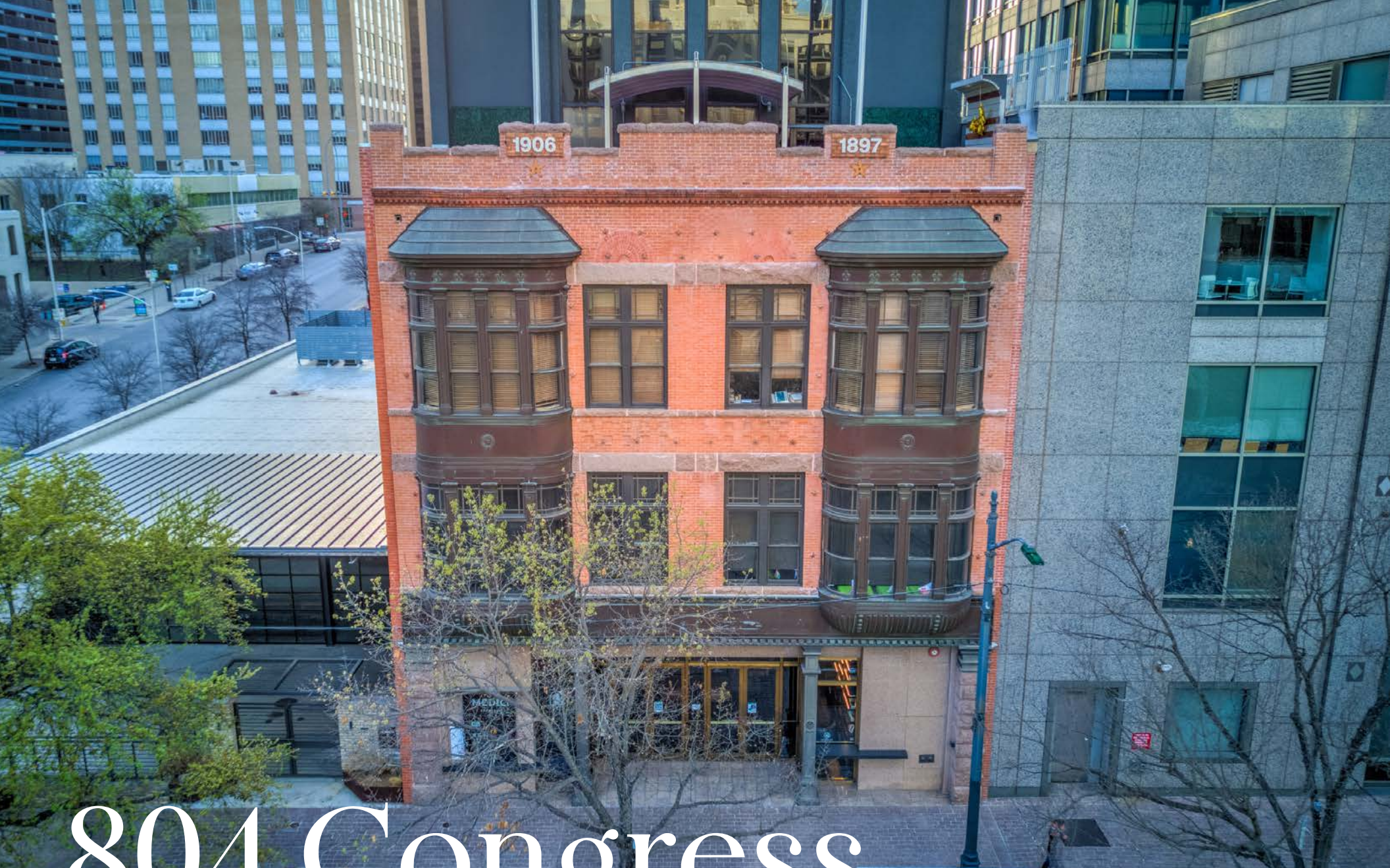




804 Congress

804 Congress Avenue, Austin, Texas 78701

OFFICE // FOR LEASE



ECRTX.COM

804 Congress

Availability

Suite 600 7,459 RSF

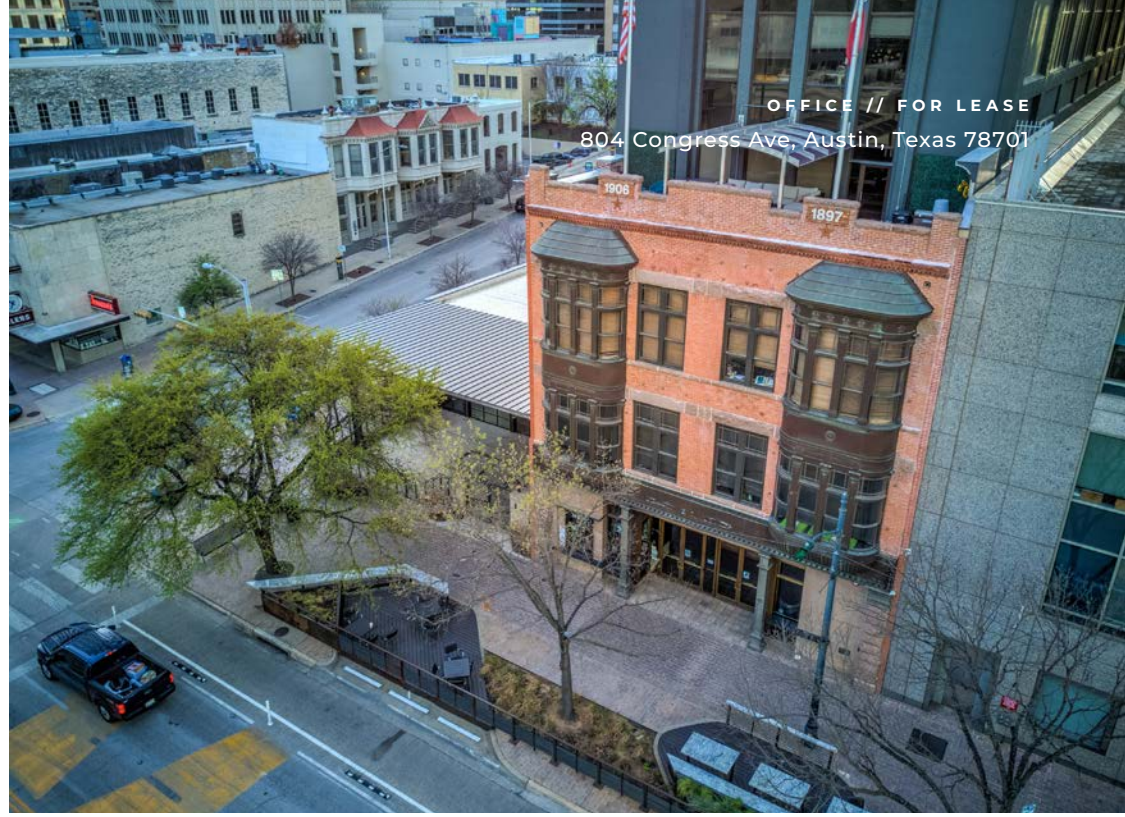
