CONGRESS
SQUARE II

OFFICE // FOR LEASE

611 S CONGRESS AVE // AUSTIN, TEXAS // 78704

CONGRESS
SQUARE II

ABOUT THE PROPERTY

Congress Square II is a 50,000 RSF office building in an incredible location on South Congress just south of Riverside Dr.

AVAILABILITY

Suite 120	1,145 RSF	
Suite 125	2,085 RSF	
Suite 300	3,959 RSF*	
Suite 310	2,669 RSF*	
Suite 430	3,000 RSF	
Suite 510	4,031 RSF	Spec Suite Delivering Q1 2026

**Contiguous up to 6,628 RSF*

FEATURES

- 3.5 per 1,000 SF Parking Ratio
- Situated in the vibrant South Congress district, Congress Square II is surrounded by a variety of dining, shopping, and entertainment options
- The building is equipped with full glass windows, allowing for abundant natural light throughout the interior
- Close proximity to Downtown Austin, Zilker Park, IH-35, and Mopac

FOR MORE INFORMATION PLEASE CONTACT

SEAN COUEY
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CORY CAMP
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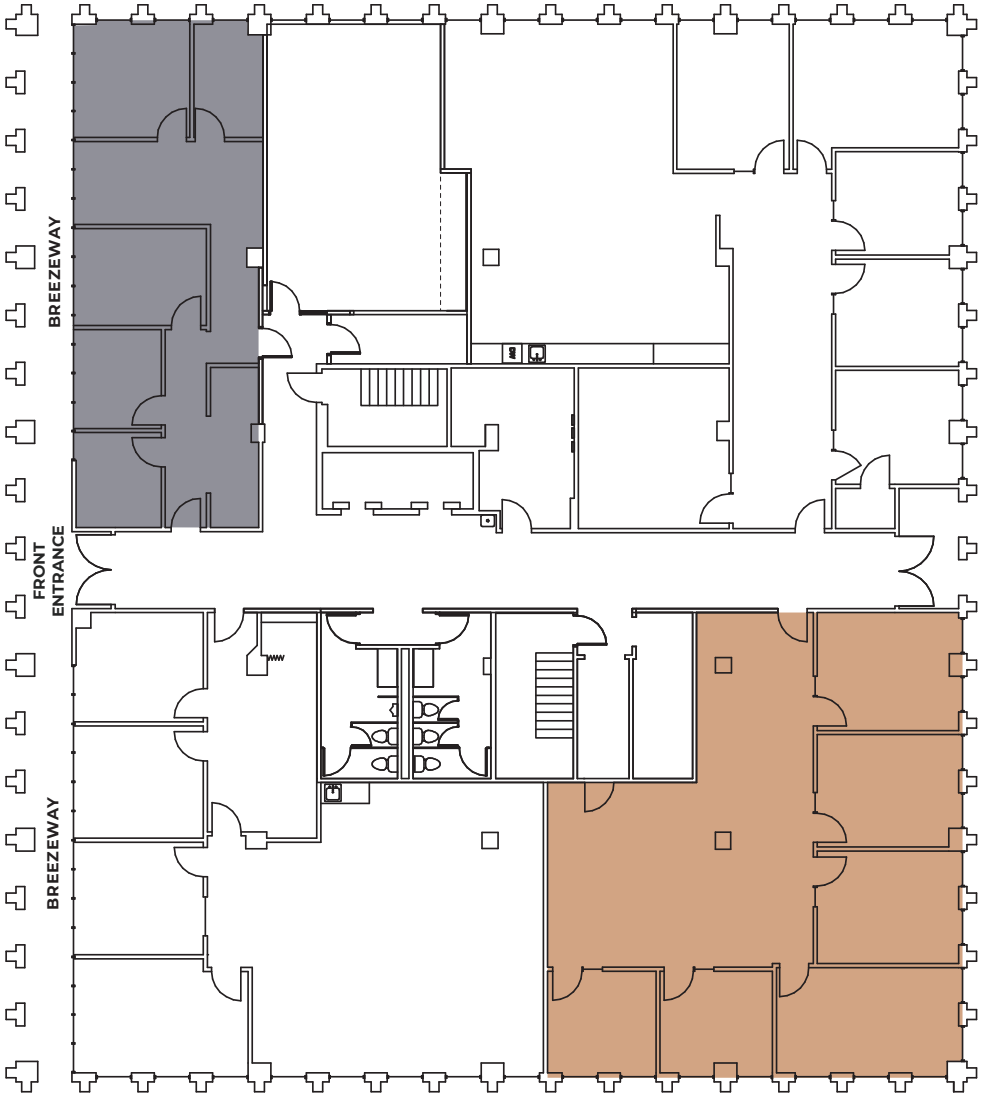
ECR

