601 CONGRESS AVE / AUSTIN, TEXAS 78701

OFFICE

LEASE

LITTLEFIELD

BUILDING

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ECRTX.COM



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LITTLEFIELD
BUILDING

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LEASE

AVAILABILITY

LEVEL 3		
Suite 330	2,012 RSF	Available Now
LEVEL 4		
Suite 450	5,933 RSF	Spec Suite // Available Now
LEVEL 5		
Suite 540	3,238 RSF	Spec Suite // Available Now
Suite 550	2,695 RSF	Spec Suite // Available Now
LEVEL 7		
Suite 710	3,384 RSF	Spec Suite // Available Now

THE DETAILS

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

COMMON DESK



3

THIRD FLOOR

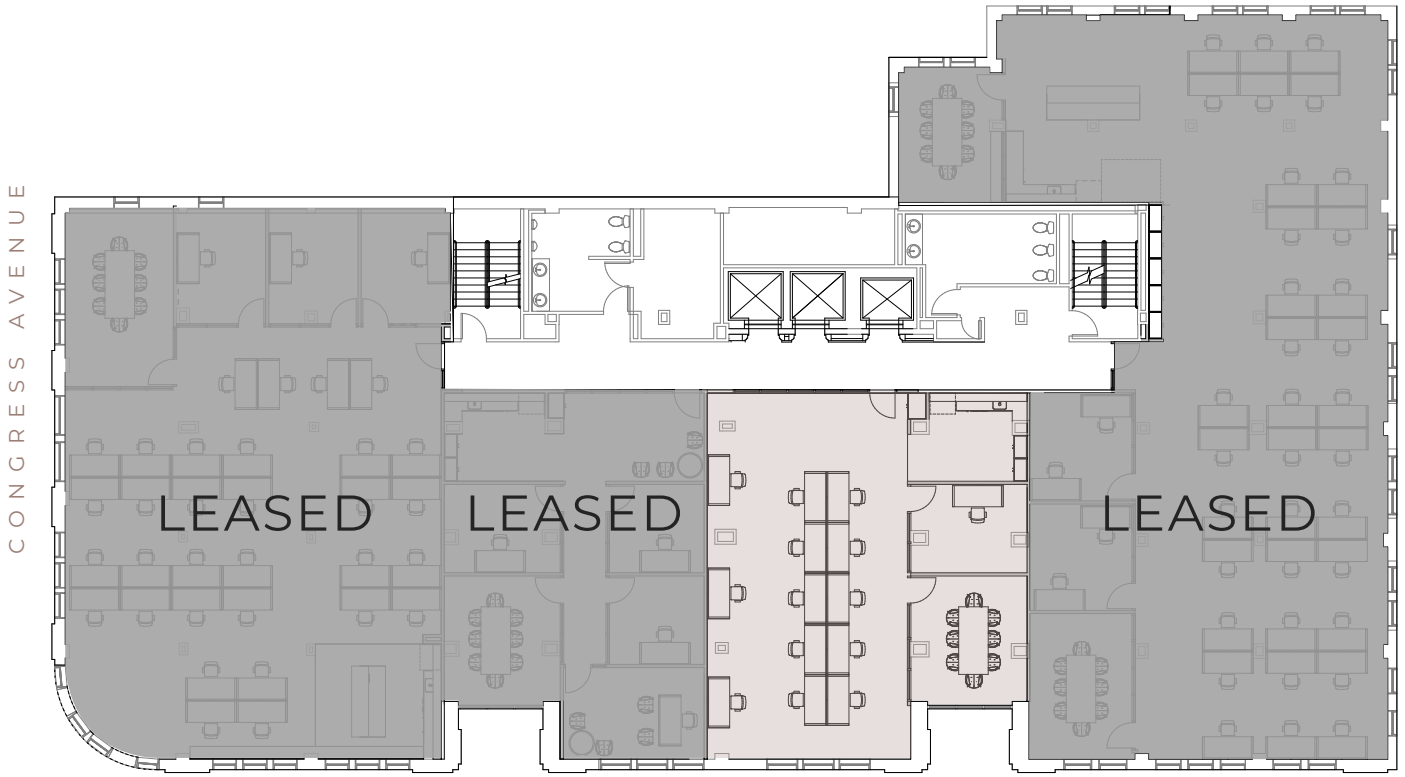
AVAILABILITY

SUITE 330
2,012 RSF

OFFICE LEASE

SAMPLE FURNITURE PLAN

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 330



SUITE 330
2,012 RSF

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FOURTH FLOOR

AVAILABILITY
SPEC SUITES

SUITE 450
5,933 RSF

OFFICE
LEASE

SPEC SUITES
(RECENTLY DELIVERED)

