



800 BRAZOS ST | AUSTIN, TEXAS 78701

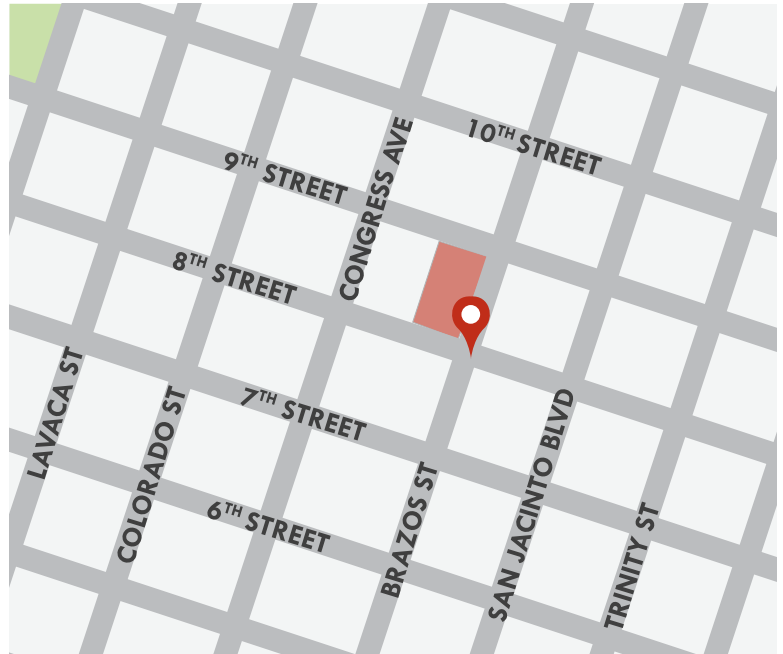
**FOR MORE  
INFORMATION  
PLEASE CONTACT**

**MATT LEVIN, SIOR**  
512.505.0001  
mlevin@ecrtx.com

**JASON STEINBERG, SIOR**  
512.505.0004  
jsteinberg@ecrtx.com



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### AVAILABILITY

- Suite 250 – 1,390 RSF\*
- Suite 260 – 2,087 RSF\*
- Suite 265 – 448 RSF\*
- Suite 350 – 4,243 RSF\*\*
- Suite 490 – 4,869 RSF
- Suite 600 – 5,247 RSF (Available with 60 days notice)

\* Contiguous up to 3,925 RSF

\*\* 1,260 SF of outdoor space can be made available

### PROPERTY DESCRIPTION

800 Brazos, also known as Brazos Place, features an excellent Downtown Austin location for office tenants seeking a creative environment. Located only three blocks from the State of Texas Capitol building, it is in close proximity to both the Court House and The University of Texas at Austin. 800 Brazos features new high-end creative finishes and great amenities such as bicycle parking, showers, a common breakroom, and a break-out area with a shuffle board table. It is within walking distance to dozens of restaurants and attractions, making it ideal for professional and creative users. High-end creative finishes, available spec suites, and proximity to dozens of attractions make 800 Brazos a unique lease opportunity.

### FEATURES

#### BUILDING

- Built in 1949 | Renovated in 2008/2012
- Locally Owned and On-site Ownership
- Two High-quality Lobbies
- Multiple Building Showers
- Bike Storage
- Break Room Facility
- Break-out Area with a Shuffle Board Table

#### LOCATION

- Downtown Austin
- 3 Blocks from the State of Texas Capitol Building
- Walking Distance to Dozens of Restaurants and Attractions
- Easy Access to Major Thoroughfares

#### SUITES

- 24/7 HVAC Service
- High-end Creative Finishes
- Flexible Floor Plans
- Spec Suites Available
- Exposed Ceiling Deck and HVAC Duct-work

