



804 Congress

804 Congress Avenue, Austin, Texas 78701

OFFICE // FOR LEASE



ECRTX.COM

804 Congress

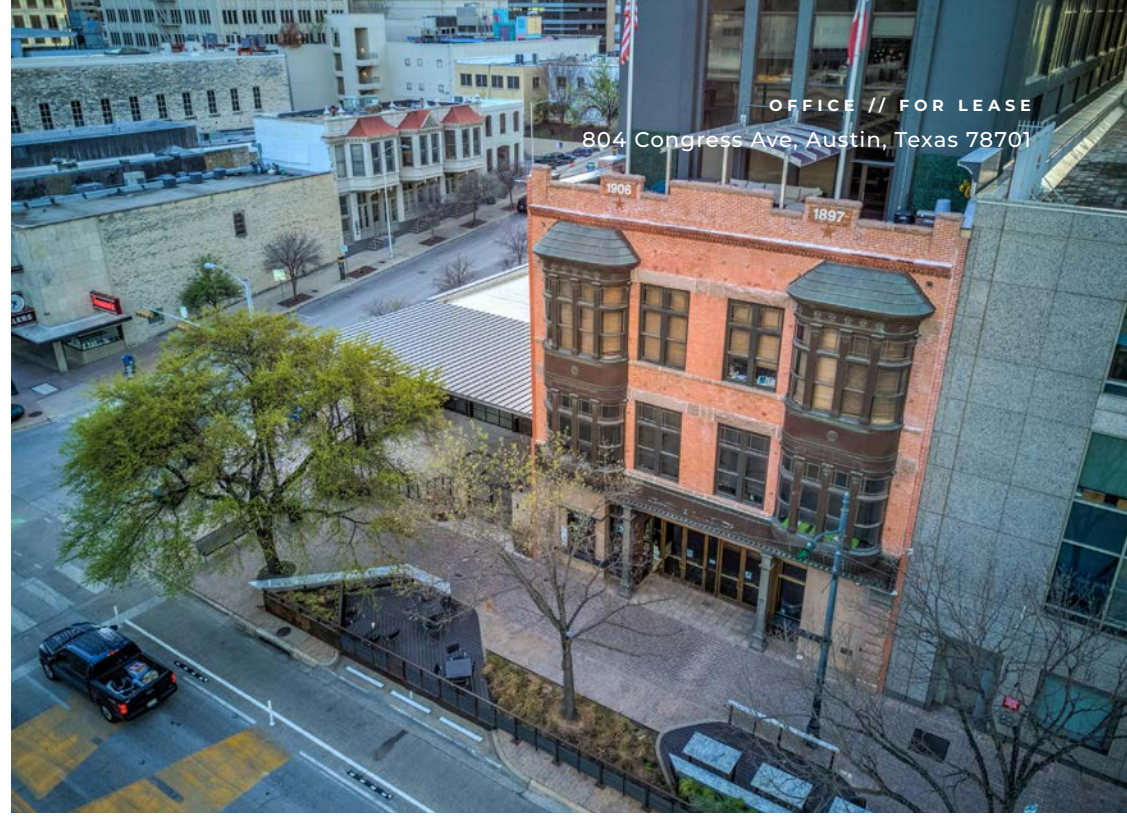
Availability

Suite 200	4,232 - 8,464 RSF	
Suite 300	6,770 RSF	
Suite 400	8,333 RSF	
Suite 500	7,459 RSF	Available 6/1/25

Historic Office in the Heart of Downtown

804 Congress, also known as The Bosche-Hogg Building, is a historic office building located in the heart of Downtown Austin. 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. The building was built in 1897 and has had significant recent renovations. It is within walking distance to dozens of restaurants and attractions, making it ideal for professional and creative users. Creative office suites, premier signage, several parking options, and State of Texas Capitol views makes this an attractive office lease opportunity.