Historic Office in the Heart of Downtown

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)



ON-SITE!



804 Congress

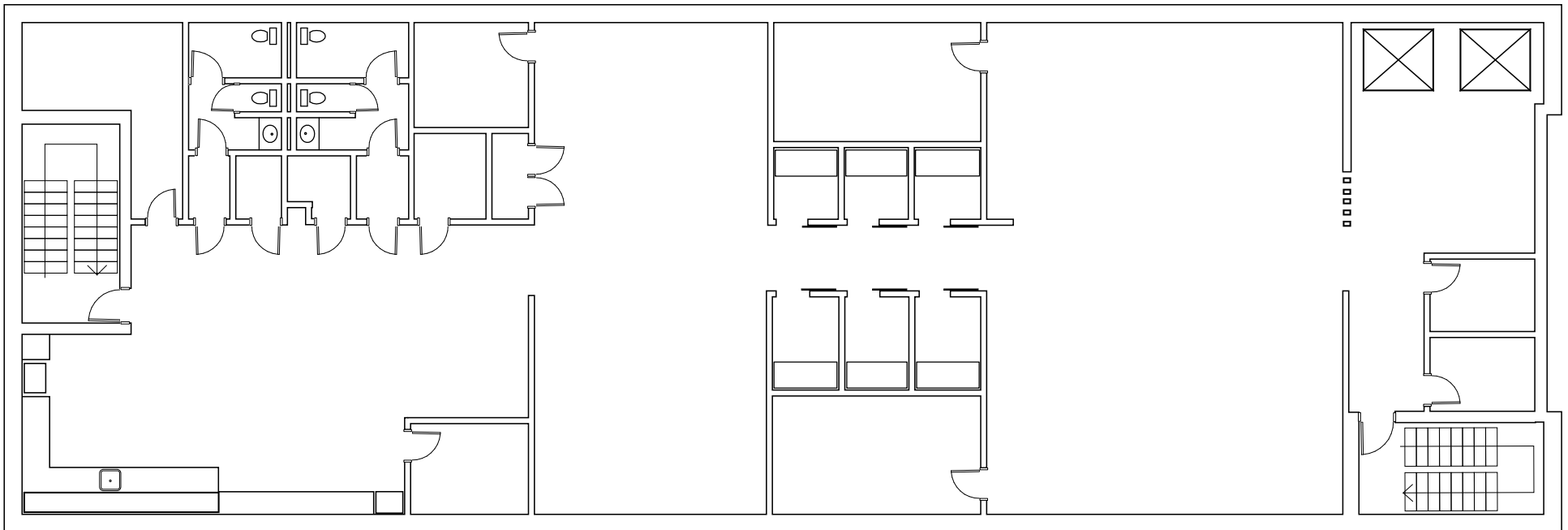
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804 Congress Avenue, Austin, Texas 78701