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## LEVEL TWO **2**

\* Contiguous up to 3,925 RSF

**SUITE 265**  
448 RSF\*

**SUITE 260**  
2,087 RSF\*

**SUITE 250**  
1,390 RSF\*



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EIGHTH STREET

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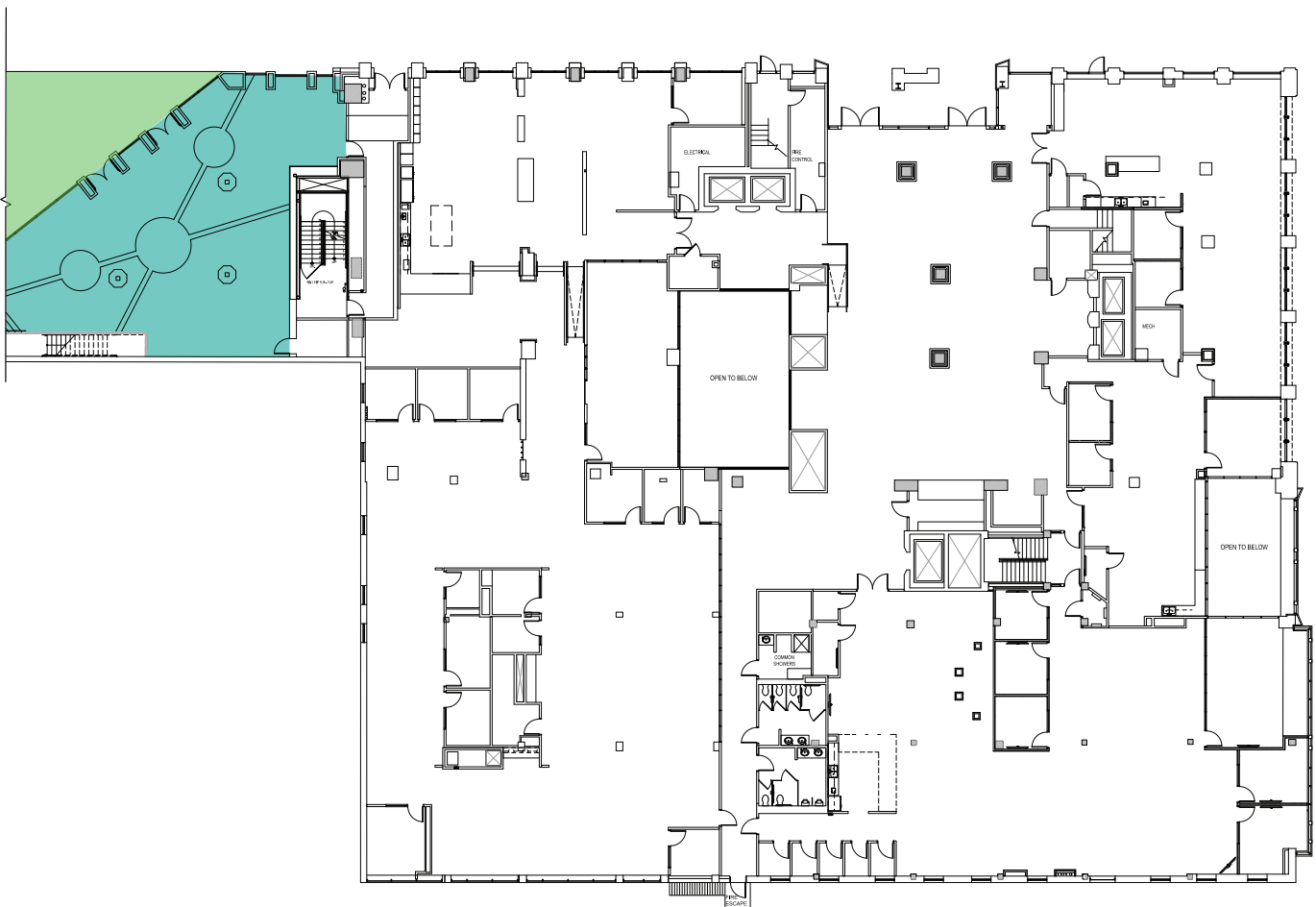
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## LEVEL THREE **3**

