



# 506 Congress

506 Congress Avenue | Austin, Texas 78701

OFFICE // FOR LEASE



ECRTX.COM

OFFICE // FOR LEASE

*High-end  
Plug & Play  
Office in the  
Heart of  
Downtown*

# 506 Congress



# 506 Congress

OFFICE // FOR LEASE

506 Congress Avenue | Austin, Texas 78701

## Availability

**Suite 100** 3,810 RSF Available 5/1/25

**FURNITURE AVAILABLE**

**Suite 200** 9,709 RSF

**SINGLE TENANT FLOOR**

## Plug & Play

**FULLY FURNISHED, MOVE-IN READY OFFICE SPACE**

- ▶ Sit/stand workstations
- ▶ Desk chairs
- ▶ TV's
- ▶ Conference tables/chairs
- ▶ Phone booths
- ▶ Furniture list provided upon request

## Features

- ▶ 3 per 1,000 RSF Parking Ratio (available in Littlefield Garage at 6th St and Brazos)
- ▶ Building is located near Main and Main (6th St. and Congress Ave.)
- ▶ High-end creative office finishes with exposed ceilings, brick/stone, and wood
- ▶ Historic property along Congress Ave.
- ▶ Gold's Gym nearby
- ▶ New pocket park in front of building
- ▶ Access to Common Desk (located in Littlefield Building)  
Day rentals for conference rooms/meeting spaces



info

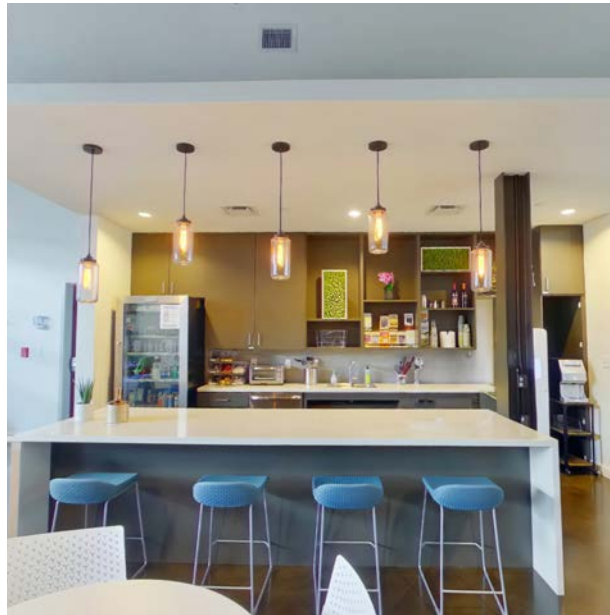
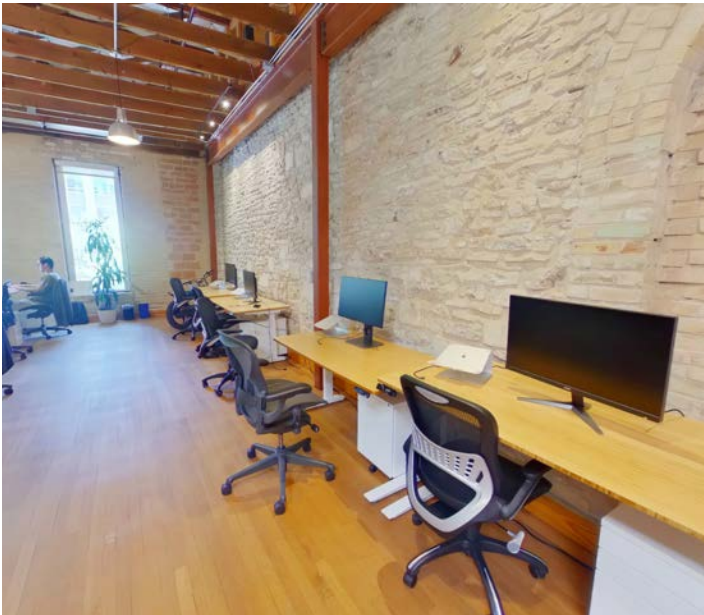
Stephen Pannes  
spannes@ecrtx.com | 512.505.0018

