

Office | For Lease or Sale | 4700 S Congress Ave | Austin, TX 78704

ECR

FOUR FLOORS OVER A PREMIER RETAILER, WITH YOUR NAME ON THE CORNER.

Four stories of build-to-suit office over a retailer/grocer, with a private terrace, structured parking and direct frontage on the avenue. The development is build-to-suit for a South Austin HQ or development rights are for sale.

106,000
SF across four stories.

76,407
RSF Office For Lease or Sale.

20,440
of premier retail space on the first floor

3/1,000
Parking ratio. Structured.

18
Month build-out delivery after lease execution.

the hills
SOUTH CONGRESS

THE PLAN.

CORY CAMP
ccamp@ecrtx.com | 512.505.2761

SEAN COUEY
scouey@ecrtx.com | 512.505.0027

ECR

the hills
SOUTH CONGRESS

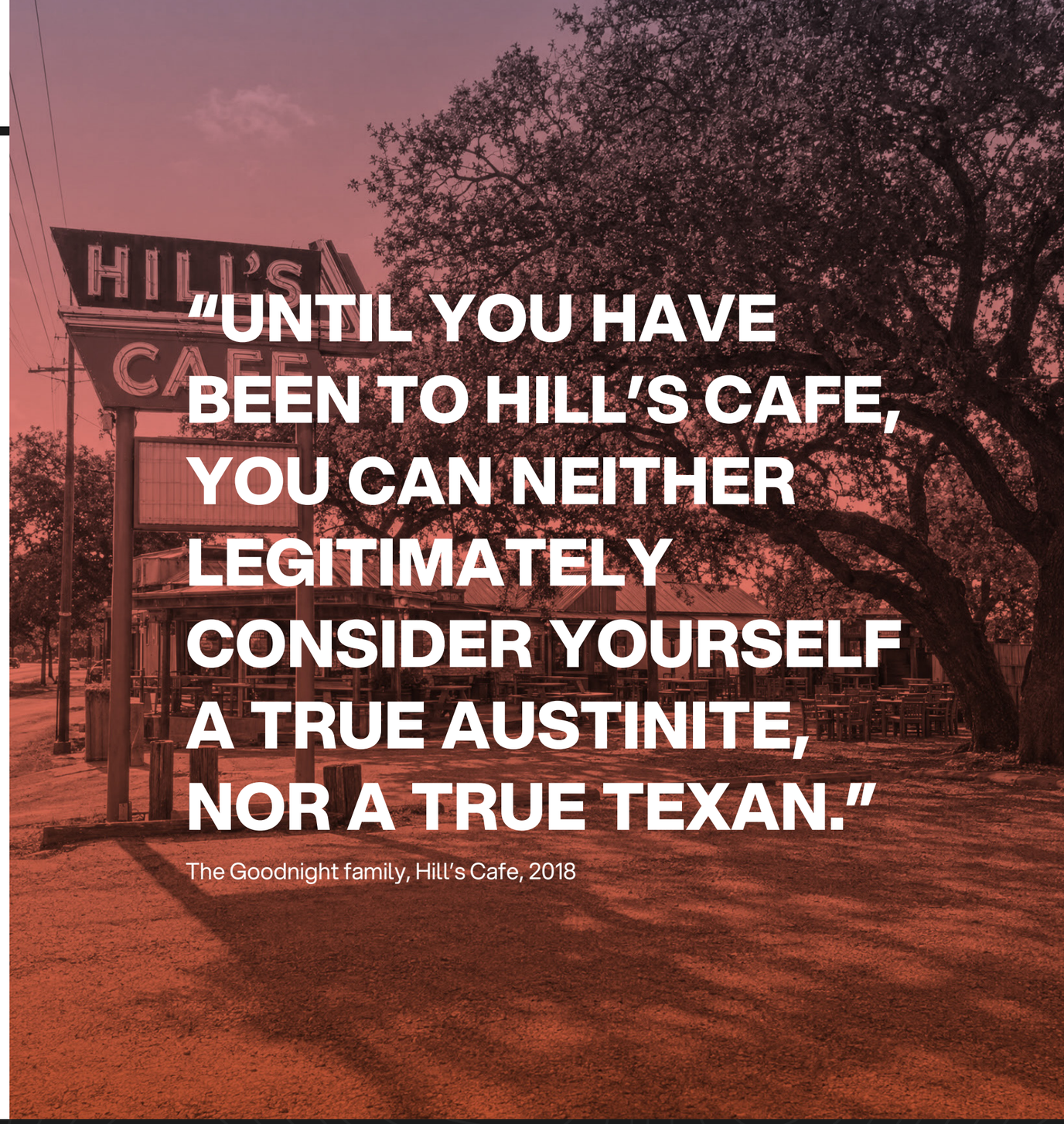
A HISTORIC HQ OPPORTUNITY.

