

FOR LEASE

▶▶▶ 823 CONGRESS

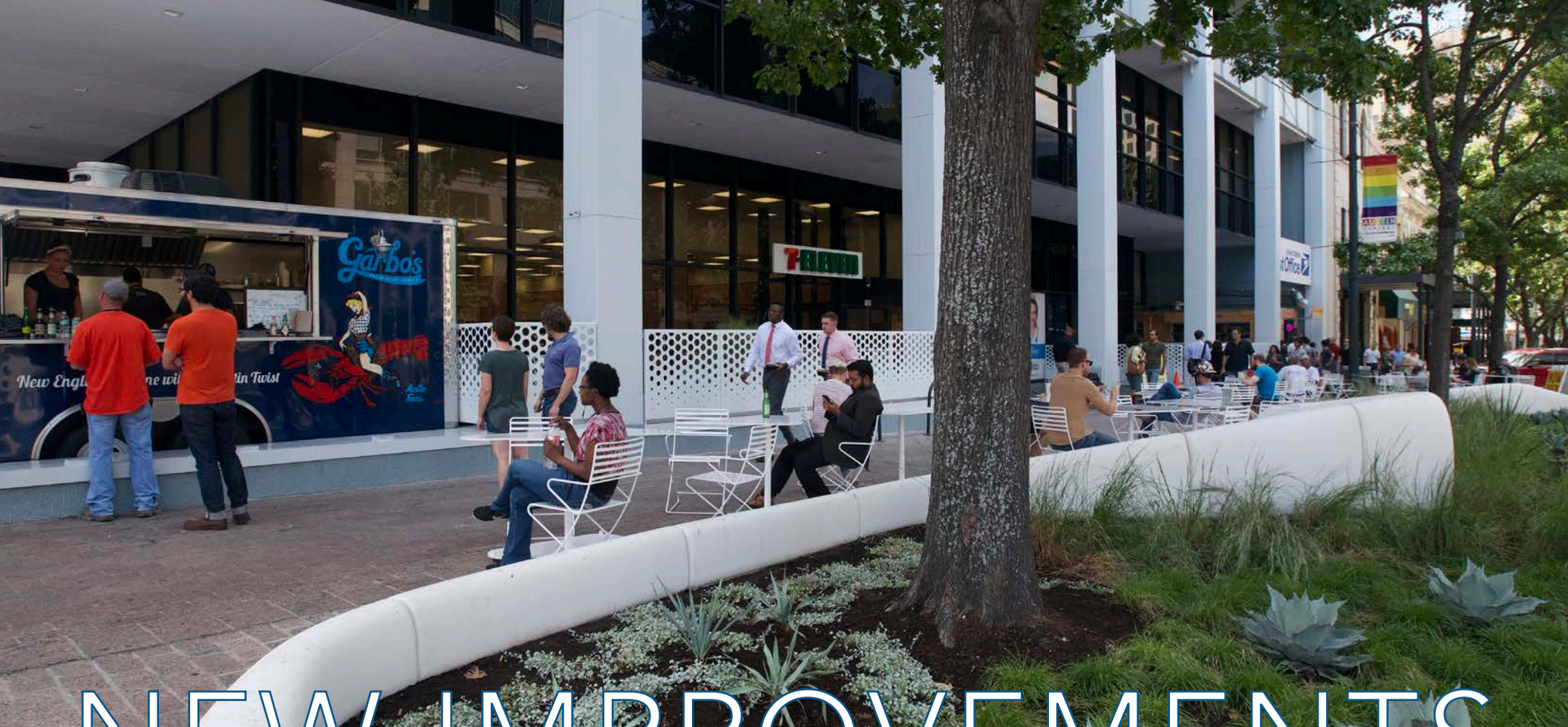
Austin, Texas

DRA
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NEW IMPROVEMENTS



823 Congress is an iconic Downtown Austin office tower located on Congress Ave. at 9th Street. The building boasts new renovations, a common conference facility, flexible suite sizes, tenant parking solutions, and many common amenities. The suites offer incredible views of Downtown Austin and the Texas State Capitol with floor to ceiling glass. 823 Congress provides the rare opportunity to office in the core of Downtown Austin steps from the Capitol.

Originally built in 1974 with a new modern lobby constructed as well as recent corridor and restroom updates throughout building.

Full Building

178,641 SF

AVAILABILITY

Suite P-11	6,478 RSF	Office/Retail
Suite 190	2,161 RSF	Office/Retail
Suite 200	6,317 RSF	Spec Suite
Suite 600	12,022 RSF	Full Floor Spec Suite
Suite 1000	918 RSF	Spec Suite
Suite 1030	1,212 RSF	Spec Suite
Suite 1120	4,499 RSF	
Suite 1300	3,018 RSF**	Spec Suite
Suite 1305	1,032 RSF**	
Suite 1400	922 RSF	
Suite 1510	2,732 RSF	Furnished Spec Suite

**Contiguous up to 4,050 RSF

NOTES

Capitol and Hill Country views, two blocks south of the Capitol Building

Major recent renovations including a new pocket park, complete exterior painting, conference center, tenant lounge, gym, bicycle parking and showers

Renovated elevator cabs, corridors and restrooms
Easy access to countless restaurants and retailers

HISTORY

Originally constructed in 1974. New modern lobby constructed, complete exterior renovations as well as recent corridor and restroom updates throughout building.