- Six-story office building in Downtown Austin
- 41,422 total building SF
- Historic building built in 1897; a number of recent renovations
- Several parking options available
- Creative office space
- 3 blocks from the State of Texas Capitol
- Walking distance to dozens of restaurants and attractions
- Easy access to IH-35 and Mopac
- Plentiful amenities nearby
- 3 per 1,000 RSF Parking Ratio (available in Littlefield Garage at 6th St and Brazos St)



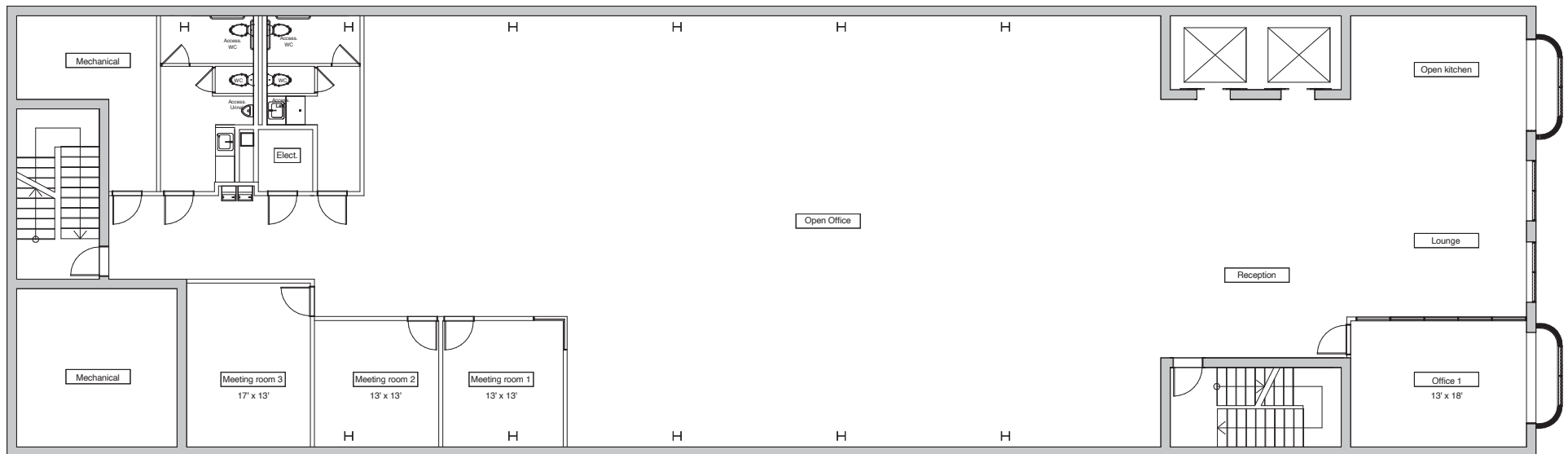
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Suite 200
4,232 - 8,464 RSF

