



610 Brazos

610 Brazos Street | Austin, Texas 78701

OFFICE // FOR LEASE



ECRTX.COM

610 Brazos

NEW FINISHES THROUGHOUT!

Availability

Suite 400 3,152 RSF

Suite 600 3,152 RSF

SINGLE TENANT FLOORS

Overview

610 Brazos offers tenants historic reverence with modern luxuries in the heart of Downtown Austin. Built in 1890 and completely renovated in 2020, 610 Brazos retains the character and allure of the Austin of old, but paired with modern, best-in-class finishes throughout.

The building boasts five full-floor office suites, each with a mix of hard wall and open office space, conference rooms, break areas and huddle rooms and within walking distance to countless downtown amenities.

Features

- ▶ High-end creative office finishes with exposed ceilings, brick/stone, wood, and steel framed windows,
- ▶ Adjacent to the historic Driskill Hotel
- ▶ One block east of Congress Ave.
- ▶ Within one block of Eureka, Voodoo Donuts, Caroline's, P. Terry's, Cava, Gold's Gym, and Royal Blue Grocery
- ▶ Access to Common Desk day rentals for larger/supplemental conference facilities (located in Littlefield Building)
- ▶ 3 per 1,000 RSF Parking Ratio (available in Littlefield Garage at 6th St and Brazos St)



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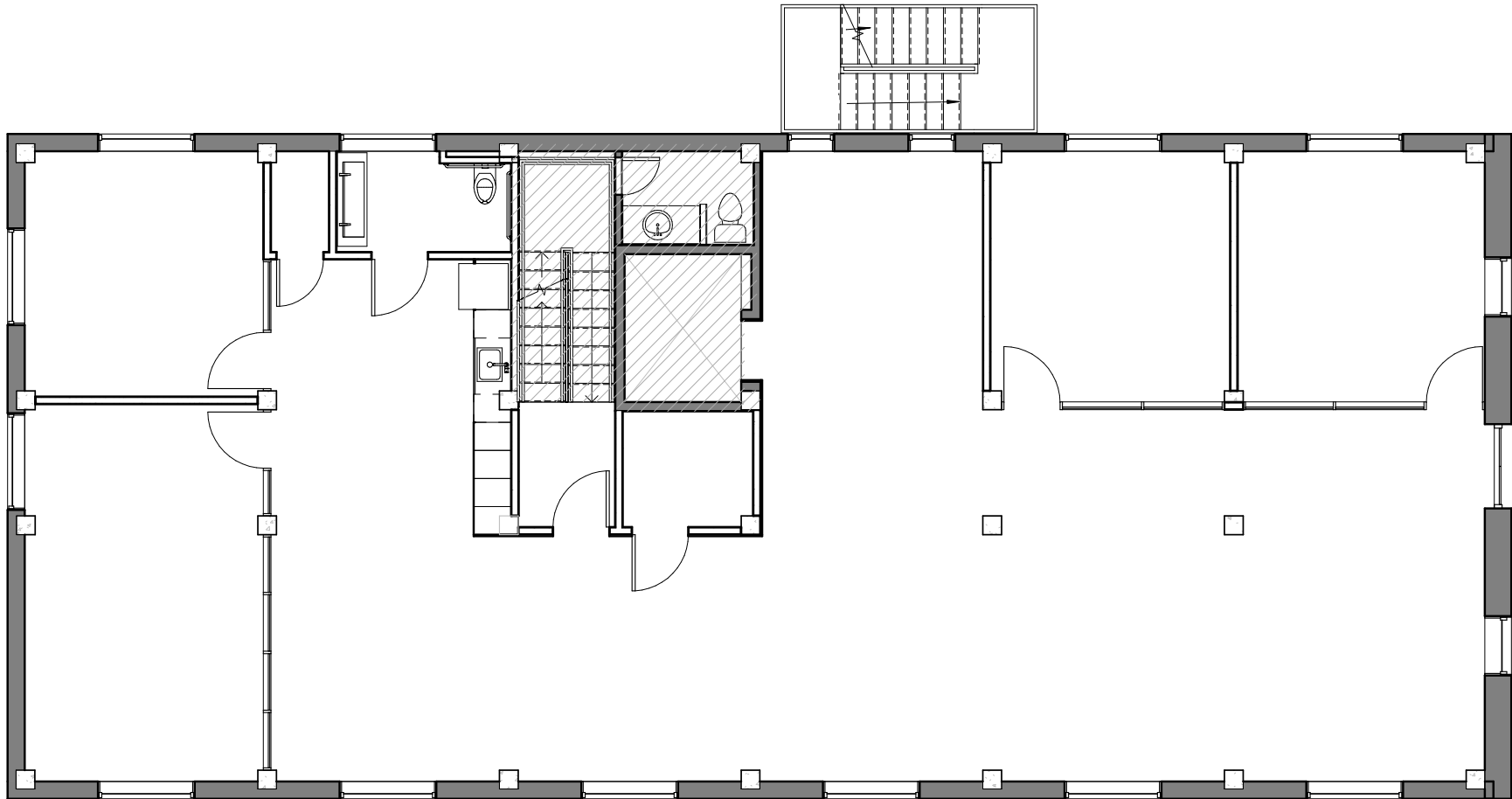
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Suite 400 3,152 RSF