These grounds once echoed with music, laughter and the warmth of shared meals. The Hills does not replace that history; it builds around it.

The refurbished Hill's Cafe sign and the existing stone are set against a modern glass box, intentionally bridging eras. Existing cottages, oak trees, materials and artifacts are restored and highlighted throughout the development, and Hill's Cafe returns to the ground floor.

The result is a headquarters address with a story that every Austinite already knows.

THE PAST.



"UNTIL YOU HAVE BEEN TO HILL'S CAFE, YOU CAN NEITHER LEGITIMATELY CONSIDER YOURSELF A TRUE AUSTINITE, NOR A TRUE TEXAN."

The Goodnight family, Hill's Cafe, 2018

Office | For Lease or Sale | 4700 S Congress Ave | Austin, TX 78704

CORY CAMP
ccamp@ecrtx.com | 512.505.2761

SEAN COUEY
scouey@ecrtx.com | 512.505.0027

ECR


BARTON CREEK GREENBELT
BARTON SPRINGS/ ZILKER PARK
DOWNTOWN AUSTIN
ACROSS THE AVENUE
THIS
COSMIC
WOW POKE
Biggie's
PUEBLO VIEJO
US HWY 290 + SH-71
the hills
SOUTH CONGRESS
FULL LAND AREA
OFFICE PARCEL
SOUTH CONGRESS AVENUE
MAIN ENTRANCE LIGHTED INTERSECTION
SHERATON AVE

THE SITE.

the hills
SOUTH CONGRESS

THE COURTYARD.

The lawn behind Hill's Cafe hosted bands for decades. It will again.

1 THE OAK
Heritage live oaks preserved for 75+ years shade the lively outdoor spaces.

2 THE STAGE
Bringing the stage back to life with live music broadcast globally.

3 THE LAWN
Open green at the center of the block. Shared by the hotel, the office and the neighborhood.

4 THE HOTEL BAR
Indoor-outdoor bar and patio under the canopy. Open to the courtyard.

5 THE HOTEL
179 keys, with balconies facing the lawn.

6 THE FIRE PITS
Cozy up after work with lounge seating.



CORY CAMP
ccamp@ecrtx.com | 512.505.2761

SEAN COUEY
scouey@ecrtx.com | 512.505.0027

ECR

SITE PLAN.