CLICK OR SCAN TO
VIRTUALLY TOUR
SUITE 200



info

Stephen Pannes
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Sean Couey
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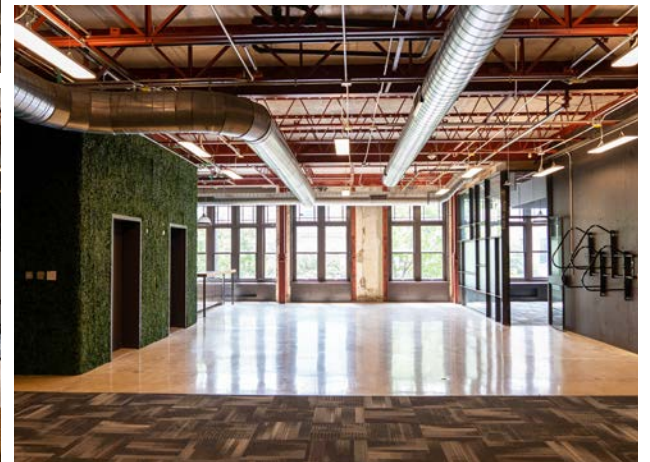
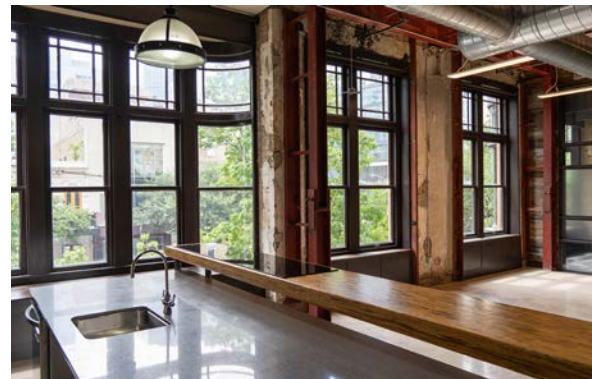
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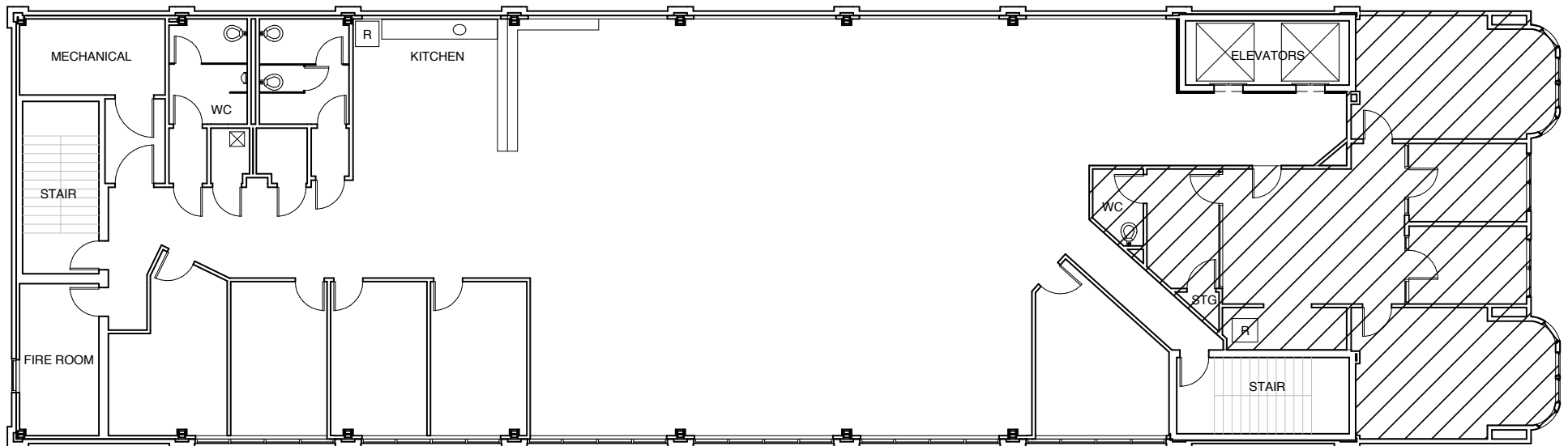


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Suite 300
6,770 RSF



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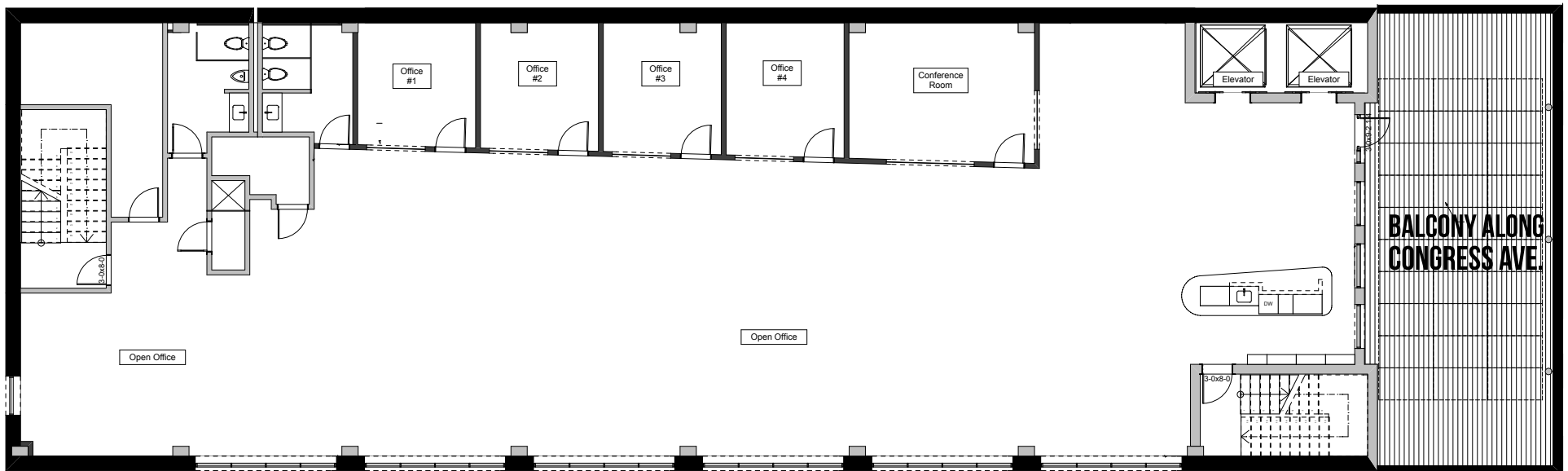
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Suite 400
8,333 RSF