FURNITURE PLAN INCLUDED ON PAGE 5



ADDITIONAL RESTROOM LOCATED AT EACH HALF FLOOR ALONG COMMON STAIRS

info

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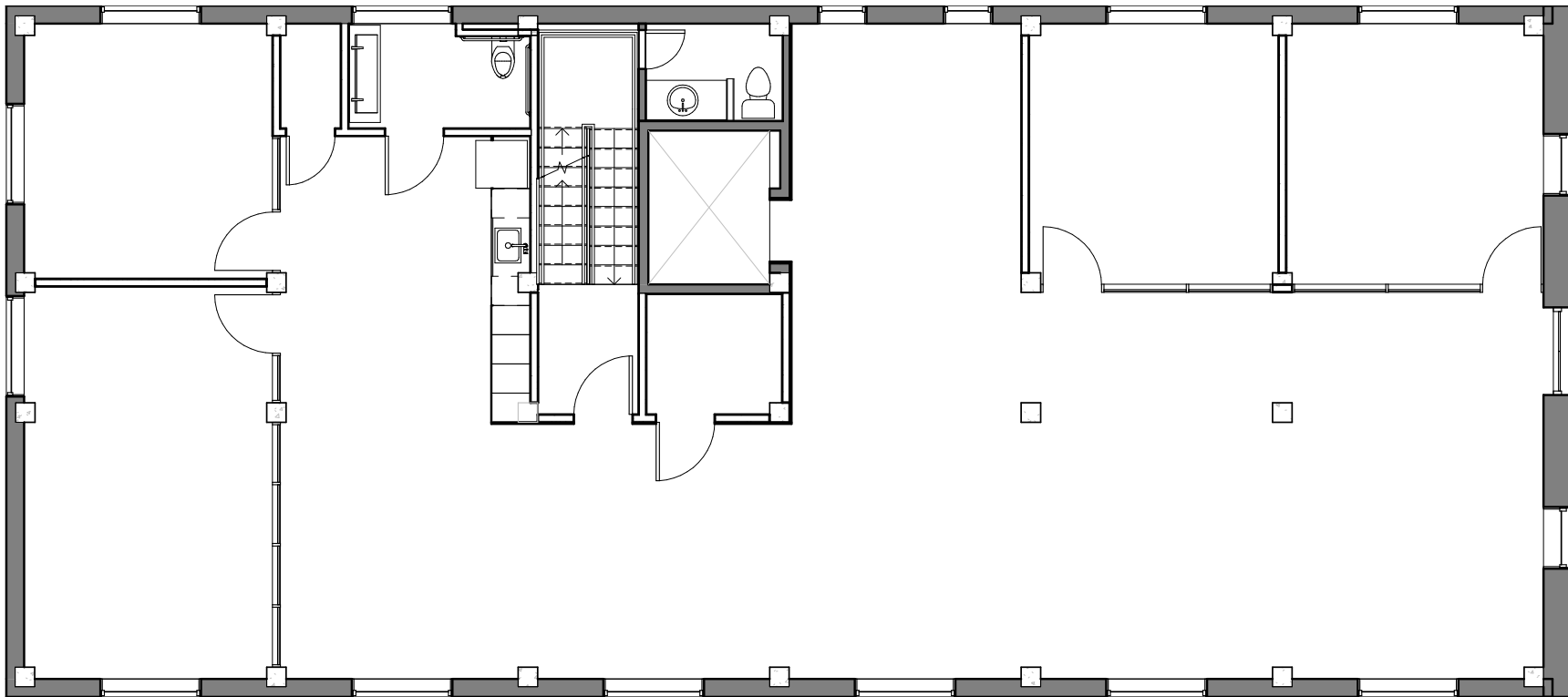
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Suite 600 3,152 RSF

