1 and 4.2
- Expansive surface parking lot
- Grand common lobby with multiple access points
- Outdoor Amenity Plaza
- Nearby Parmer Pond and The Pitch

Space Features

- Class A finishes
- Floor to ceiling glass with vast views of the Pitch and Parmer Pong
- First Generation buildout with some furniture available
- Open layout with multiple conference and huddle rooms
- shared common lobby

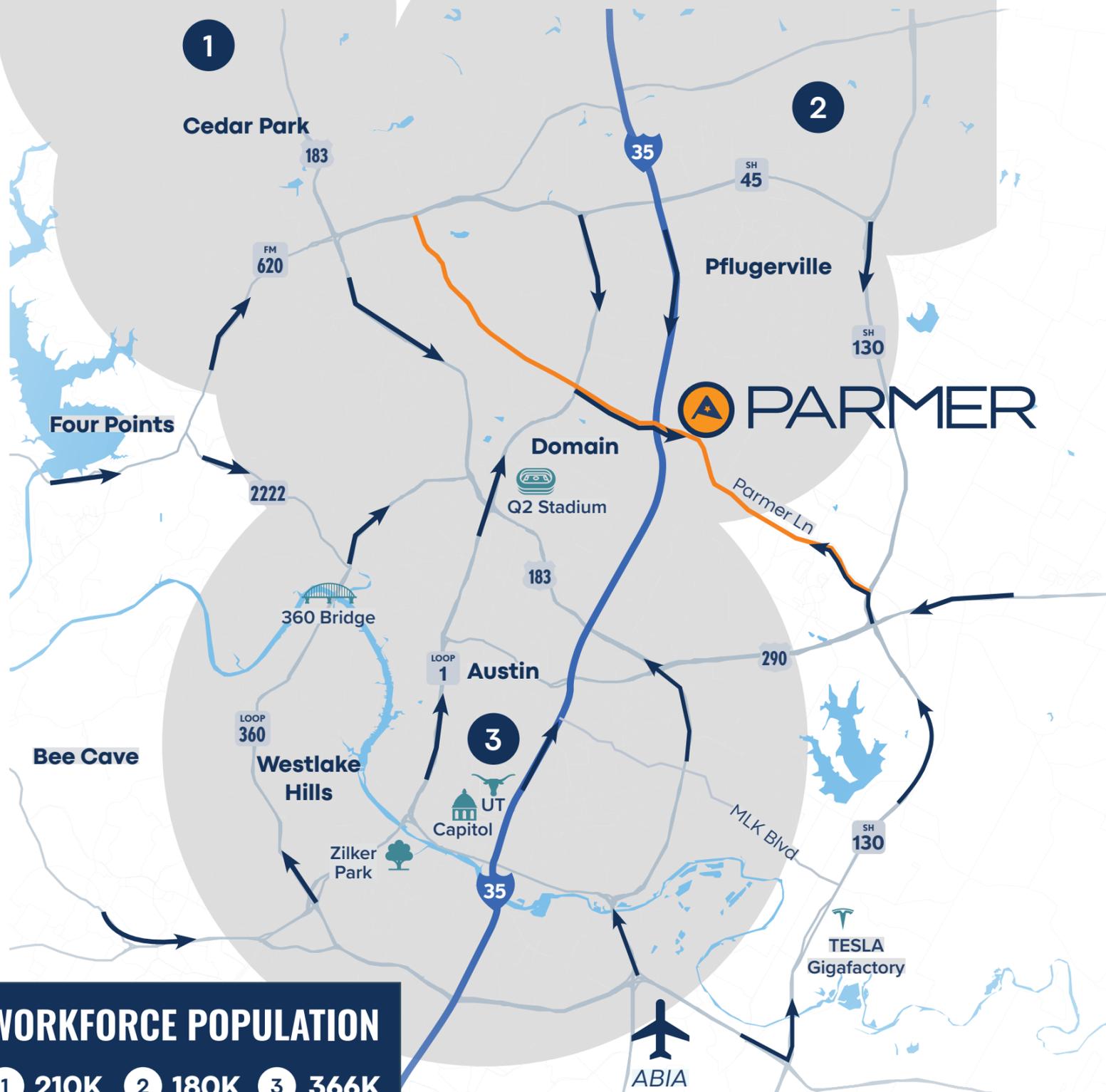




[CLICK HERE FOR
VIRTUAL TOUR](#)