PARKING

Parking available at the 823 Congress parking garage



RESTAURANTS

- 1 ON-SITE GARBO'S
- 2 ON-SITE CHILANTRO
- 3 MY THAI MOM FOODTRUCK
- 4 QUIZNOS
- 5 QUATTRO GATTI'S PIZZERIA
- 6 JIMMY JOHN'S
- 7 CHIPOTLE
- 8 PERRY'S STEAKHOUSE
- 9 ROARING FORK
- 10 SLAKE CAFE
- 11 MURPHY'S DELI
- 12 ROYAL BLUE GROCERY
- 13 1886
- 14 RUTH'S CHRIS
- 15 P.TERRY'S
- 16 EUREKA!
- 17 VELVET TACO
- 18 CAVA
- 19 CAROLINE RESTAURANT
- 20 COMEDOR

COFFEE SHOPS

- 1 COFFEEHOUSE AT CAROLINE
- 2 HIDEOUT COFFEEHOUSE
- 3 CAPITAL ONE CAFE

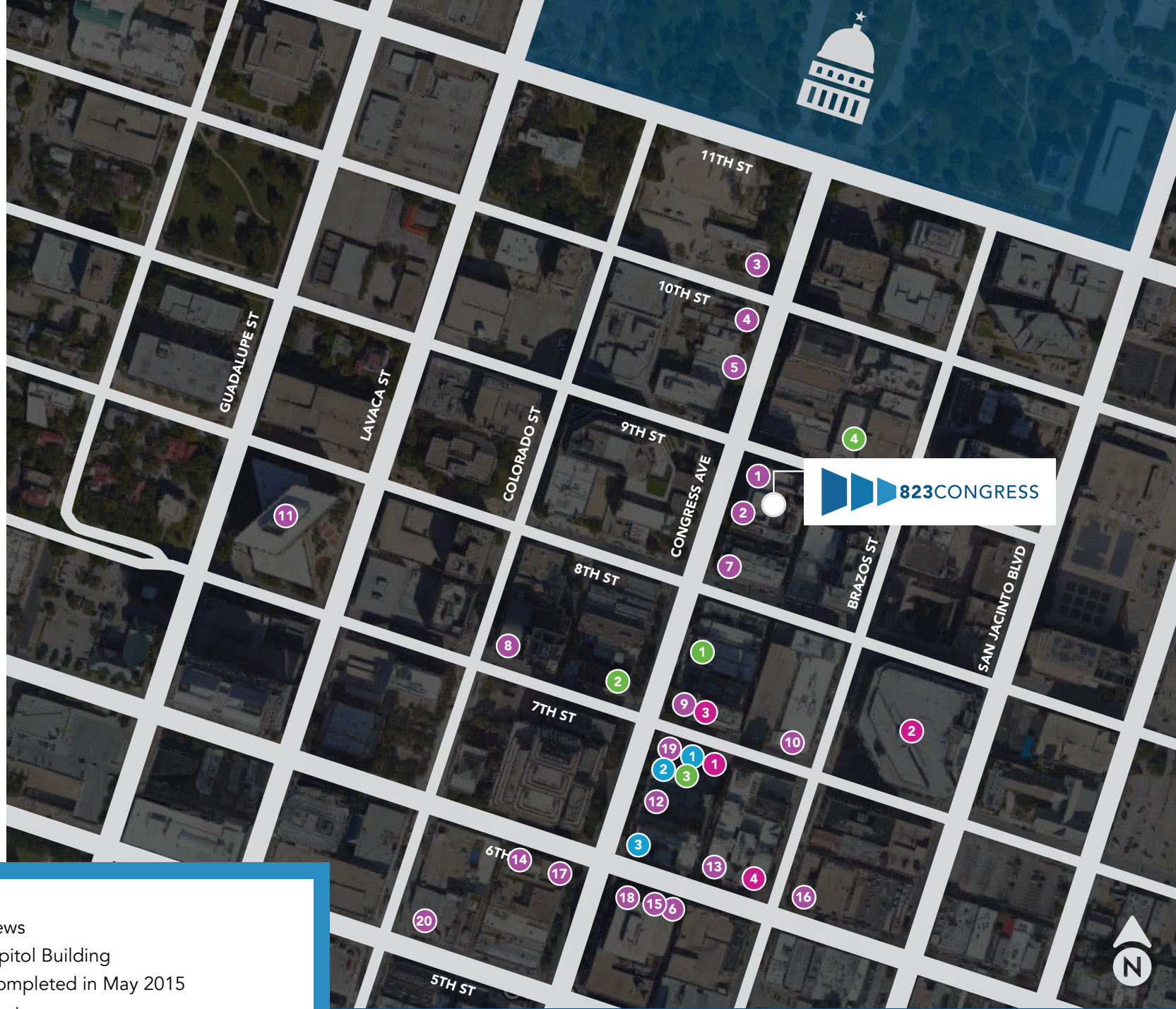
ENTERTAINMENT

- 23 THE PARAMOUNT THEATRE
- 24 THE CONTEMPORARY MUSEUM
- 25 THE HIDEOUT THEATRE
- 26 THE AUSTIN CLUB

HOTELS

- 27 ALOFT & ELEMENT HOTEL
- 28 OMNI HOTEL
- 29 STEPHEN F. AUSTIN
- 30 THE DRISKILL

- + Capitol and Hill Country views
- + Two blocks south of the Capitol Building
- + Class A lobby renovation completed in May 2015
- + Shower facilities and ample storage space
- + Highly visible, rare building signage opportunity
- + Easy access to countless restaurants and retail locations
- + New fitness facility, tenant lounge and break rooms



AMENITIES



UNIQUE Office Space

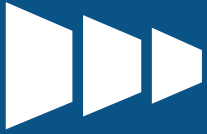
- + Floor to ceiling glass
- + Garbo's, Chilantro, and other retailers on-site
- + On-site security and 24-hour card key access
- + Common conference room facilities
- + Across the street from The Austin Club
- + Sweeping views of The Capitol and Downtown Austin
- + New fitness facility, tenant lounge and break rooms





- + New conference room facility
- + New tenant lounge
- + New workout facility with lockers
- + Renovated showers