CONGRESS
SQUARE II

FLOOR ONE

SUITE 120
1,145 RSF



SUITE 125
2,085 RSF

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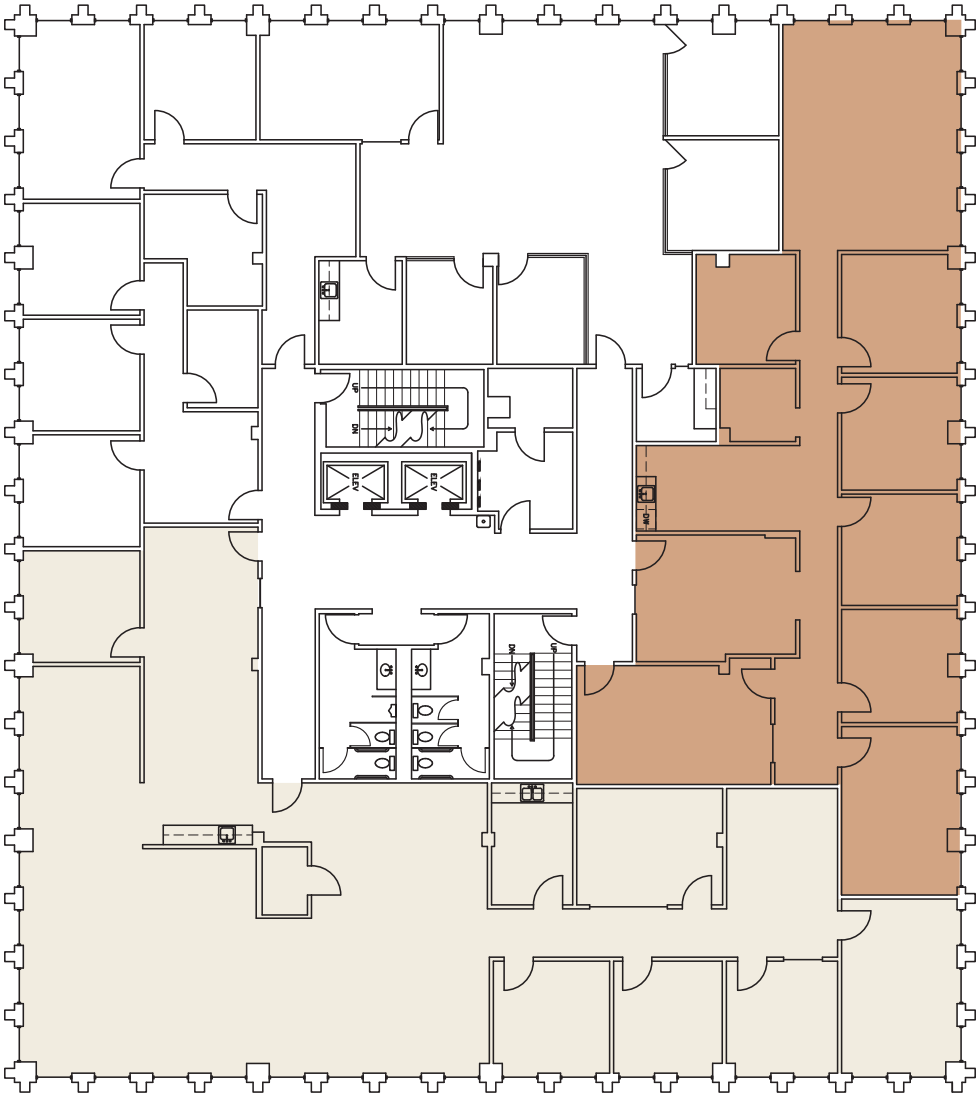
FLOOR THREE