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 450

COMMON CORRIDOR PHONE BOOTH

SUITE 450
5,933 RSF



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5

FIFTH FLOOR

OFFICE LEASE

SPEC SUITES

(RECENTLY DELIVERED)

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 550/540

COMMON CORRIDOR PHONE BOOTH

AVAILABILITY

SPEC SUITES

SUITE 540
3,238 RSF

SUITE 550
2,695 RSF

SUITE 550
2,695 RSF



SUITE 540
3,238 RSF

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OFFICE

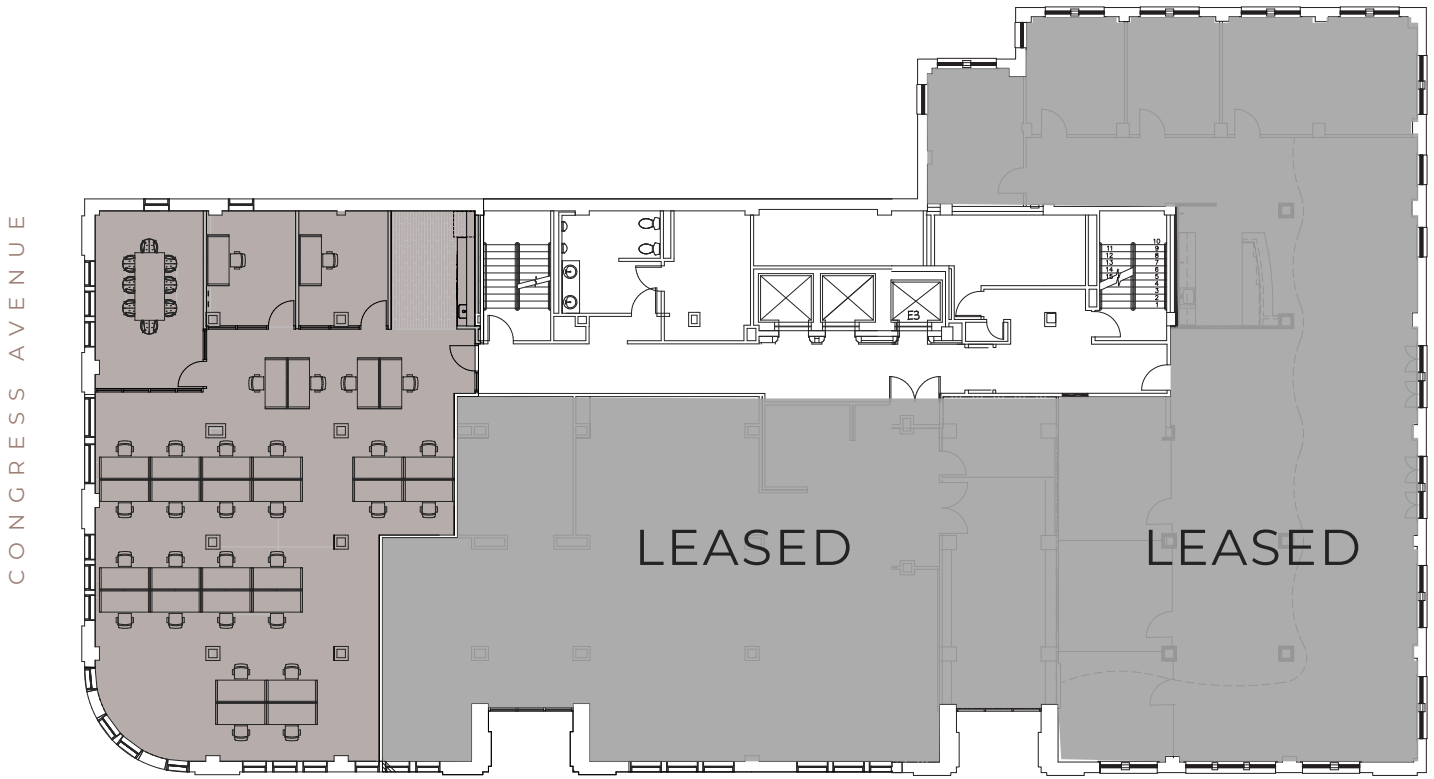
LEASE

7

SEVENTH FLOOR

AVAILABILITY
SPEC SUITES

SUITE 710
3,384 RSF



SUITE 710
3,384 RSF

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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
- Hokkaisan Deli 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 & Grá Mór Cafe 36



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LITTLEFIELD
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PARAMOUNT
LITTLEFIELD
BUILDING

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LITTLEFIELD
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EQUAL HOUSING OPPORTUNITY

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 _____