FURNITURE PLAN INCLUDED ON PAGE 5

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 600



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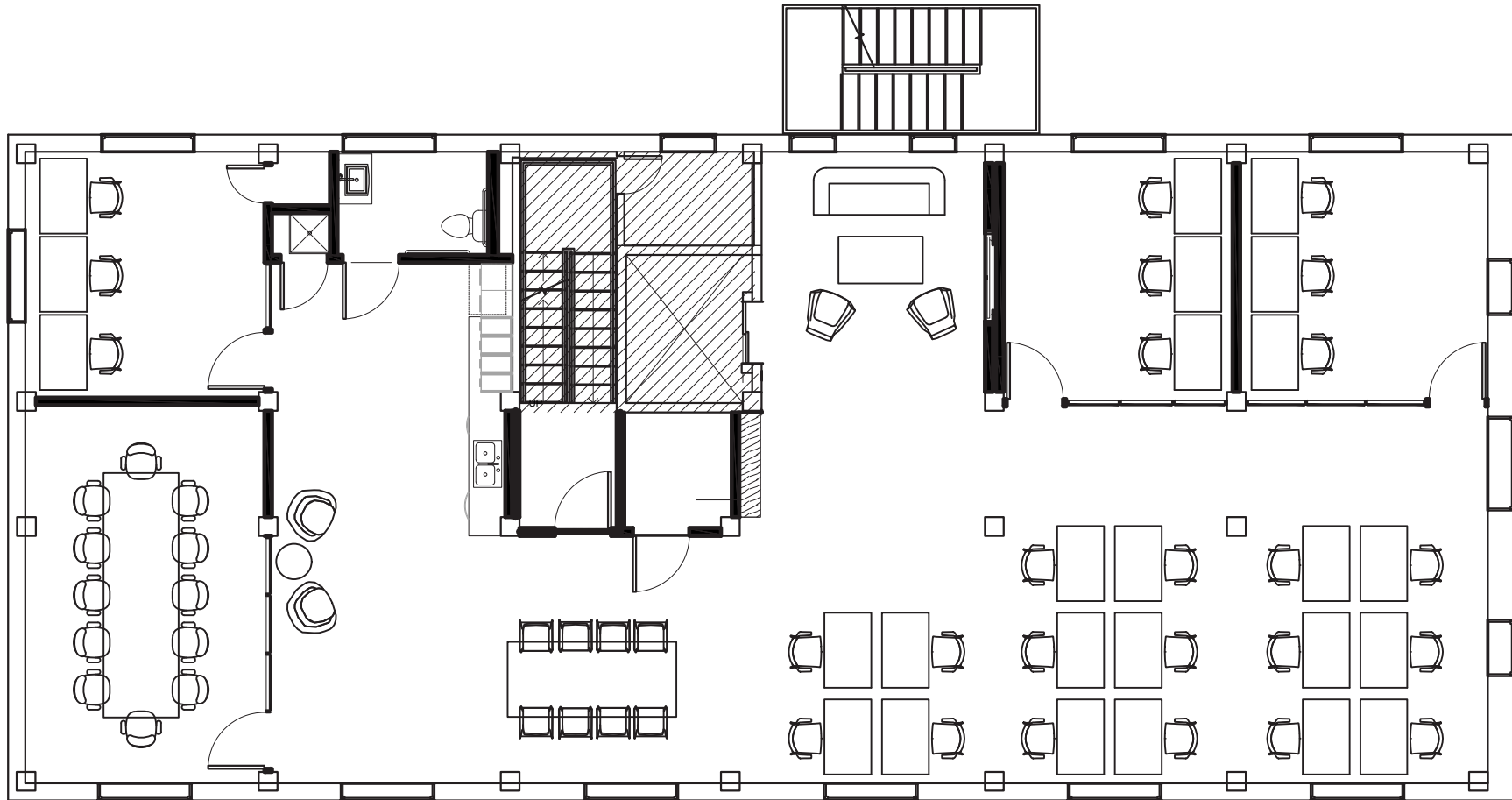
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Suite 400 & 600