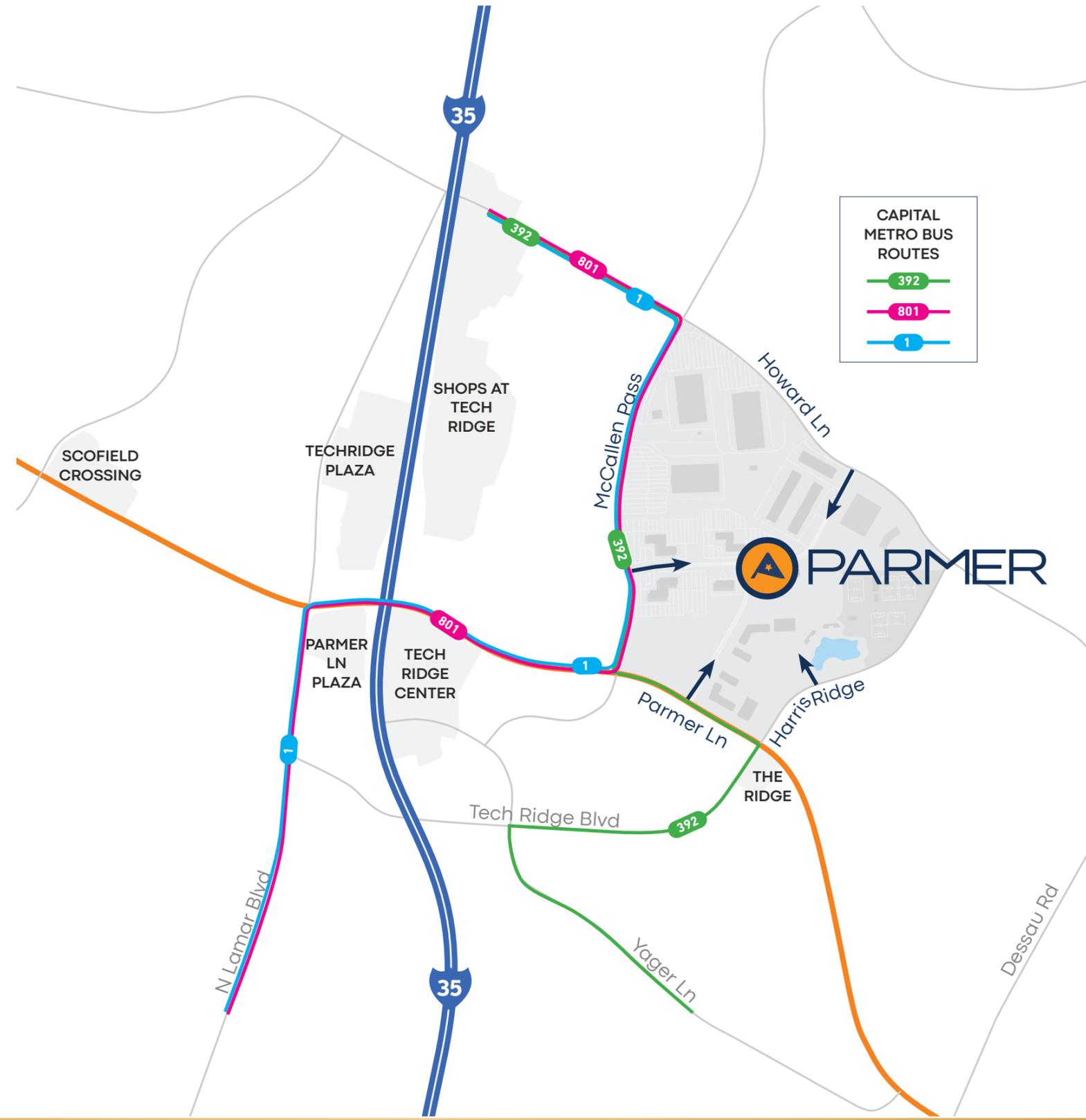


WORKFORCE CENTRIC



WORKFORCE POPULATION
① 210K ② 180K ③ 366K

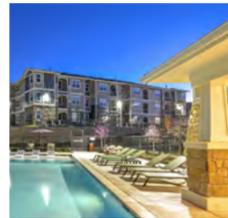
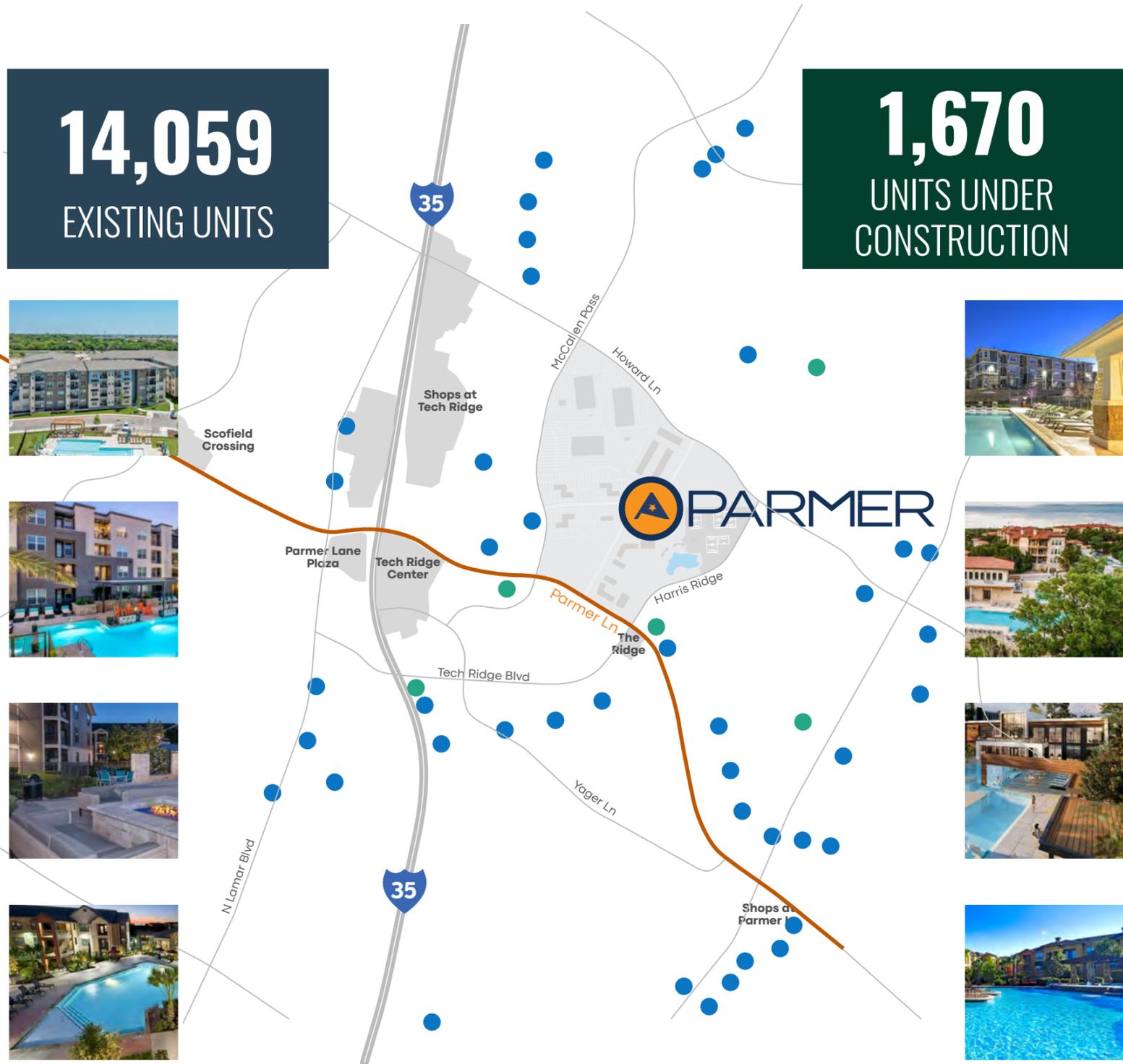
MAXIMUM MOBILITY



ABUNDANT EMPLOYEE HOUSING NEARBY

14,059
EXISTING UNITS

1,670
UNITS UNDER CONSTRUCTION



AMENITY RICH

307
Eateries

45
Hotels

21
Coffee Spots

23
Gyms

THE
Pitch

HEALTH
and Wellness



THE OPTIMAL EMPLOYEE EXPERIENCE

UNPARALLELED AMENITIES, HEALTH, WELLNESS & SUSTAINABILITY



Open Preserve
Walking / Running / Biking Trail



Bike Share
Program



EV Charging Stations
Forthcoming



Golf Cart Food Delivery
and Shuttle Service



Short Walking Distance
to Food & Beverage



PARMER POND



THE OPTIMAL EMPLOYEE EXPERIENCE

OPTIMIZING EMPLOYEE ENGAGEMENT & RETENTION



MLS PRO TEAM AT

P A R M E R F I E L D

5 Mile Hike/Bike Trails

Parmer Pond

Workout Equipment

20 Person Conference Room

Sand Volleyball / Soccer

Pickle Ball Courts



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