

601 CONGRESS AVE / AUSTIN, TEXAS 78701

OFFICE
LEASE

LITTLEFIELD

BUILDING



ECRTX.COM

601 CONGRESS AVE / AUSTIN, TEXAS 78701



STEPHEN PANNES
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SEAN COUEY
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512.505.0000 / ECRTX.COM

LITTLEFIELD

BUILDING

AVAILABILITY

LEVEL 3

Suite 330 2,012 RSF Available 6/1/25

LEVEL 4

Suite 400 3,832 RSF Spec Suite (Under Construction)

Suite 430 3,008 RSF Spec Suite (Under Construction)

Suite 450 5,933 RSF Spec Suite (Under Construction)

LEVEL 5

Suite 500 3,832 RSF Spec Suite (Under Construction)

Suite 530 3,008 RSF Spec Suite (Under Construction)

Suite 550 5,933 RSF Spec Suite (Under Construction)

LEVEL 6

Suite 600 6,727 RSF Divisible to 3,634 RSF

BUILDING SIZE

111,000 SF Building | 9 Floors

YEAR OF COMPLETION

1910

PARKING RATIO (LITTLEFIELD GARAGE)

3 per 1,000 SF

RENOVATIONS

Completely Renovated Lobby in 2020

ON-SITE AMENITIES

- ▶ Mexta Restaurant
- ▶ Capital One Cafe
- ▶ Pocket Park for Building Tenants
- ▶ Common Desk
Amenities at Reduced Rate
- ▶ Building Security/Property Management



THE DETAILS

OFFICE
LEASE



3

THIRD FLOOR

AVAILABILITY

SUITE 330
2,012 RSF
Available 6/1/25



CLICK OR SCAN TO
VIRTUALLY TOUR SUITE 330

OFFICE
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CONGRESS AVENUE

SIXTH STREET

SUITE 330
2,012 RSF
Available 6/1/25



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FOURTH
FLOOR

AVAILABILITY
SPEC SUITES

SUITE 400
3,832 RSF

SUITE 430
3,008 RSF

SUITE 450
5,933 RSF

SPEC SUITES

(UNDER CONSTRUCTION)

OFFICE
LEASE

SUITE 400
3,832 RSF

SUITE 430
3,008 RSF

SUITE 450
5,933 RSF



CONGRESS AVENUE

SIXTH STREET

COMMON CORRIDOR PHONE BOOTH

SUITE EXCLUSIVE PHONE BOOTH



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FIFTH FLOOR

AVAILABILITY
SPEC SUITES

SUITE 500
3,832 RSF

SUITE 530
3,008 RSF

SUITE 550
5,933 RSF

OFFICE
LEASE

SPEC SUITES

(UNDER CONSTRUCTION)

SUITE 500
3,832 RSF

SUITE 530
3,008 RSF

SUITE 550
5,933 RSF



CONGRESS AVENUE

SIXTH STREET

- COMMON CORRIDOR PHONE BOOTH
- SUITE EXCLUSIVE PHONE BOOTH



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SIXTH FLOOR

AVAILABILITY

SUITE 600
3,832 RSF*

SUITE 630
3,634 RSF*

*CONTIGUOUS UP TO 6,727 RSF



CLICK OR SCAN TO
VIRTUALLY TOUR SUITE 600

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THE PERKS

601 CONGRESS AVE / AUSTIN, TEXAS 78701

- ON-SITE Mexta 1
- ON-SITE 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
- Garage Cocktail Bar 28
- Chilantro 29
- Golds Gym 30
- Omni Hotel 31
- Element Hotel 32
- Stephen F. Austin Hotel 33
- The Westin 34
- Paramount Theater 35
- The Dead Rabbit & Neighbourhood Cafe 36



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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