1 **106,000 SF BUILD-TO-SUIT OFFICE · 4 STORIES**
RETAIL + GROCER AT GRADE

2 **BOUTIQUE HOTEL**
179 KEYS

3 **HOTEL COURTYARD**
SHARED

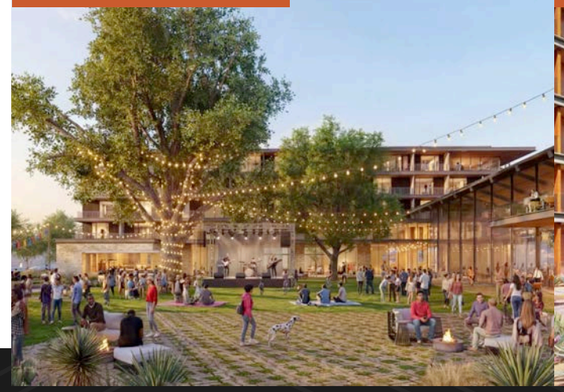
4 **PORTAL & DROP OFF**

5 **EXTENDED STAY**
173 UNITS

6 **PHASE 1 MIXED-USE**
400 RESIDENCES



HOTEL COURTYARD

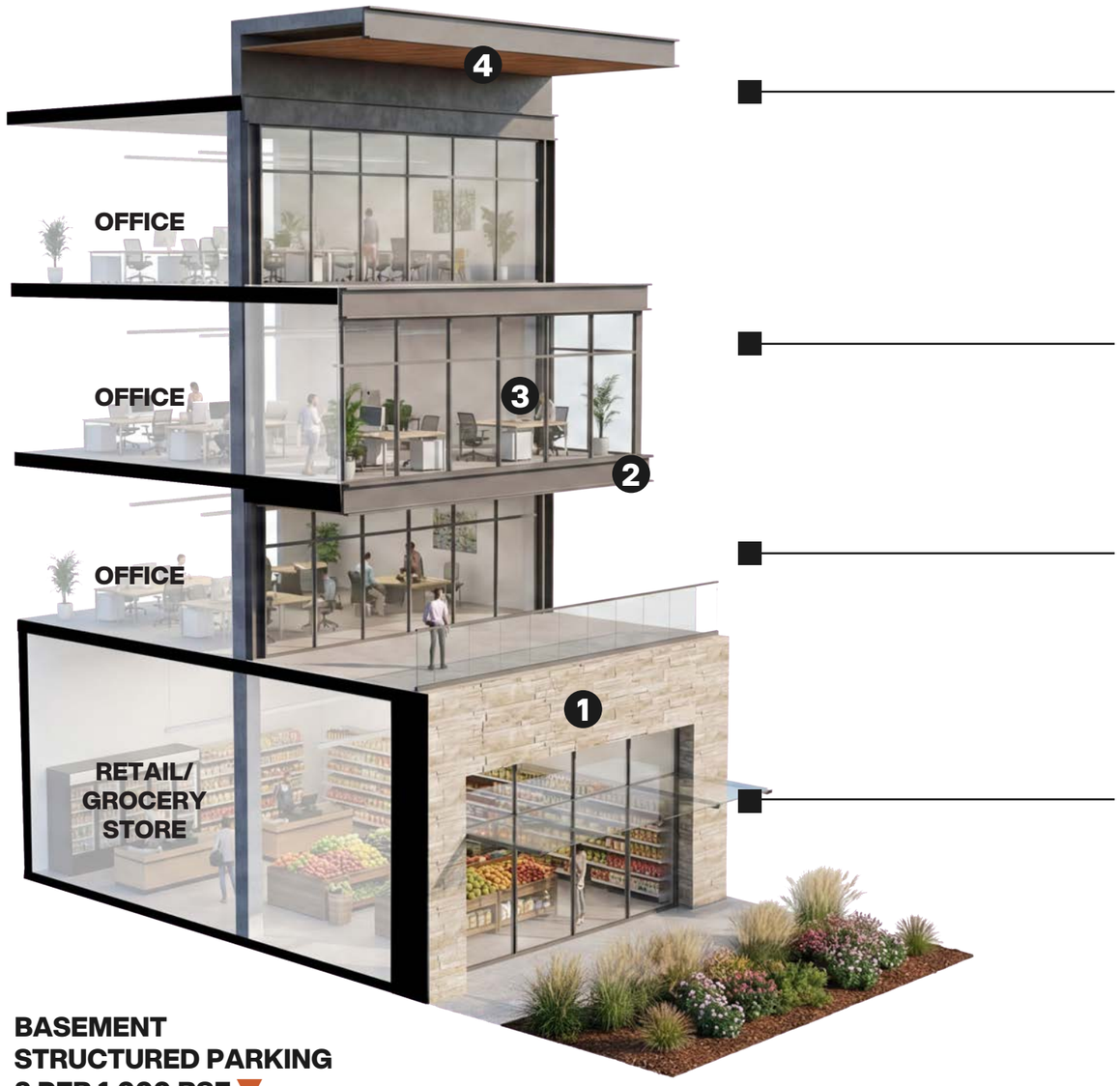


EXTENDED-STAY COURTYARD



PORTAL AND DROP-OFF





BASEMENT
STRUCTURED PARKING
3 PER 1,000 RSF

LEVEL 4

SUITE 400 · 22,840 RSF
OFFICE

LEVEL 3

SUITE 300 · 25,688 RSF
OFFICE

LEVEL 2

SUITE 200 · 22,844 RSF
OFFICE · PRIVATE TERRACE

LEVEL 1

SUITE 100 · 5,035 RSF
OFFICE LOBBY

SUITE 101 · 20,440 RSF
RETAIL / GROCER

North Elevation



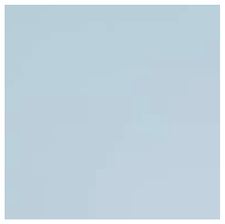
1. STONE



2. PRE-FINISHED ALUMINUM



3. GLASS



4. METAL PANEL WOODLIKE FINISHES



THE NEIGHBORHOOD.