### SUITE 350

4,243 RSF\*\* | Mezzanine level shown on the following page

\*\* 1,260 SF of outdoor space can be made available



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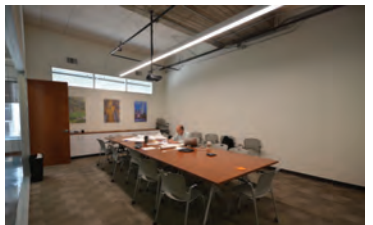
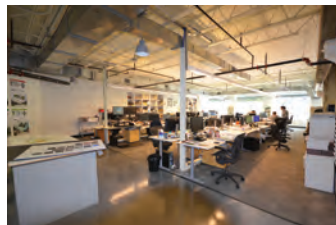
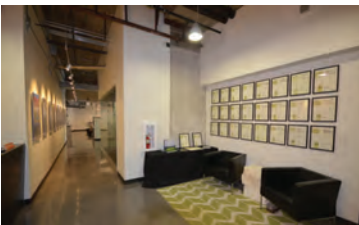
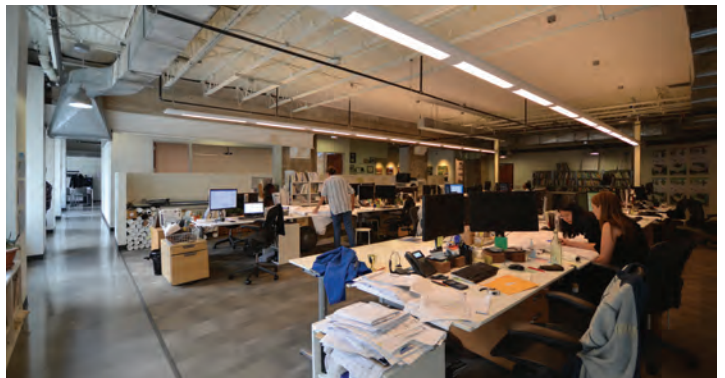
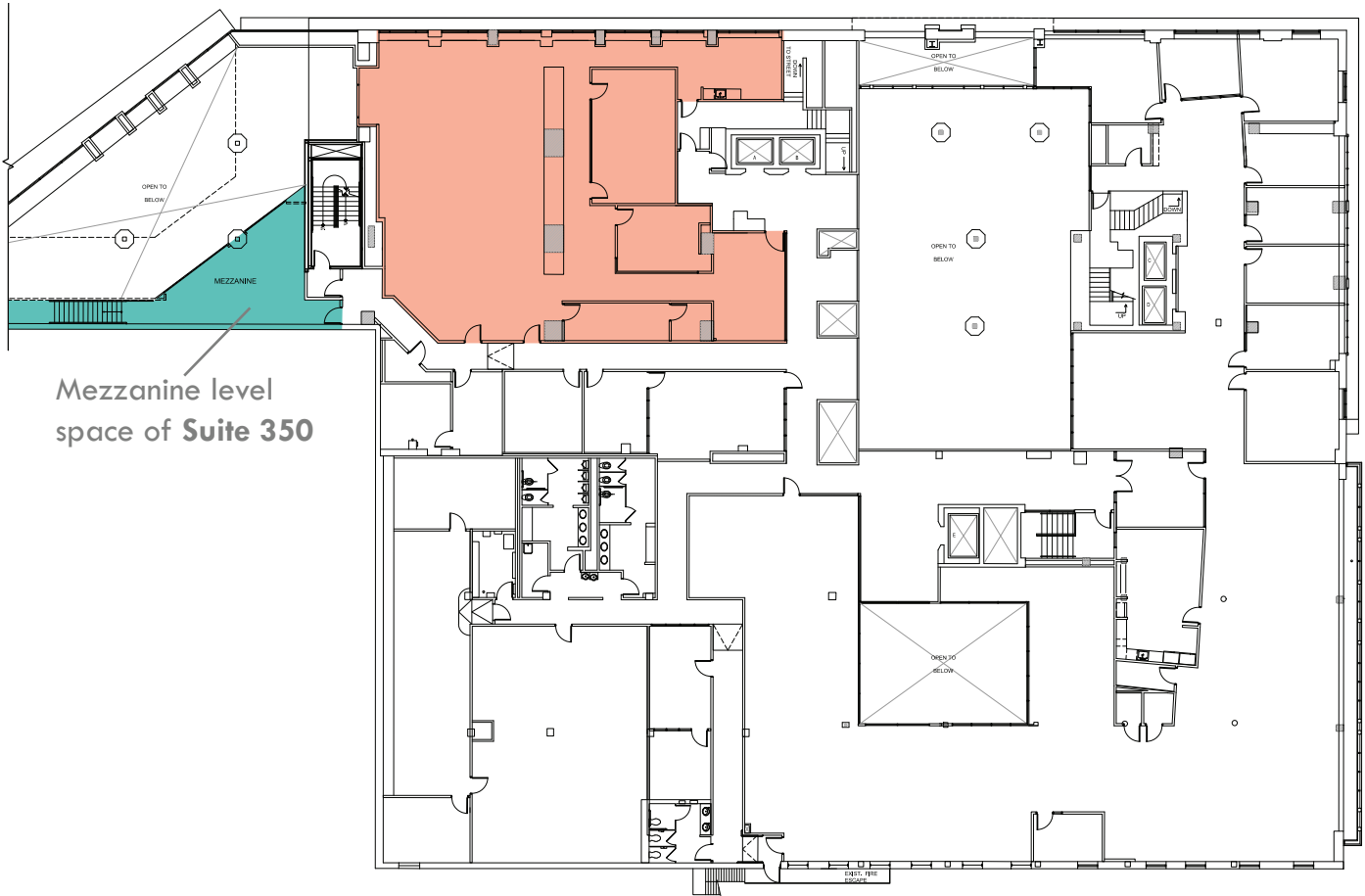