823 CONGRESS

Plaza Level

Secure Space/Data Center/Value Office/Retail

SUITE P-11

6,478 RSF

For Leasing Information

CONTACT

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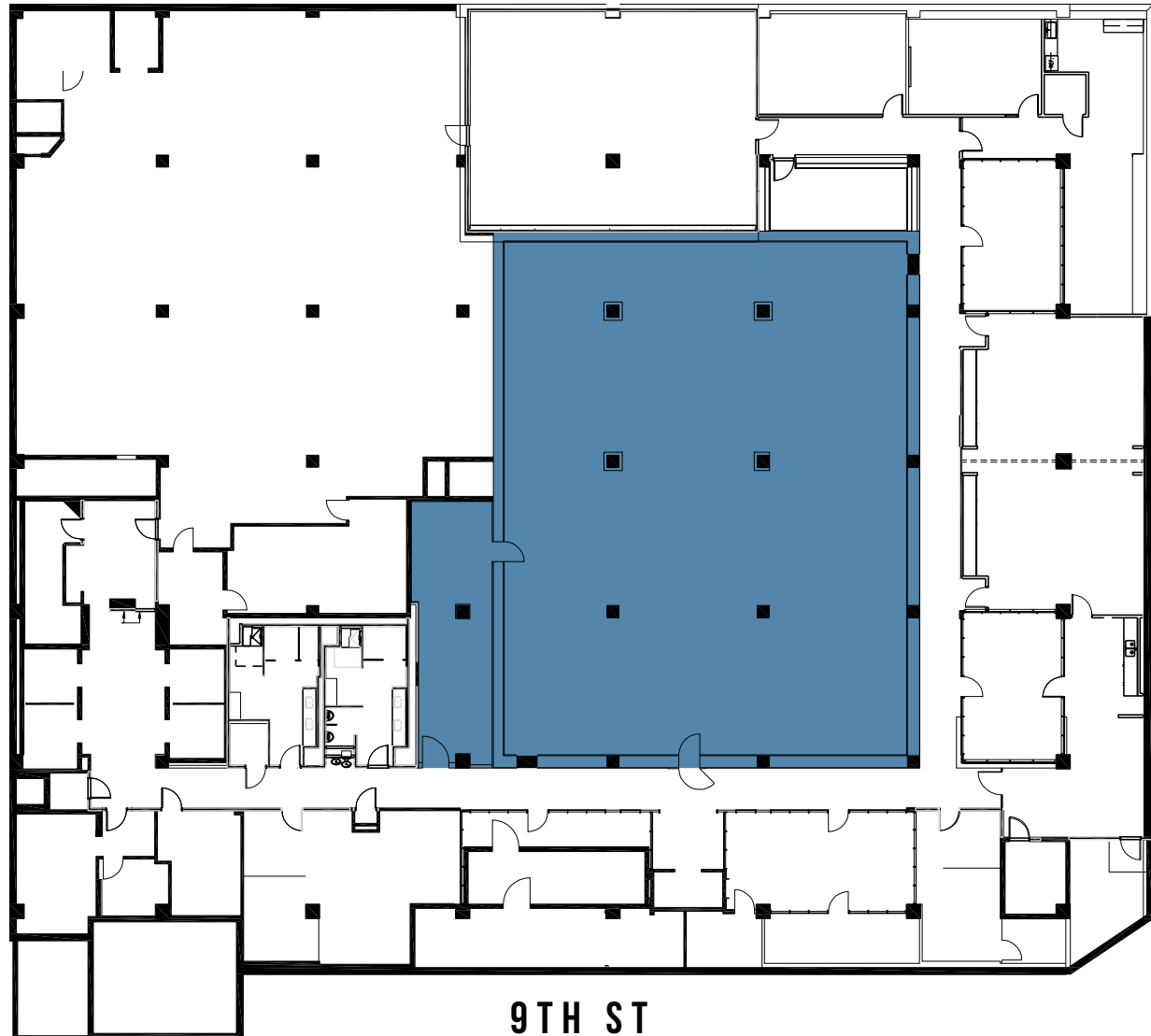
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CONGRESS AVE

9TH ST





823 CONGRESS

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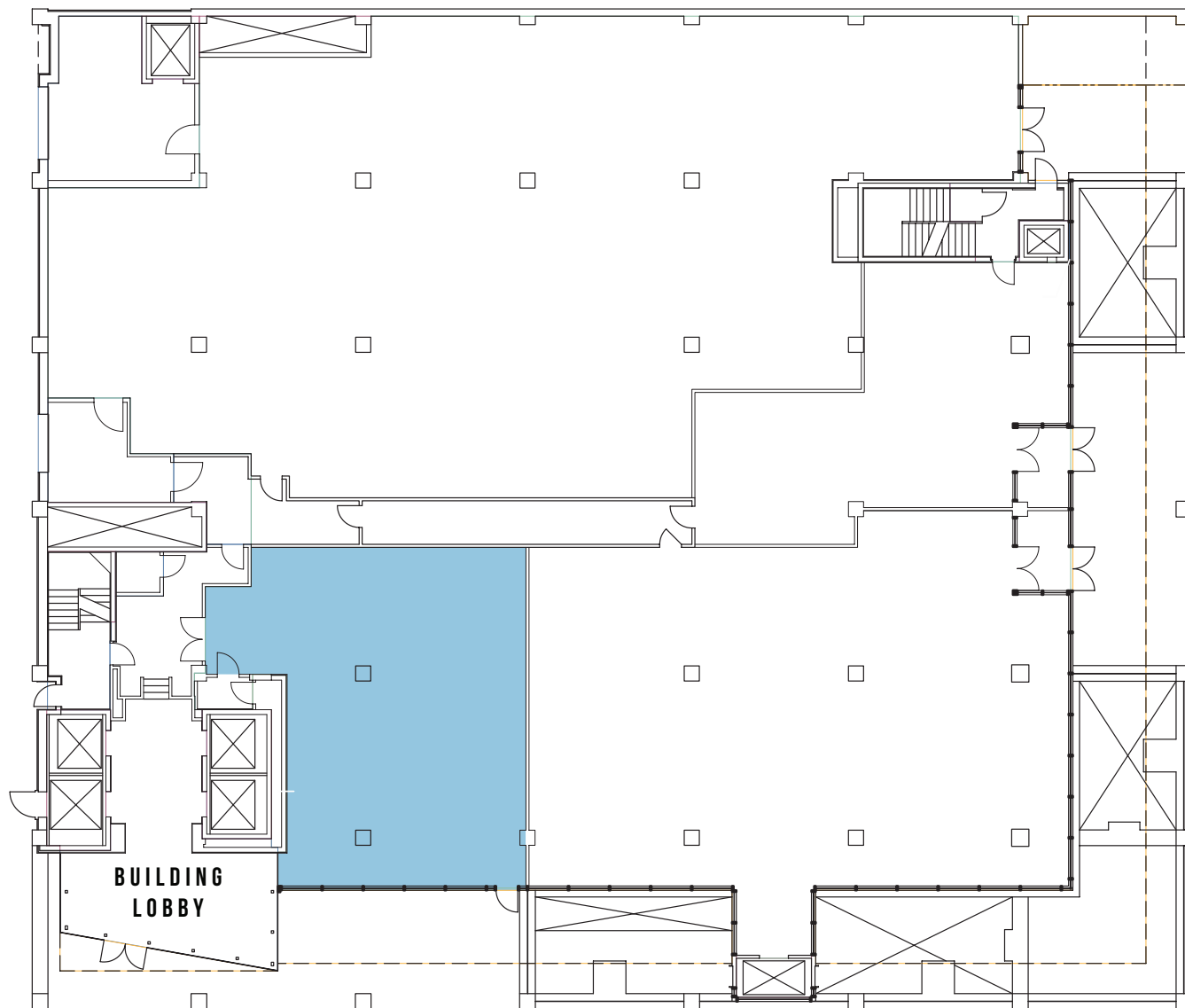