Four miles from downtown and a block off Ben White, The Hills sits where South Austin's industrial edge has become its most interesting neighborhood. Breweries and distilleries to the south, the SoCo strip to the north, and the lake and greenbelt a ten-minute drive.

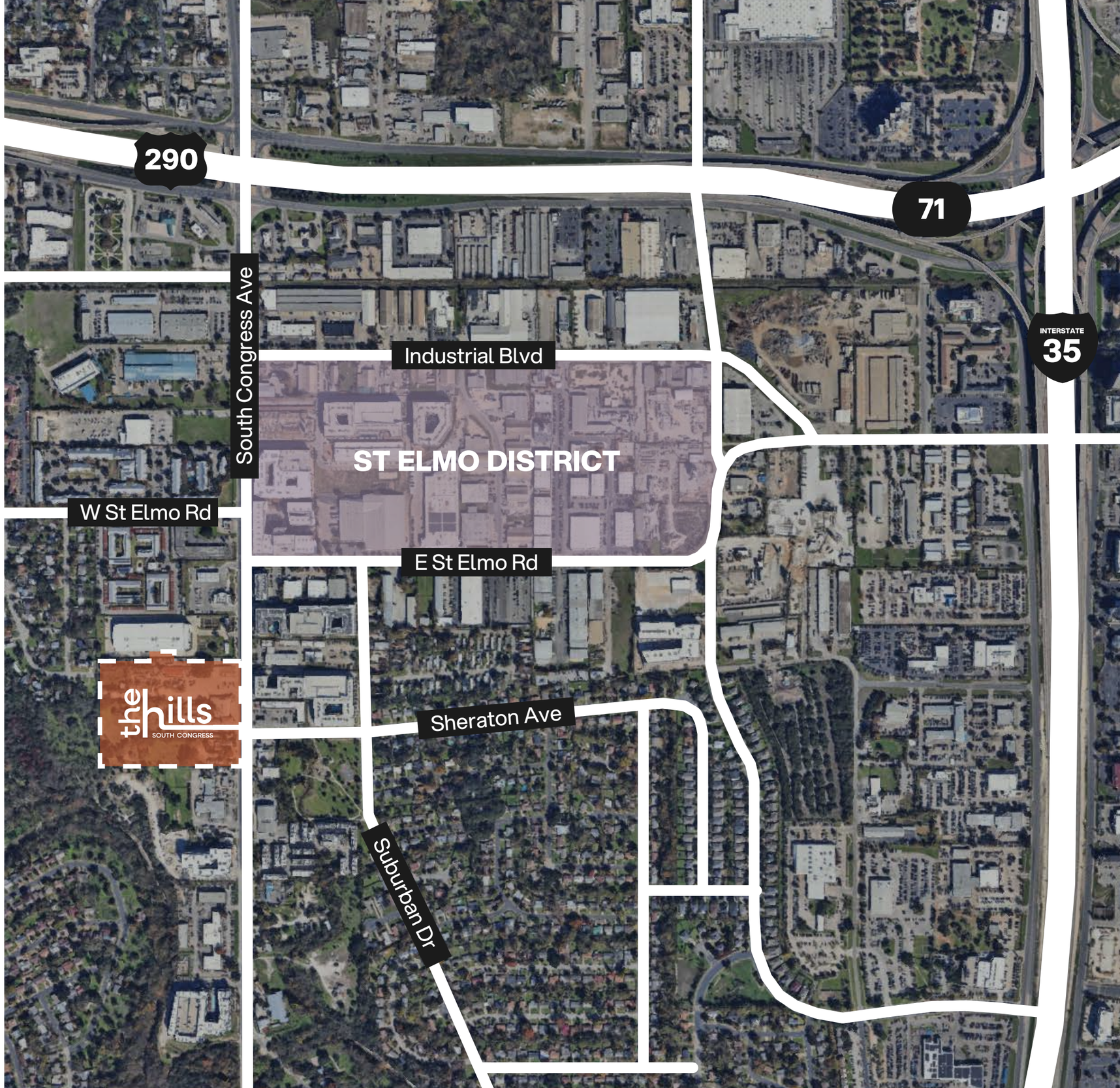
ST ELMO DISTRICT. 1 mile

+ Nearby

SOCO DISTRICT. 2.5 miles

OUTDOORS. 4-5 miles

- Lady Bird Lake and the Butler Hike-and-Bike Trail
- Barton Springs Pool and Zilker Park
- Barton Creek Greenbelt



GETTING THERE.