SAMPLE FURNITURE PLAN

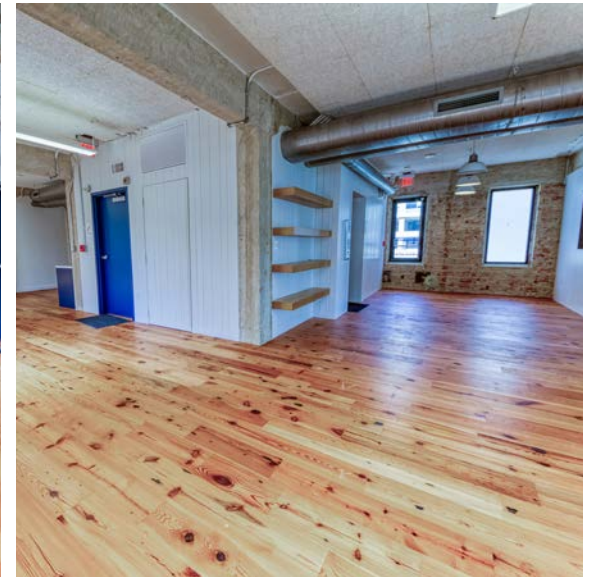


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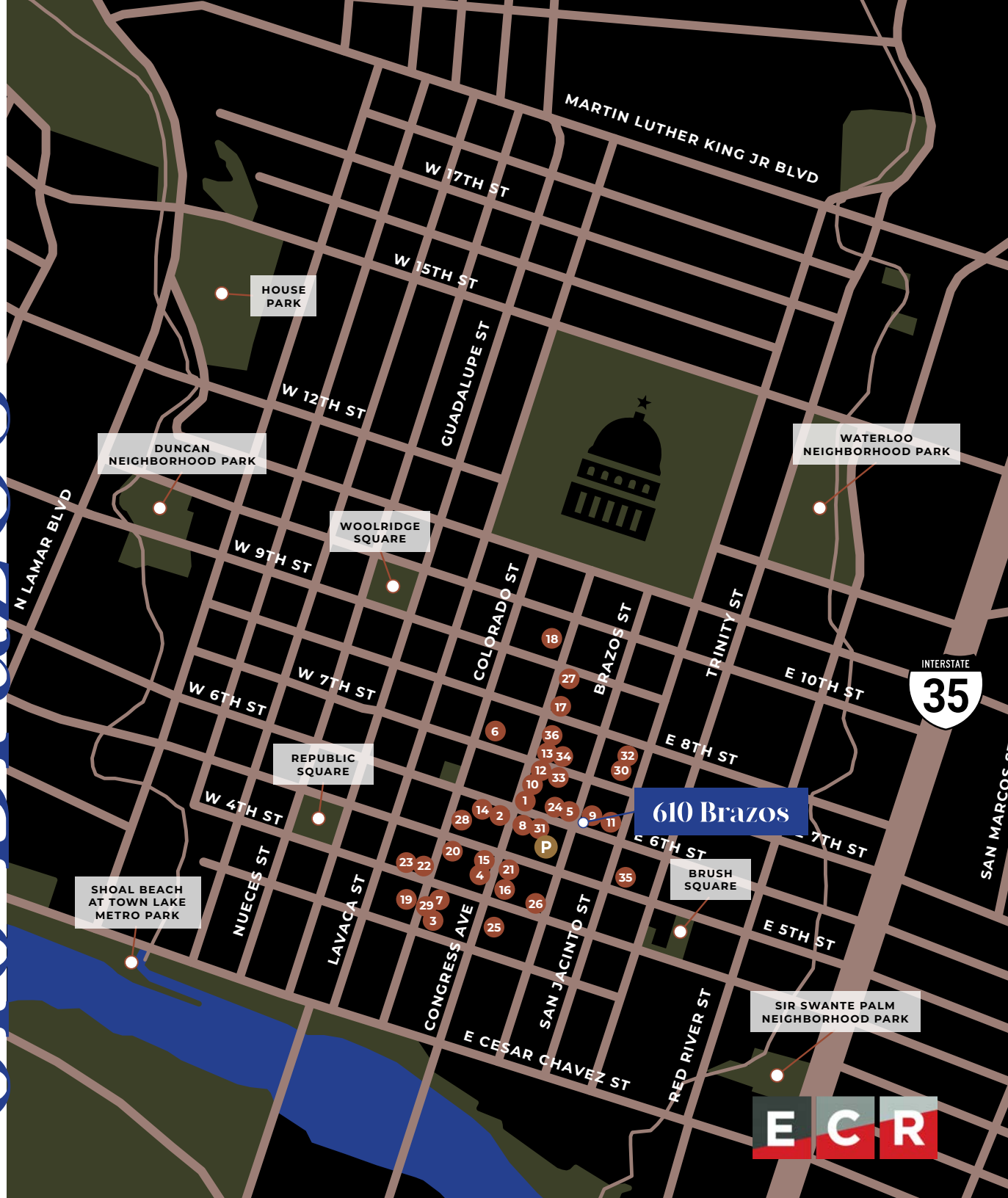


3 per 1,000 RSF Parking Ratio with additional availability + parking rights available in Littlefield Garage, corner of 6th St and Brazos St

Amenities

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

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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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date