Suite 190

2,161 RSF

Floor 1

Office/Retail



9TH ST

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CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 200

New Spec Suite

SUITE 200

6,317 RSF

SUITE 200 COUNTS

- WORK STATIONS: 38
- CONFERENCE/TRAINING: 3
- PHONE ROOMS: 2
- BREAK ROOMS: 2
- RECEPTION: 1
- LOUNGE: 1

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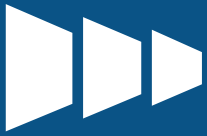
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CONGRESS AVE

9TH ST



823 CONGRESS

Spec Suite Plan Under Construction
Estimated Delivery of Q1 2024

Floor 6

SUITE 600

12,022 RSF

SUITE 600 COUNTS

- WORK STATIONS: 90
- CONFERENCE: 3
- OFFICES: 4
- BREAK ROOMS: 1
- RECEPTION: 1
- LOUNGE: 3
- COFFEE: 1
- RESTROOMS: 2
- STORAGE: 1

For Leasing Information

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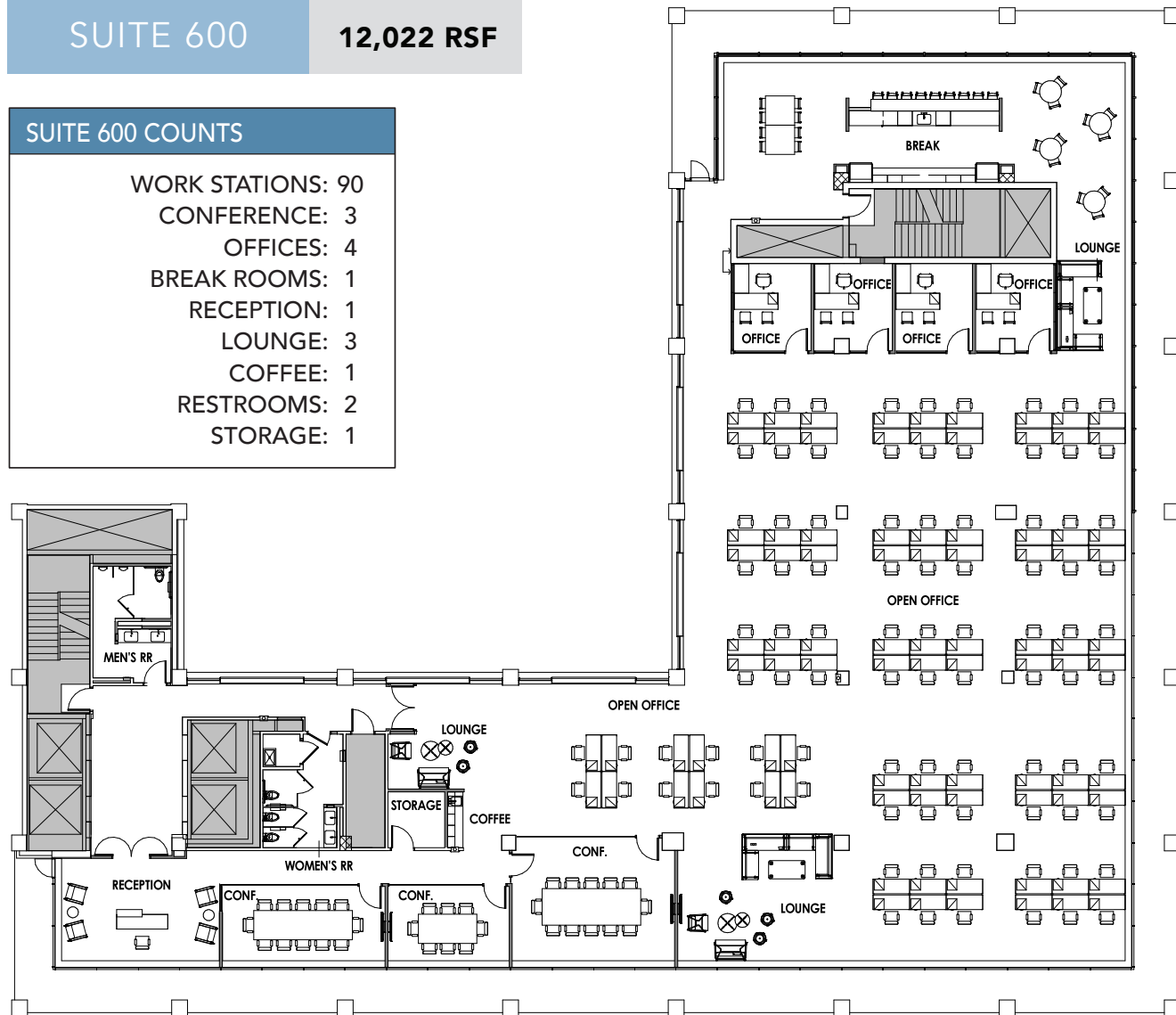
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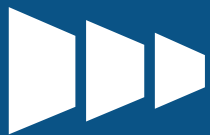