1. **THE CAPITOL**
   5 miles. Where the avenue ends.

2. **DOWNTOWN AUSTIN**
   4 miles. Central Business District.

3. **RAINEY STREET**
   4 miles.

4. **LADY BIRD LAKE**
   4 miles. Butler Hike-and-Bike Trail.

5. **ZILKER PARK / BARTON SPRINGS**
   4 miles.

6. **SOCO DISTRICT**
   2.5 miles. Shops, restaurants, music.

7. **US HWY 290 + SH-71**
   1 block. Ben White Blvd.

8. **IH-35 CORRIDOR**
   1 mile.

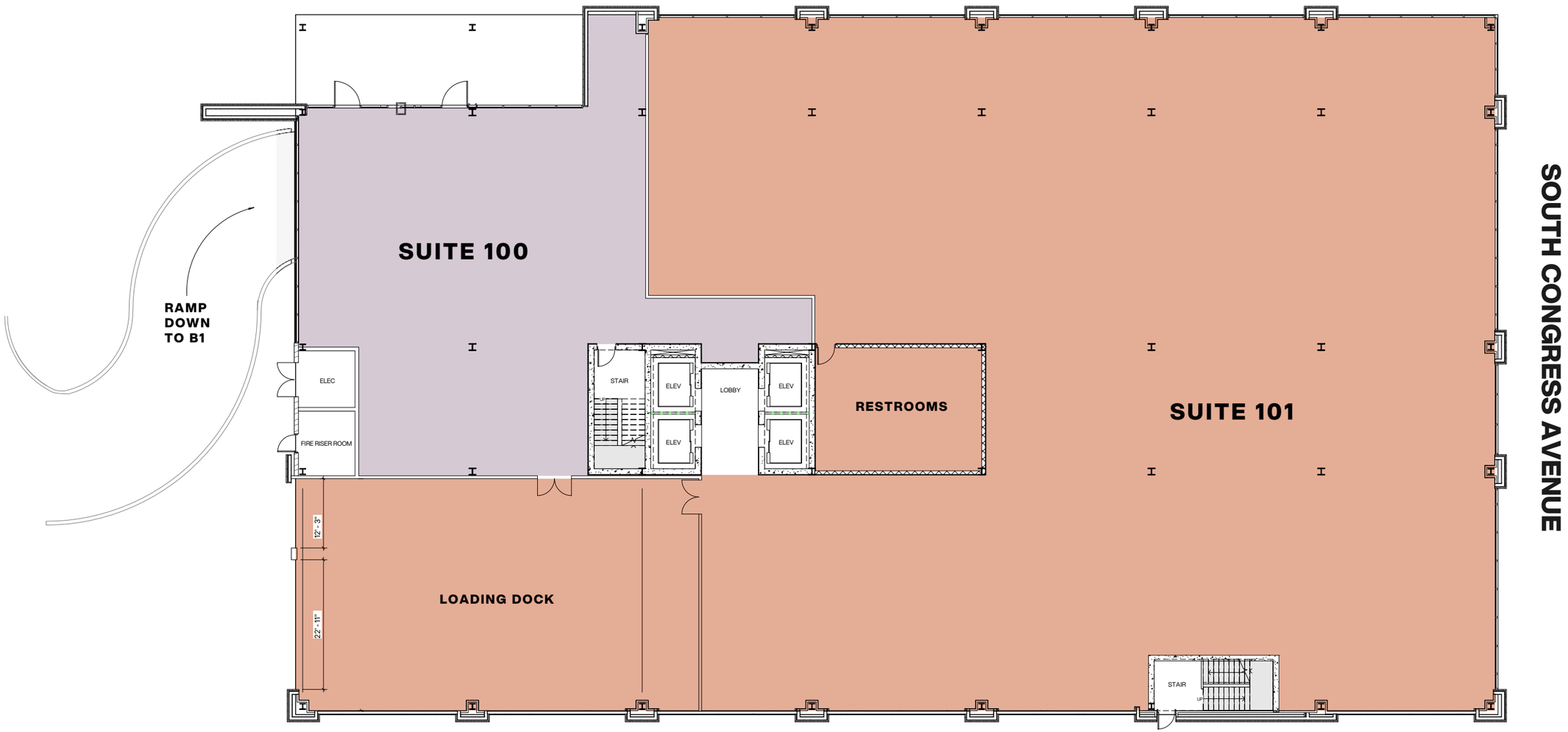
9. **AUSTIN-BERGSTROM AIRPORT**
   8 miles.