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**SUITE 490**  
4,869 RSF

**LEVEL FOUR** **4**

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## SUITE 600

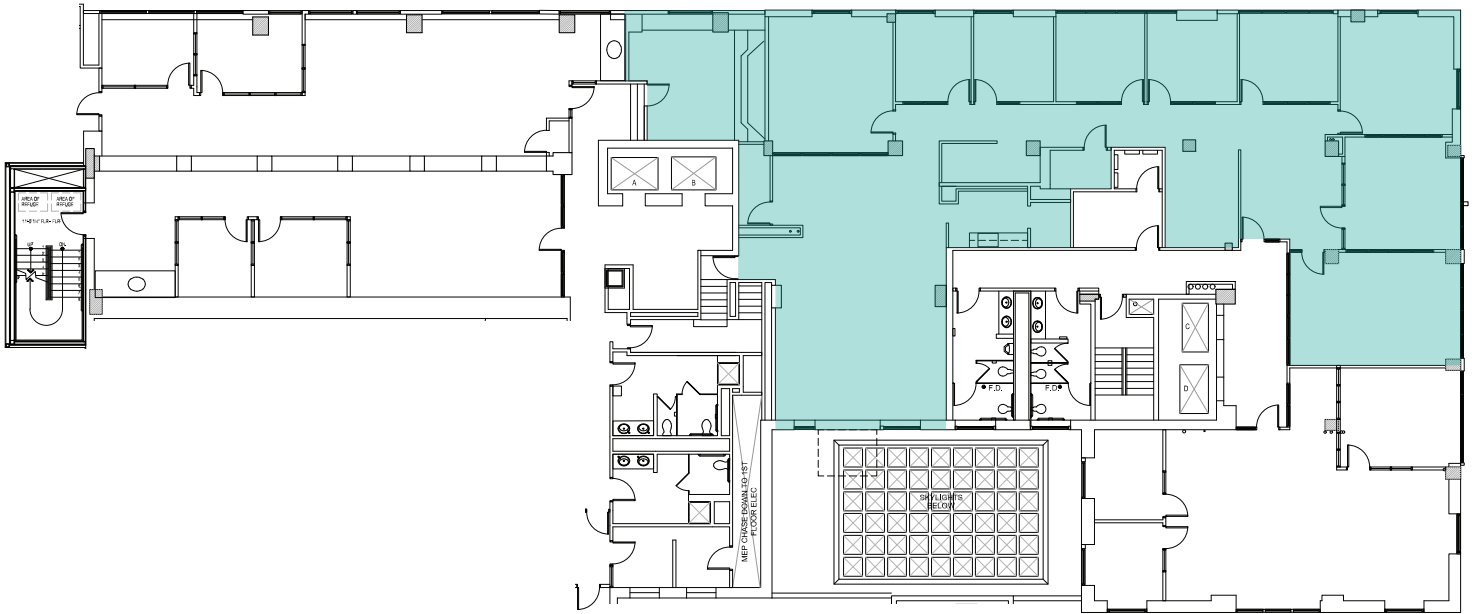
5,247 RSF

Available with 60 days notice