PROPOSED 6TH FLOOR FINISHES



PROPOSED 6TH FLOOR FINISHES





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Floor 10

SUITE 1030

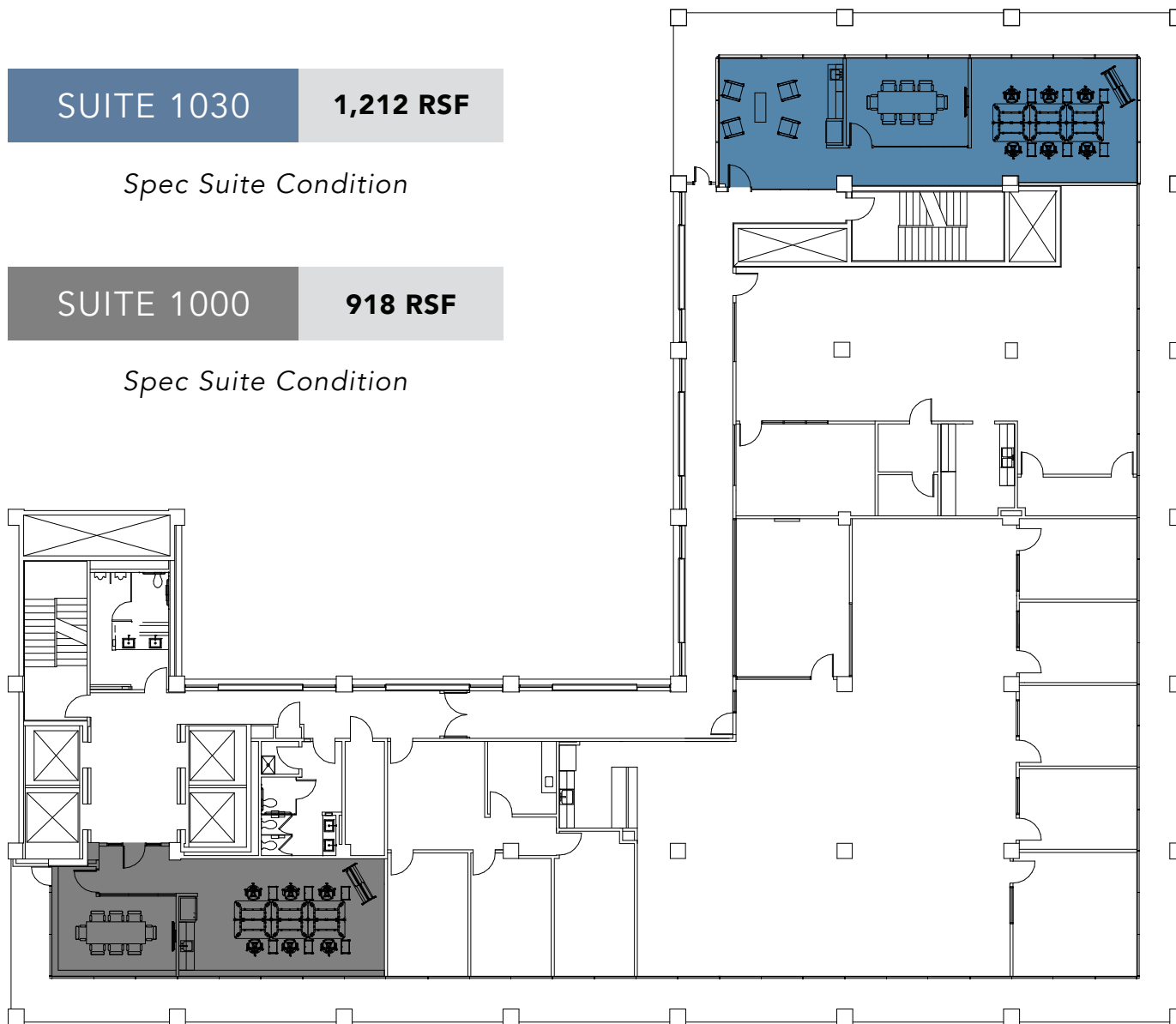
1,212 RSF

Spec Suite Condition

SUITE 1000

918 RSF

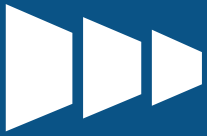
Spec Suite Condition



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Floor 11

SUITE 1120

4,499 RSF

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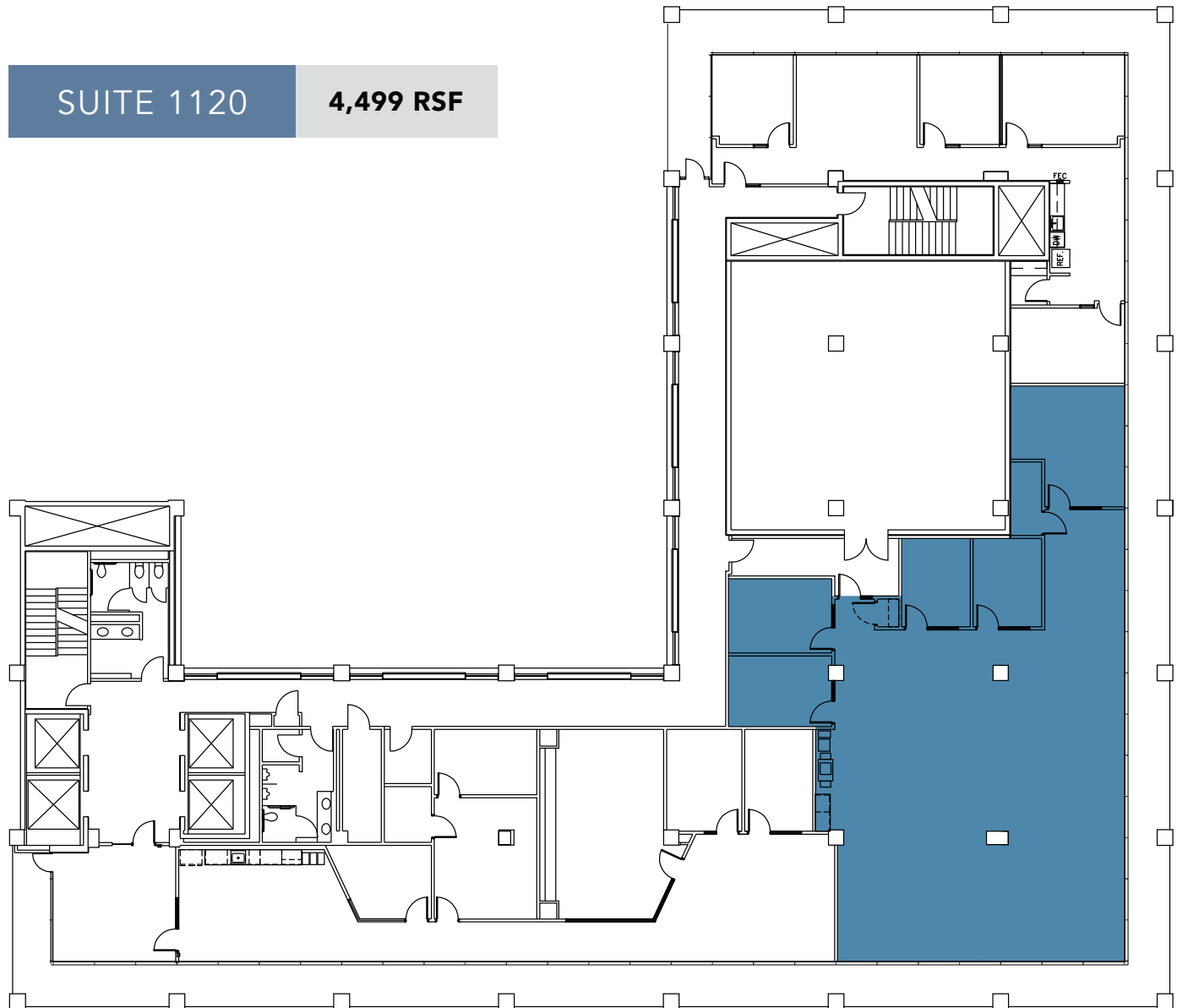
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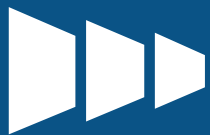
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Floor 11