LEVEL 1

SUITE 100 · 5,035 RSF
OFFICE LOBBY

SUITE 101 · 20,440 RSF
RETAIL / GROCER

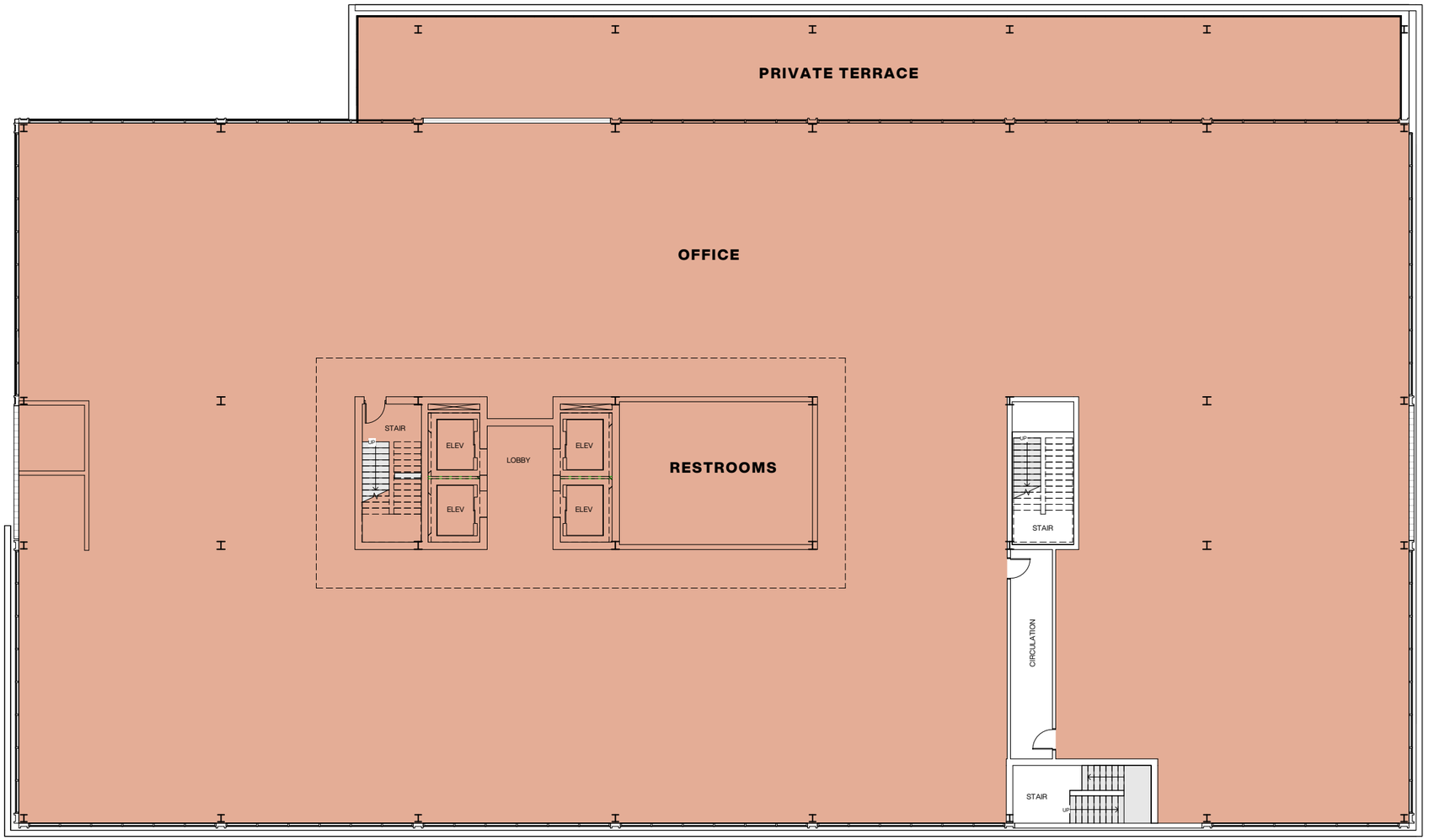


CORY CAMP
ccamp@ecrtx.com | 512.505.2761

SEAN COUEY