Suite 600
7,459 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR



info

Ross Chumley
rchumley@ecrtx.com | 512.505.0029

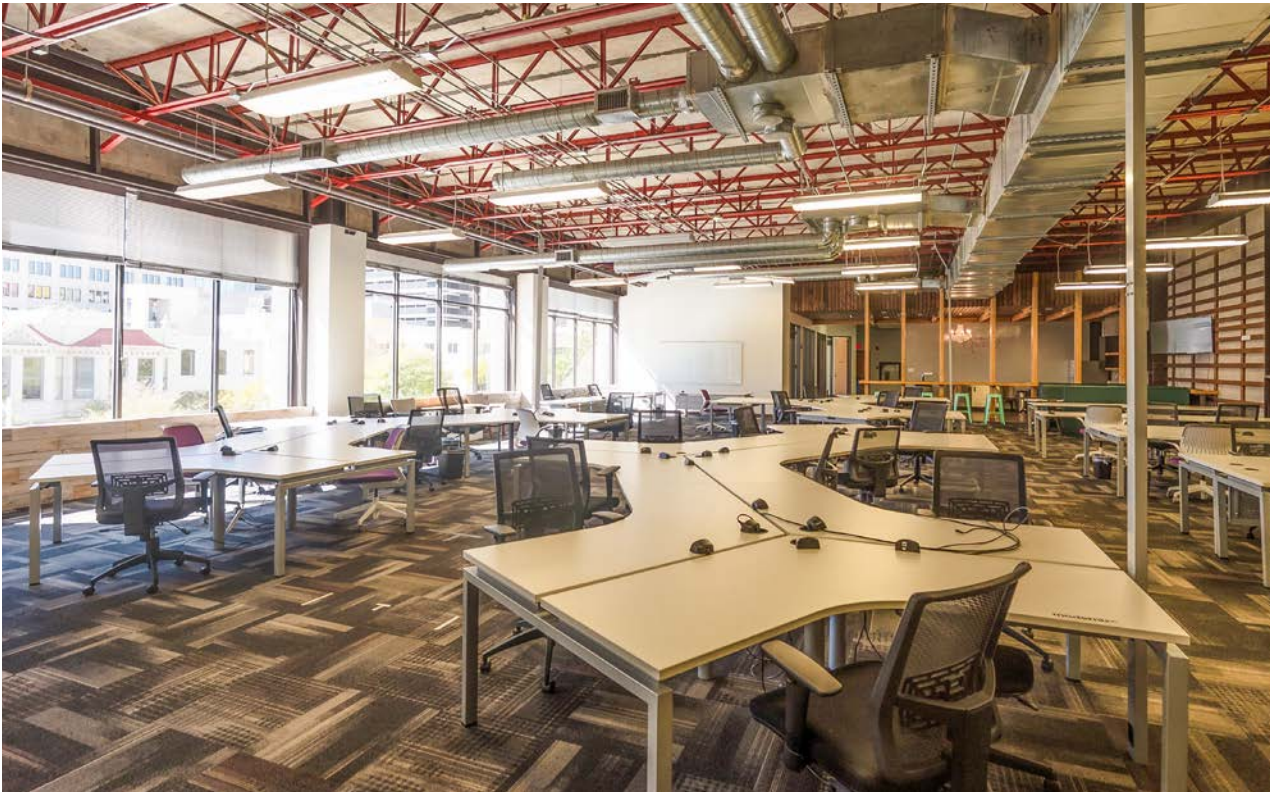
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804 Congress