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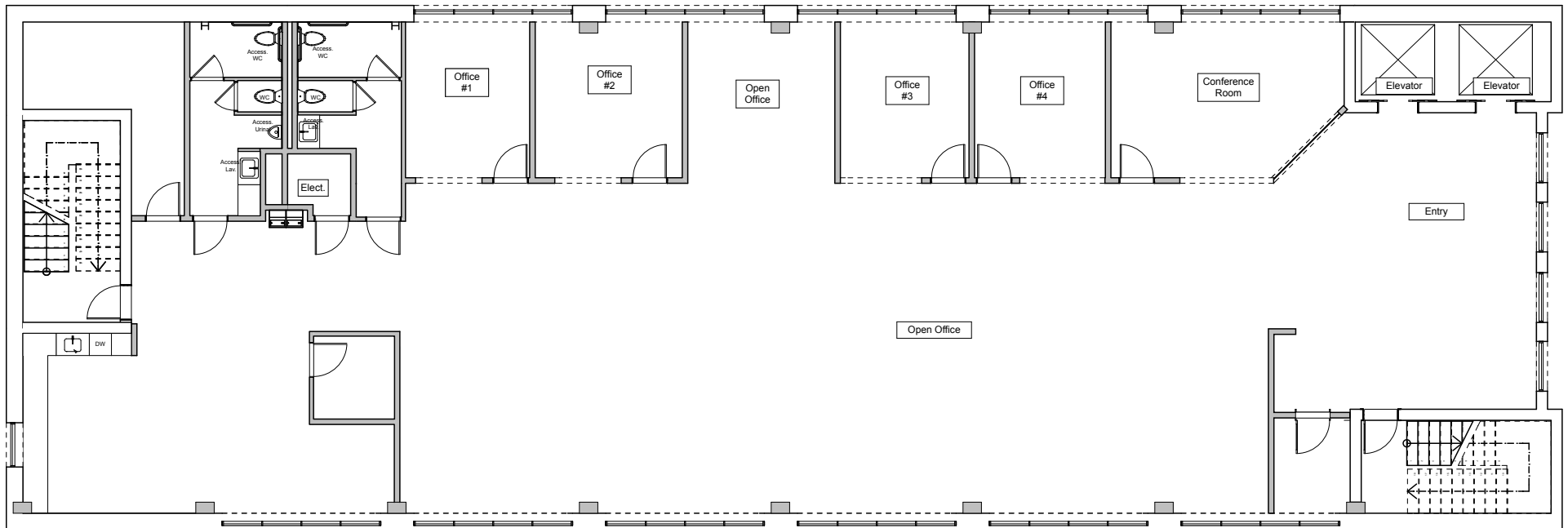
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Suite 500