scouey@ecrtx.com | 512.505.0027

LEVEL 2

SUITE 200 · 22,844 RSF
OFFICE · PRIVATE TERRACE



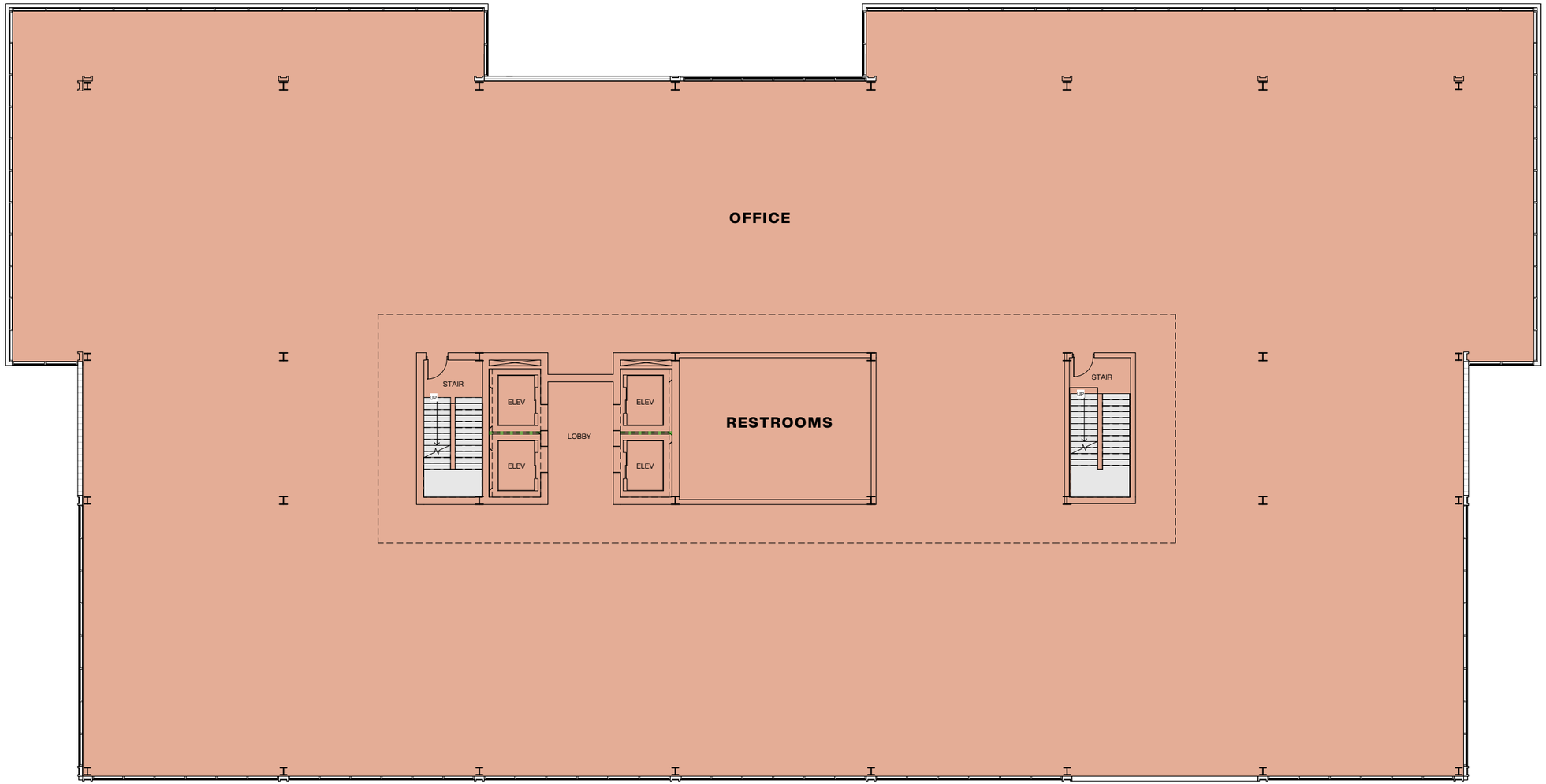
Office | For Lease or Sale | 4700 S Congress Ave | Austin, TX 78704