SUITE 1120

4,499 RSF

Proposed Spec Suite Plan

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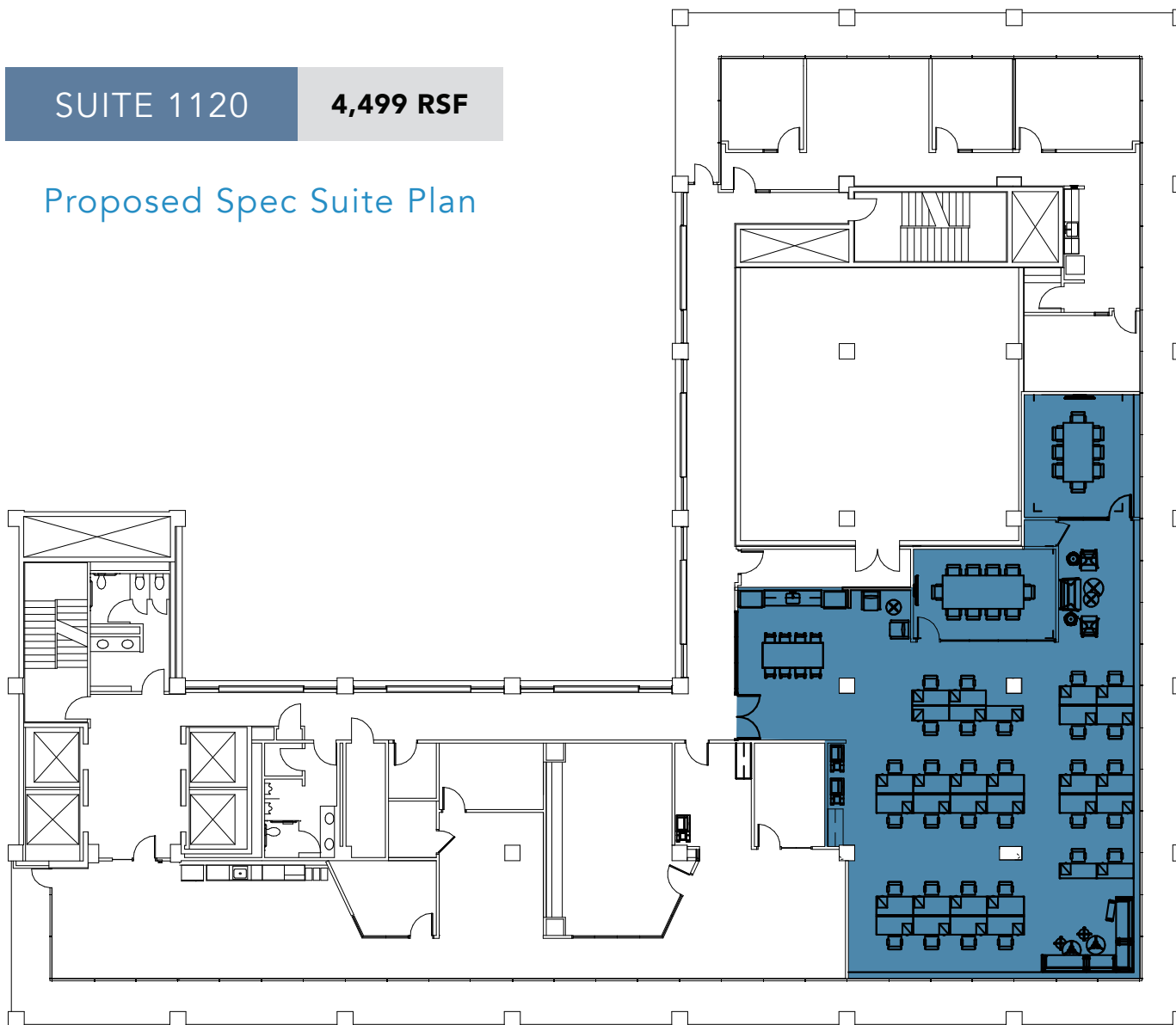
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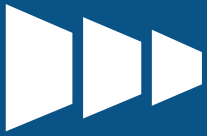
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823 CONGRESS