7,459 RSF

Available 6/1/25

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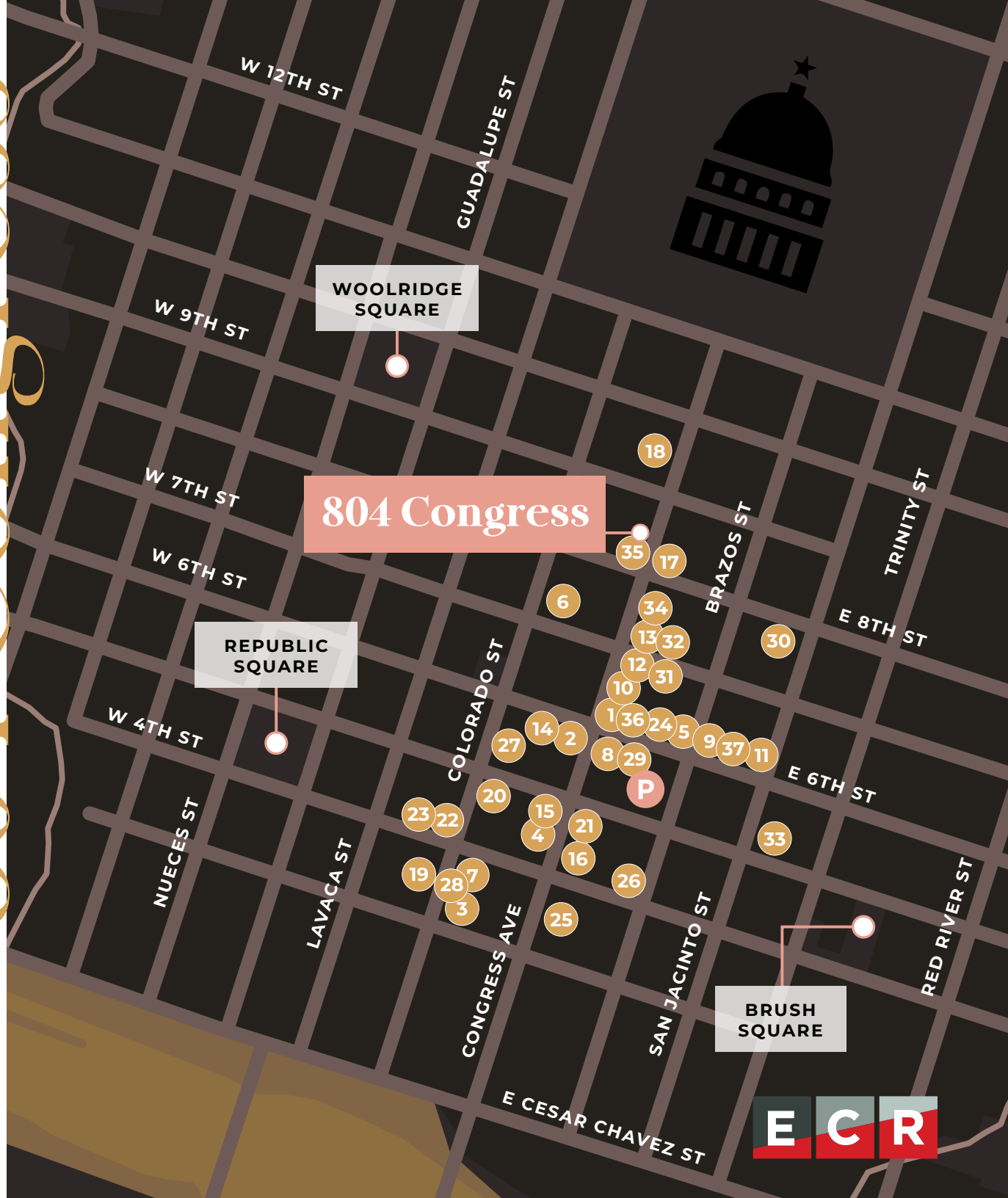