Building Showers Available on 6th Floor

LEVEL SIX **6**

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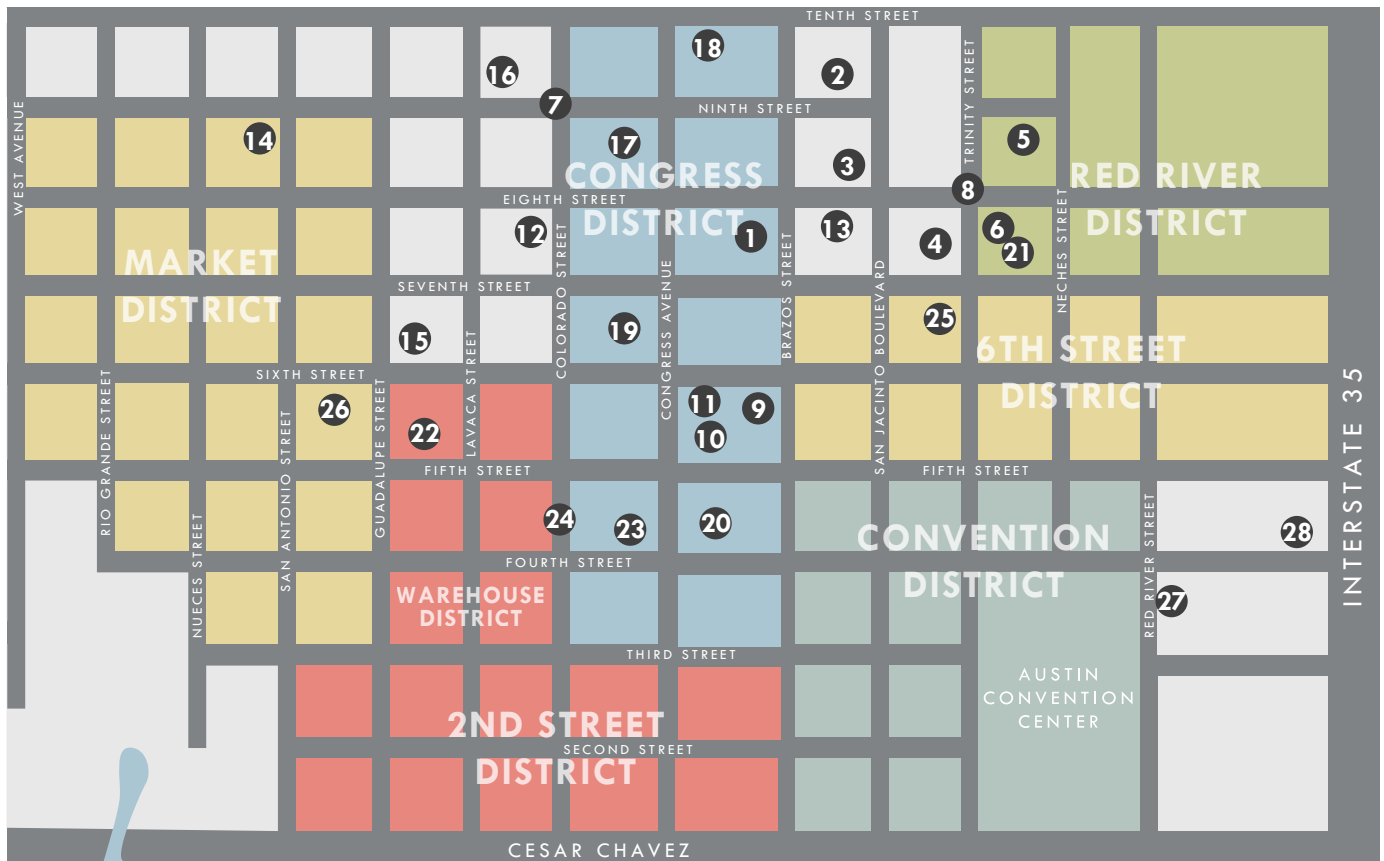
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OFFICE | FOR LEASE