Floor 13



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 1300

SUITE 1300*

3,018 RSF

Spec Suite Condition

SUITE 1305*

1,032 RSF

For Leasing Information

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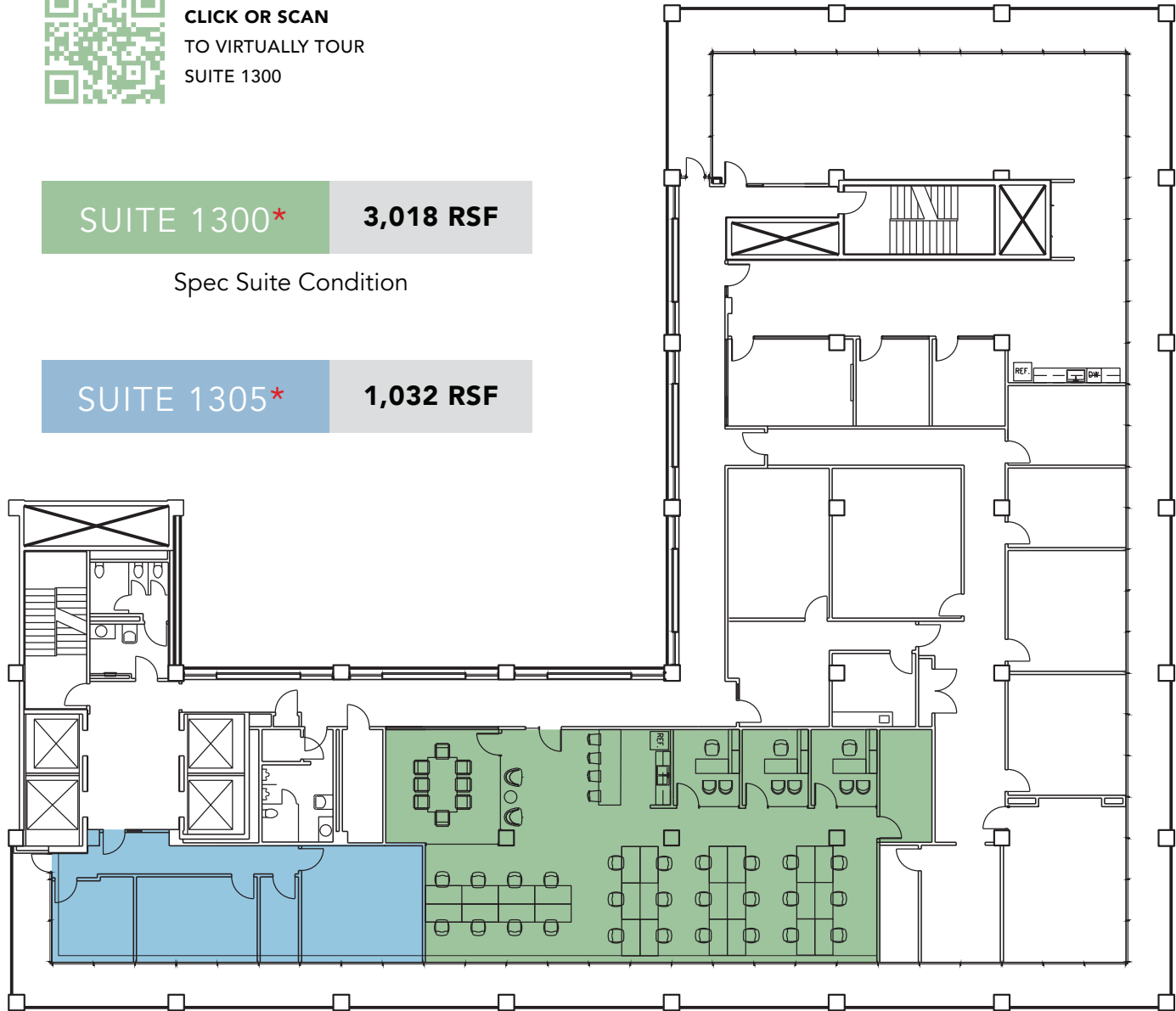
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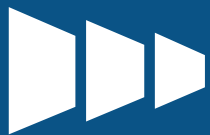
*Contiguous up to 4,050 RSF



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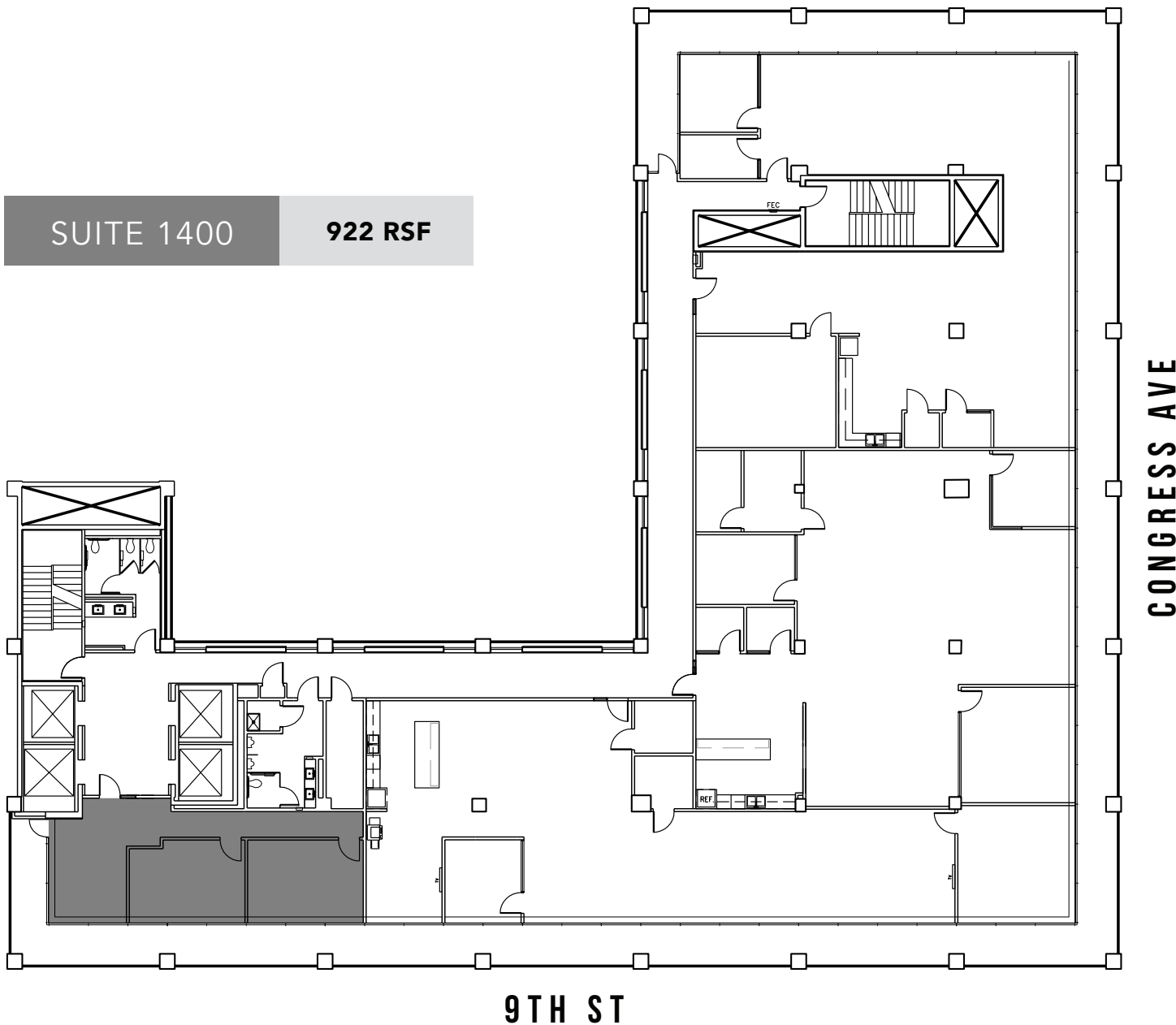
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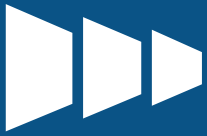
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Floor 14