Sean Couey  
scouey@ecrtx.com | 512.505.0027

# 506 Congress

OFFICE // FOR LEASE

506 Congress Ave | Austin, Texas 78701



# 506 Congress

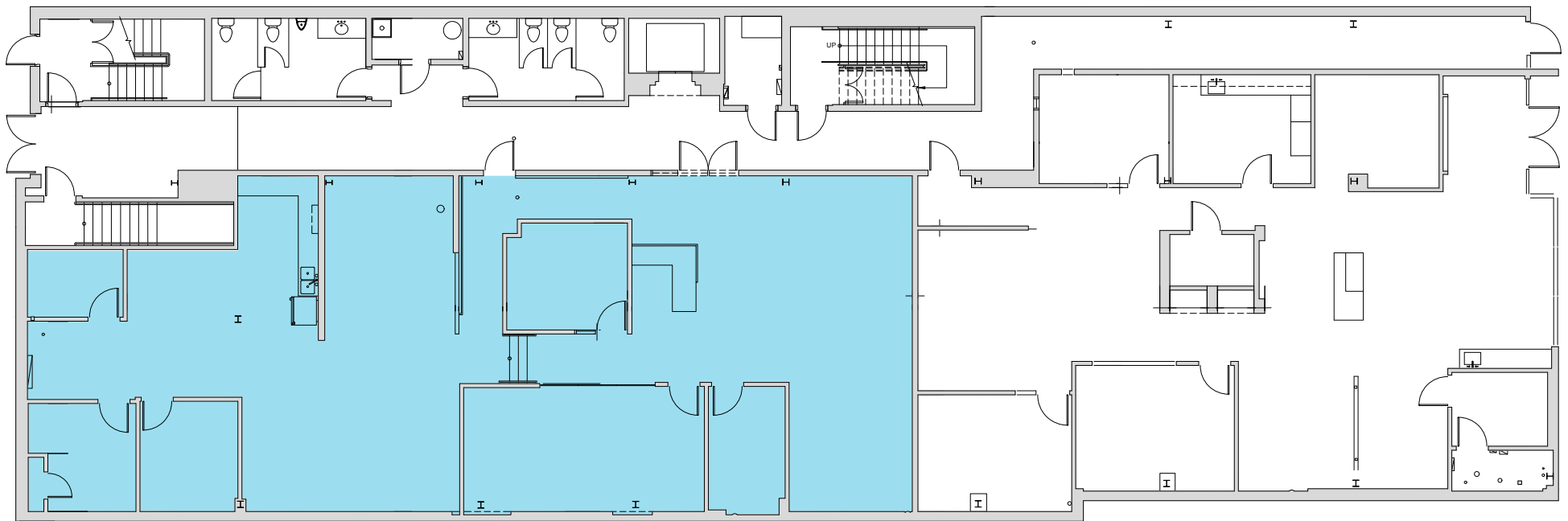
OFFICE // FOR LEASE

506 Congress Ave | Austin, Texas 78701

Suite 100 3,810 RSF

FURNITURE AVAILABLE  
AVAILABLE 5/1/25

CLICK OR SCAN TO  
VIRTUALLY TOUR  
SUITE 100



info

Jason Steinberg, SIOR  
jsteinberg@ecrtx.com | 512.505.0004

Stephen Pannes  
spannes@ecrtx.com | 512.505.0018

Sean Couey  
scouey@ecrtx.com | 512.505.0027



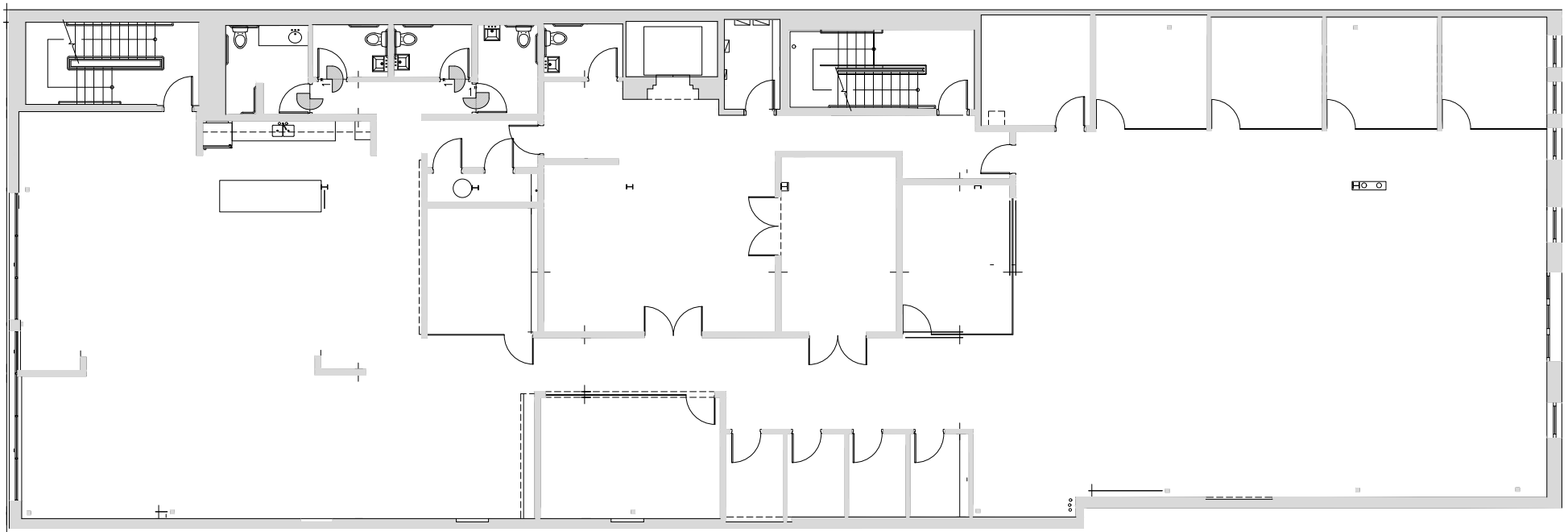
# 506 Congress

OFFICE // FOR LEASE

506 Congress Ave | Austin, Texas 78701

**Suite 200** 9,709 RSF  
SINGLE TENANT FLOOR

CLICK OR SCAN TO  
VIRTUALLY TOUR  
SUITE 200



info

Jason Steinberg, SIOR  
jsteinberg@ecrtx.com | 512.505.0004

Stephen Pannes  
spannes@ecrtx.com | 512.505.0018

Sean Couey  
scouey@ecrtx.com | 512.505.0027



## Amenities

1. Capital One Cafe
2. Velvet Taco
3. Red Ash
4. Speakeasy
5. The Driskill
6. Perry's Steakhouse & Grill
7. Jugo
8. RA Sushi Bar
9. Cava
10. Eureka
11. Royal Blue
12. Voodoo Donuts
13. Caroline Restaurant
14. Roaring Fork
15. Ruth's Chris Steak House
16. Shiner's Saloon
17. Houndstooth Coffee
18. Chipotle
19. Quattro Gatti
20. Comedor
21. Lonesome Dove
22. Modern Market
23. Truluck's
24. Peche
25. 1886 Cafe & Bakery
26. Swift's Attic
27. One Taco
28. Slake Cafe
29. Garage Cocktail Bar
30. Chilantro
31. Ancho's Restaurant
32. Golds Gym
33. Omni Hotel
34. Element Hotel
35. Stephen F. Austin Hotel
36. The Westin
37. Paramount Theater



3 per 1,000 RSF Parking Ratio with additional availability + parking rights available in Littlefield Garage, corner of 6th St and Brazos St

# 506 Congress



# 506 Congress

506 Congress Avenue | Austin, Texas 78701

## info

Stephen Pannes  
spannes@ecrtx.com | 512.505.0018

Sean Couey  
scouey@ecrtx.com | 512.505.0027



ECRTX.COM



## 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	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
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stephen Pannes	678894	spannes@ecrtx.com	512.505.0018
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date