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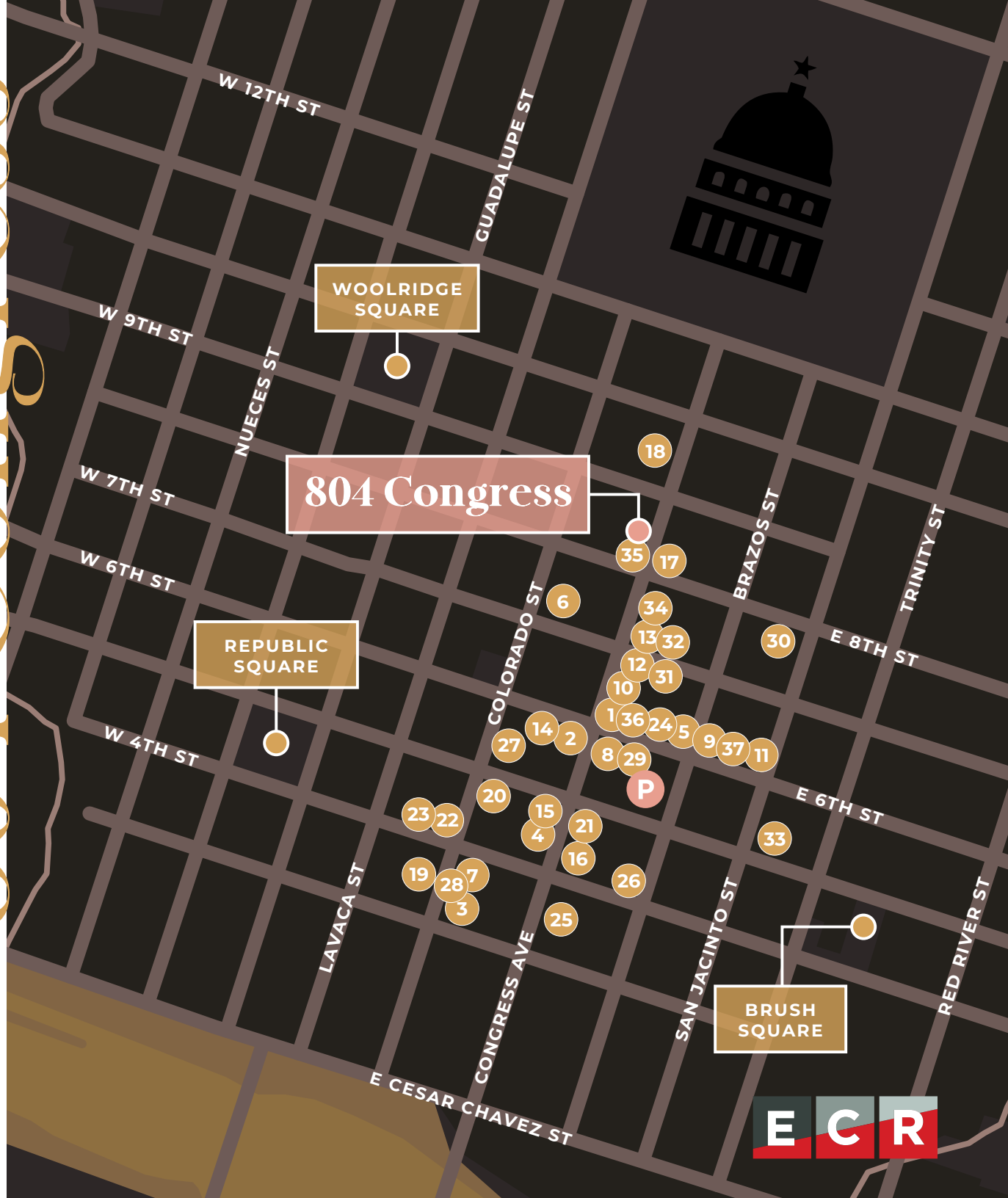
Amenities

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. Hokkai-san 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. Chilandro
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. Mexata
37. The Dead Rabbit/Grá Mór



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





804 Congress

INTERSTATE

35

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)
2. 206 E 9th St (Capitol Tower)
3. 220 E 8th St
4. 301 E 8th St (St. David's Church)
5. 811 Trinity St (8th St & Trinity St)
6. 711 Trinity St (7th St & Trinity St)
7. 816 Colorado St
8. 801 Trinity St (8th St & Trinity St)
9. 106 E 6th St (Littlefield Garage)
10. 501 Congress Ave
11. 515 Congress Ave
12. 710 Colorado St (Brown Bldg Garage)
13. 300 W 6th St
14. 901 Lavaca St (9th St Garage)
15. 816 Congress Ave
16. 600 Congress Ave (One American Center)
17. 406 E 7th St (Surface Lot @ 7th St & Trinity St)
18. 504 Lavaca St (Lavaca Plaza Garage)
19. 313 E 7th St
20. 823 Congress Ave

Peak Parking
ABM Parking
Bob Hemphill
Heidi Trevithick
PMC
LAZ Parking
Peak Parking
Metropolis
NLVP
Metropolis
LAZ Parking
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(512) 472-4261
(737) 787-7566
(615) 238-2250
(512) 494-6299
(615) 238-2250
(512) 472-4261
(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
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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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Ross Chumley	825620	rchumley@ecrtx.com	512.505.0029
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date