**Contiguous up to 6,628 RSF*



SUITE 310
2,669 RSF*

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 310

SUITE 300
3,959 RSF*

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 300

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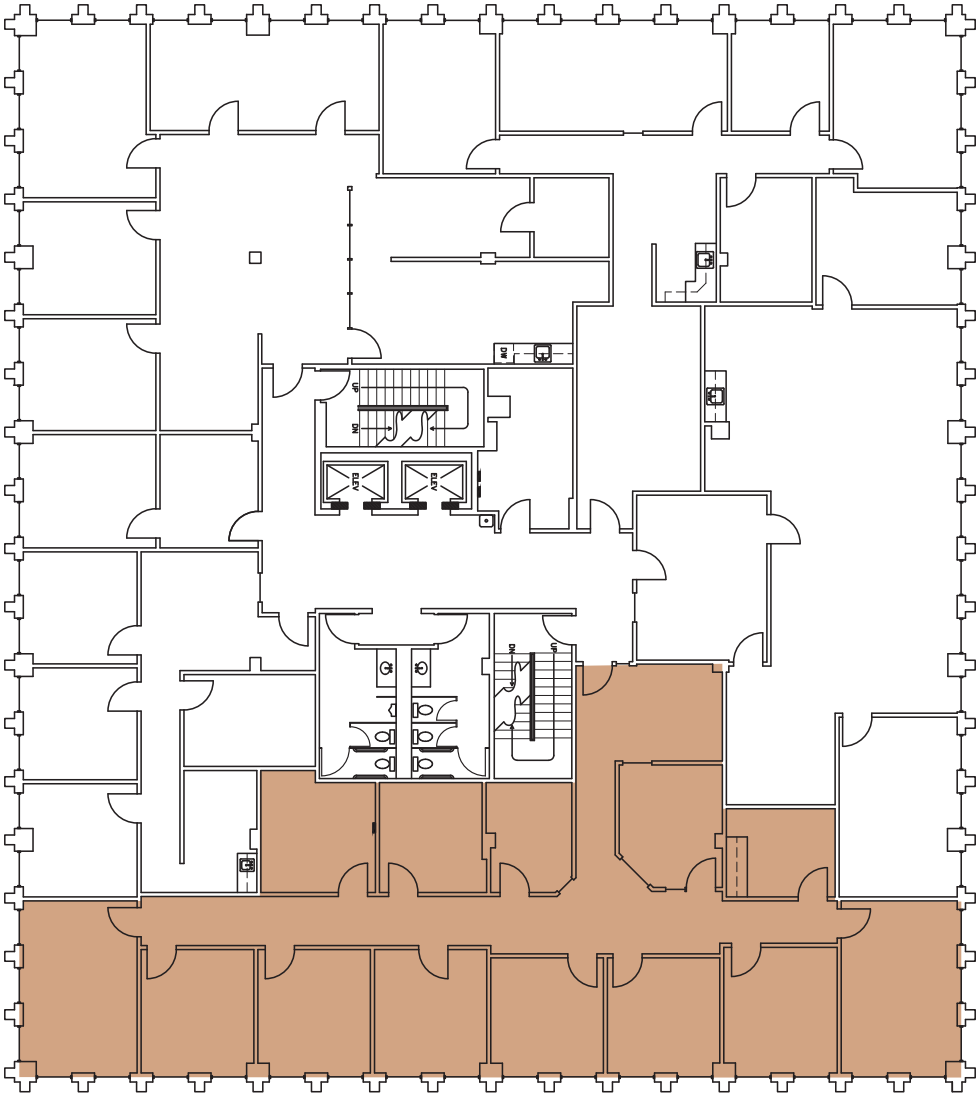
SQUARE II