CORY CAMP
ccamp@ecrtx.com | 512.505.2761

SEAN COUEY
scouey@ecrtx.com | 512.505.0027

LEVEL 3

SUITE 300 · 25,688 RSF
OFFICE



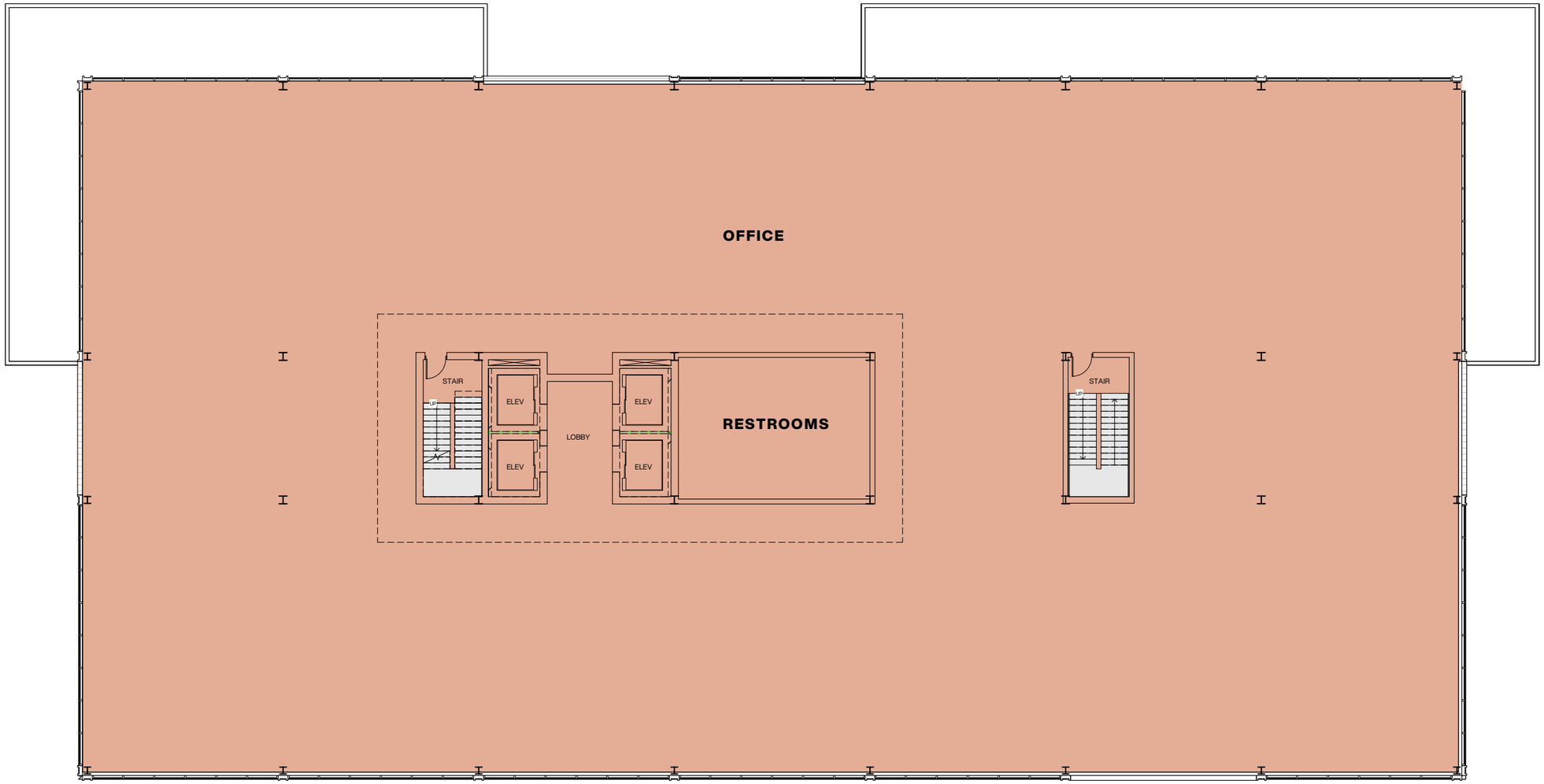
SOUTH CONGRESS AVENUE

CORY CAMP
ccamp@ecrtx.com | 512.505.2761

SEAN COUEY
scouey@ecrtx.com | 512.505.0027

LEVEL 4

SUITE 400 · 22,840 RSF
OFFICE



CORY CAMP
ccamp@ecrtx.com | 512.505.2761

SEAN COUEY
scouey@ecrtx.com | 512.505.0027


the hills
SOUTH CONGRESS
OWN THE CORNER.
ARCADIS
bondpartners
THE SUTTON COMPANY
ECR