823 CONGRESS



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 1510

Floor 15

SUITE 1510

2,732 RSF

Spec Suite / Furniture Available

For Leasing Information

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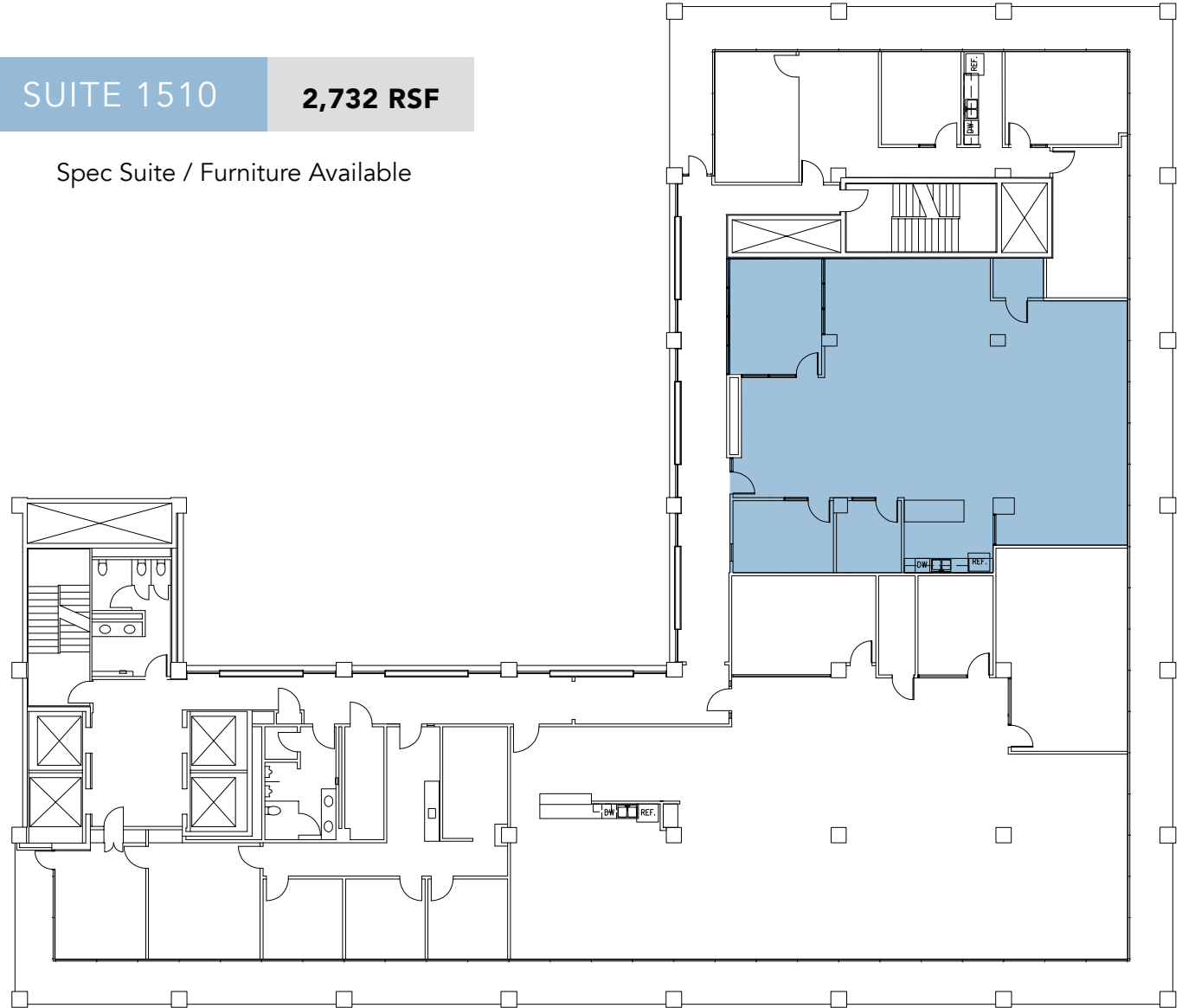
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INFORMATION ABOUT BROKERAGE SERVICES



CLICK OR SCAN HERE TO VIEW 823 CONGRESS AT ECRTX.COM

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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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date