ADDRESS	CONTACT NAME	CONTACT PHONE
1. 720 Brazos St. (Perry Brooks Tower)	LAZ Parking	(512) 473-0460
2. 206 E. 9th St. (Capitol Tower)	Harry Whiteley (ABM Parking)	(512) 480-0677
3. 220 E. 8th St.	Bob Hemphill	(512) 474-2224
4. 301 E. 8th St. (St. David's Church)	Heidi Trevithick	(512) 610-3562
5. 811 Trinity St. (8th St. & Trinity St.)	LAZ Parking	(512) 473-0460
6. 711 Trinity St. (7th St. & Trinity St.)	LAZ Parking	(512) 472-4261
7. 9th St. & Colorado St.	LAZ Parking	(512) 472-4261
8. 801 Trinity St. (8th St. & Trinity St.)	Premier Parking	(512) 536-1145
9. 106 E. 6th St. (Littlefield Garage)	Premier Parking	(512) 536-1145
10. 501 Congress Ave.	Premier Parking	(512) 536-1145
11. 515 Congress Ave.	Premier Parking	(512) 536-1145
12. 710 Colorado St. (Brown Building Garage)	Nancy Burns	(512) 476-8415
13. 700 San Jacinto Blvd. (Omni Downtown Austin)	Harry Whiteley (ABM Parking)	(512) 480-0677
14. 812 San Antonio St.	Harry Whiteley (ABM Parking)	(512) 480-0677
15. 300 W. 6th St.	Central Parking	(512) 853-8310
16. 901 Lavaca St. (9th Street Garage)	SP Plus	(512) 476-6470
17. 816 Congress Ave.	SP Plus	(512) 474-1530
18. 919 Congress Ave. (Capitol Center)	SP Plus	(512) 474-1530
19. 600 Congress Ave. (One American Center)	SP Plus	(512) 474-1530
20. 401 Congress Ave. (Frost Bank Tower)	SP Plus	(512) 474-1530
21. 406 E. 7th St. (Surface Lot @ 7th St. & Trinity St.)	LAZ Parking	(512) 472-4261
22. 504 Lavaca St. (Lavaca Plaza Garage)	LAZ Parking	(512) 477-4840
23. 400 Congress Ave.	LAZ Parking	(512) 472-4261
24. 405 Colorado St.	LAZ Parking	(512) 472-4261
25. 313 E. 7th St.	LAZ Parking	(512) 472-4261
26. 510 Guadalupe St.	LAZ Parking	(512) 472-4261
27. 313 Red River St.	LAZ Parking	(512) 472-4261
28. 708 E. 4th St.	LAZ Parking	(512) 472-4261



# 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 interest 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 say 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 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 interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. 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.

Equitable Commercial Realty, PLLC	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date