FLOOR FOUR

SUITE 430
3,000 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 430

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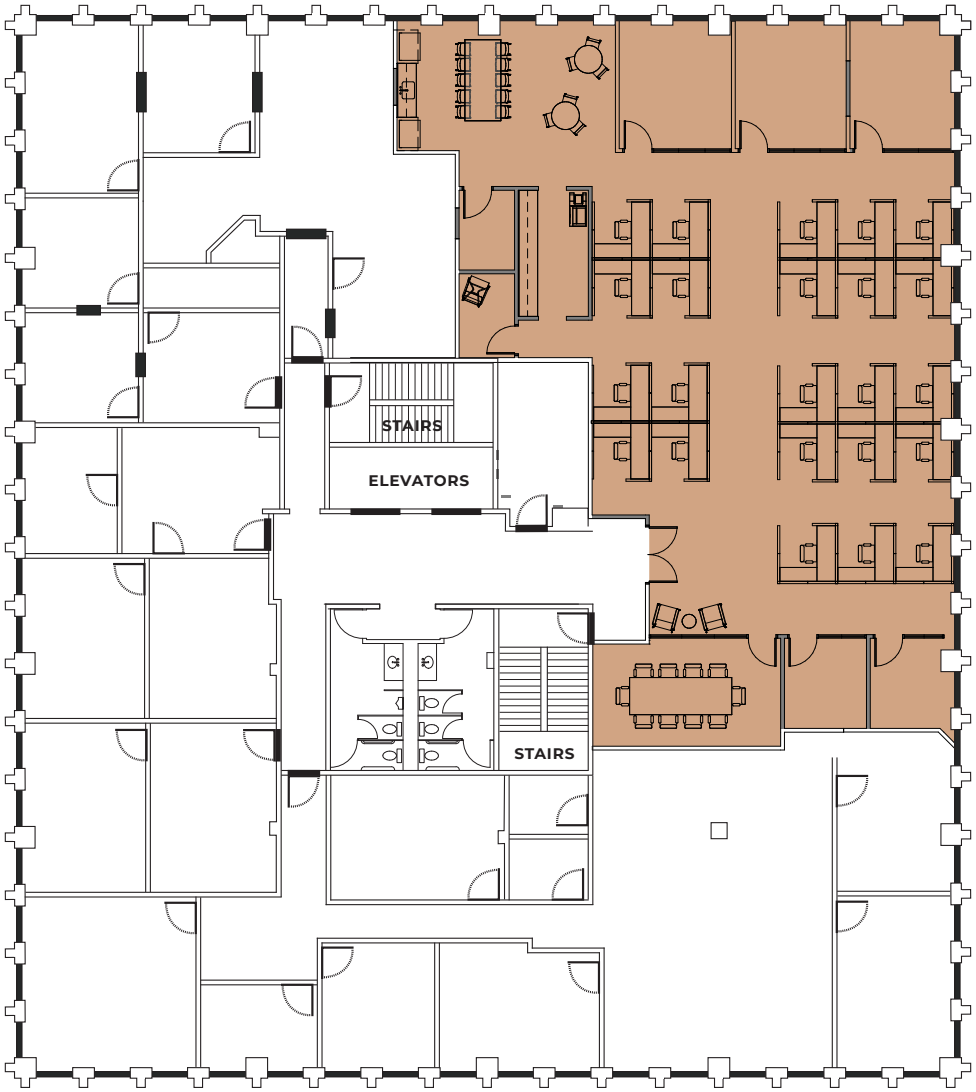
CONGRESS
SQUARE II

FLOOR FIVE

SPEC SUITE DELIVERING Q1 2026

SAMPLE FURNITURE PLAN

SUITE 510
4,031 RSF



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CONGRESS
SQUARE II

SUITE 510 SPEC SUITE RENDERINGS
OFFICE FOR LEASE

CONGRESS
SQUARE II

LOBBY RENOVATION RENDERINGS
OFFICE FOR LEASE

CONGRESS
SQUARE II

LOCATION + AMENITIES
OFFICE FOR LEASE

CONGRESS
SQUARE II

LOCATION + AMENITIES
OFFICE FOR LEASE

CONGRESS
SQUARE II

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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Couey	744757	scouey@ecrtx.com	512.505.0027
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____