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Amenities

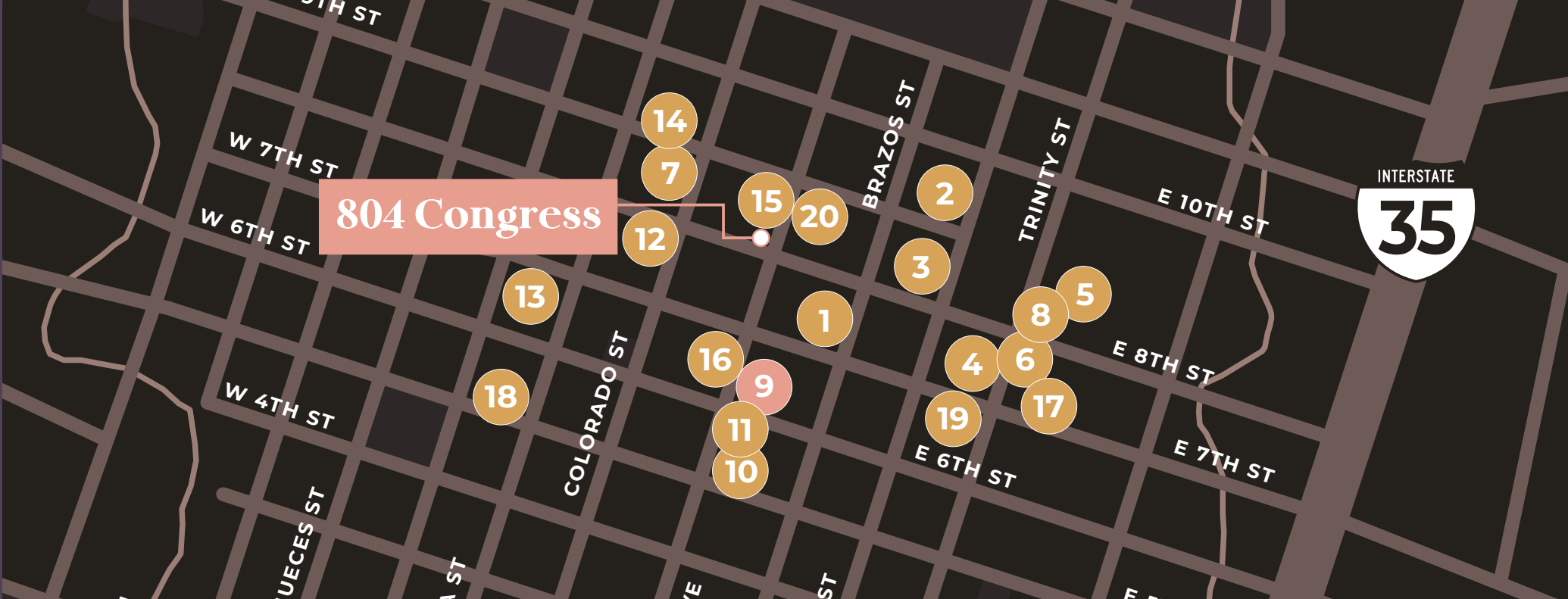
1. Capital One Cafe
2. Velvet Taco
3. Red Ash
4. Speakeasy
5. The Driskill
6. Perry's Steakhouse & Grill
7. RA Sushi Bar
8. Cava
9. Eureka
10. Royal Blue
11. Voodoo Donuts
12. Caroline Restaurant
13. Roaring Fork
14. Ruth's Chris Steak House
15. Shiner's Saloon
16. Houndstooth Coffee
17. Chipotle
18. 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. 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. Fleet Coffee **ON-SITE**
36. Mexta
37. The Dead Rabbit/Neighbourhood Coffee

804 CONGRESS



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





804 Congress



ADDRESS

CONTACT NAME

CONTACT PHONE

804 Congress Parking



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

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1.	720 Brazos St (Perry Brooks Tower)	Peak Parking	(737) 787-7566
2.	206 E 9th St (Capitol Tower)	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)	PMC	(615) 352-0415
6.	711 Trinity St (7th St & Trinity St)	LAZ Parking	(512) 472-4261
7.	816 Colorado St	Peak Parking	(737) 787-7566
8.	801 Trinity St (8th St & Trinity St)	Metropolis	(615) 238-2250
9.	106 E 6th St (Littlefield Garage)	NLVP	(512) 494-6299
10.	501 Congress Ave	Metropolis	(615) 238-2250
11.	515 Congress Ave	LAZ Parking	(512) 472-4261
12.	710 Colorado St (Brown Bldg Garage)	Peak Parking	(737) 787-7566
13.	300 W 6th St	Metropolis	(615) 238-2250
14.	901 Lavaca St (9th St Garage)	Peak Parking	(737) 787-7566
15.	816 Congress Ave	Peak Parking	(737) 787-7566
16.	600 Congress Ave (One American Center)	ABM Parking	(512) 480-0677
17.	406 E 7th St (Surface Lot @ 7th St & Trinity St)	LAZ Parking	(512) 472-4261
18.	504 Lavaca St (Lavaca Plaza Garage)	Metropolis	(512) 536-1145
19.	313 E 7th St	LAZ Parking	(512) 472-4261
20.	823 Congress Ave	Peak Parking	(737) 787-7566

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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.

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
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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