800 BRAZOS

ECR

800 Brazos Street // Austin, Texas 78701

OFFICE // FOR LEASE

800 BRAZOS

800 Brazos, also known as Brazos Place, features an excellent Downtown Austin location for office tenants seeking a creative environment. 800 Brazos features new high-end creative finishes and great amenities such as bicycle parking, showers/lockers, a common break room, and multiple break-out areas with a shuffleboard table. 800 Brazos is within walking distance to dozens of restaurants and attractions, making it ideal for professional and creative users. High-end creative finishes, available spec suites, and proximity to dozens of attractions make 800 Brazos a unique lease opportunity.

WATCH PROPERTY VIDEO

Parking rights are located in Capitol Tower Garage, located 1/2 block away.

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INFO

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OFFICE // FOR LEASE

AVAILABILITY

FLOOR 2			
Suite 220	9,206 RSF	$14.00 NNN	
Suite 240	3,574 RSF	$16.00 NNN	
Suite 270	1,572 RSF	$18.00 NNN	
FLOOR 3			
Suite 300	2,531 RSF	$24.00 NNN	*(Available 2/1/27)*
FLOOR 5			
Suite 500	6,879 RSF	$18.00 NNN	

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800 BRAZOS

OFFICE // FOR SALE OR LEASE

FOR SALE

FLOOR 2	SF	$PSF	TOTAL	OCCUPANCY
Suite 220	9,206 RSF	$275 PSF	$2,531,650	Vacant
Suite 240	3,574 RSF	$300 PSF	$1,072,200	Vacant
Suite 250	1,390 RSF	$250 PSF	$347,500	Leased
FLOOR 3				
Suite 320	6,507 RSF	$500 PSF	$3,253,500	Leased
FLOOR 5				
Suite 500	6,879 RSF	$400 PSF	$2,751,600	Vacant

Rare downtown ownership opportunity — Brazos Place is an established condominium tower in the heart of Austin's CBD, offering a limited supply of ownership units in a highly walkable downtown location.

Unbeatable walkability & cultural access — Steps to Congress Avenue, the Paramount Theatre, restaurants, bars and major downtown employers — perfect for owners that value the energy and amenities that downtown Austin affords.

Flexible unit layouts for ownership or investment — Floorplates and suites lend themselves to single-owner occupiers or investor buyers who can lease for immediate income.

Steps from the Texas State Capitol — Just three blocks from the Capitol grounds, 800 Brazos offers unmatched access to the heart of Texas government and the surrounding professional and legal community.

Abundant parking options — Surrounded by several of downtown's largest parking facilities all within one block for exceptional owner and client convenience.

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FEATURES

BUILDING

- Built in 1949 | Renovated in 2023
- Two High-quality Lobbies
- On-site Restaurant
- On-site Showers & Lockers
- Bike Storage
- Break Room Facility
- Break-out Areas with a Shuffleboard Table
- Parking rights are located in Capitol Tower Garage, located 1/2 block away.

LOCATION

- Downtown Austin
- 3 Blocks from the State of Texas Capitol Building
- Walking Distance to Dozens of Restaurants and Attractions
- Easy Access to Major Thoroughfares

SUITES

- 24/7 HVAC Service
- High-end Creative Finishes
- Flexible Floor Plans
- Spec Suites Available
- Exposed Ceiling Deck and HVAC Duct-work

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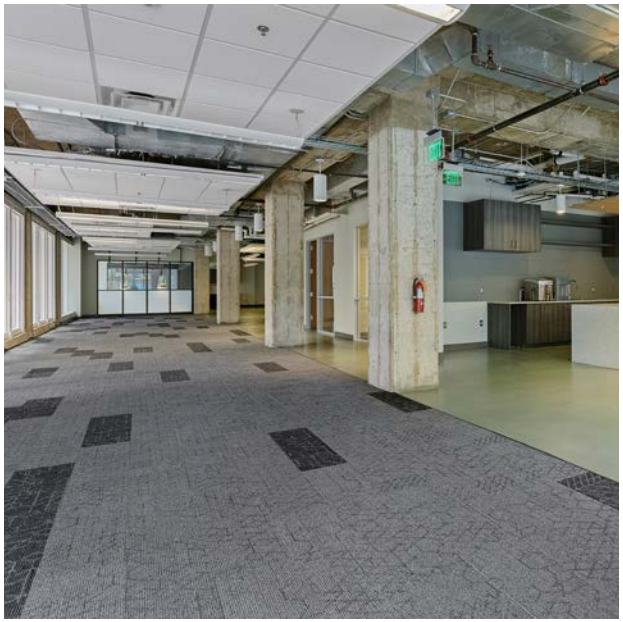

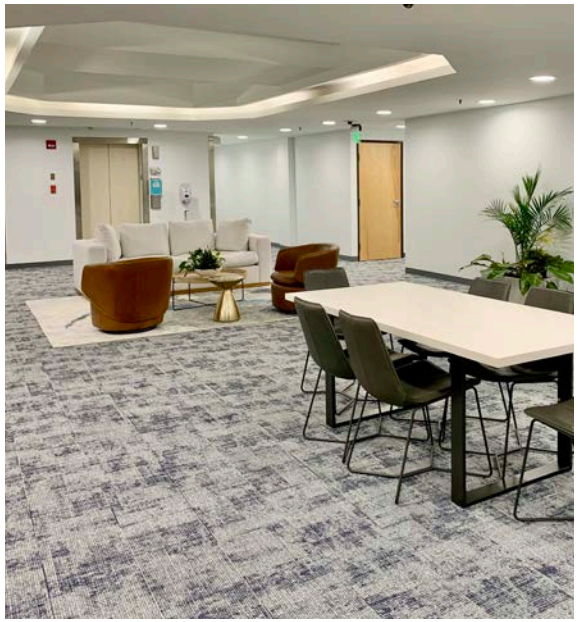

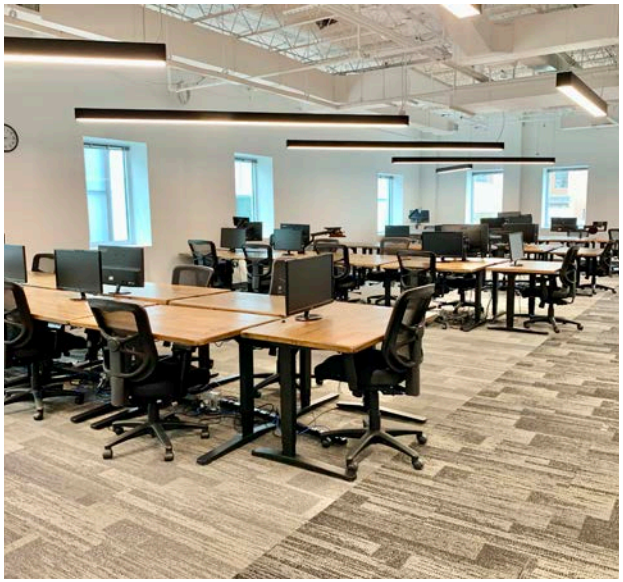

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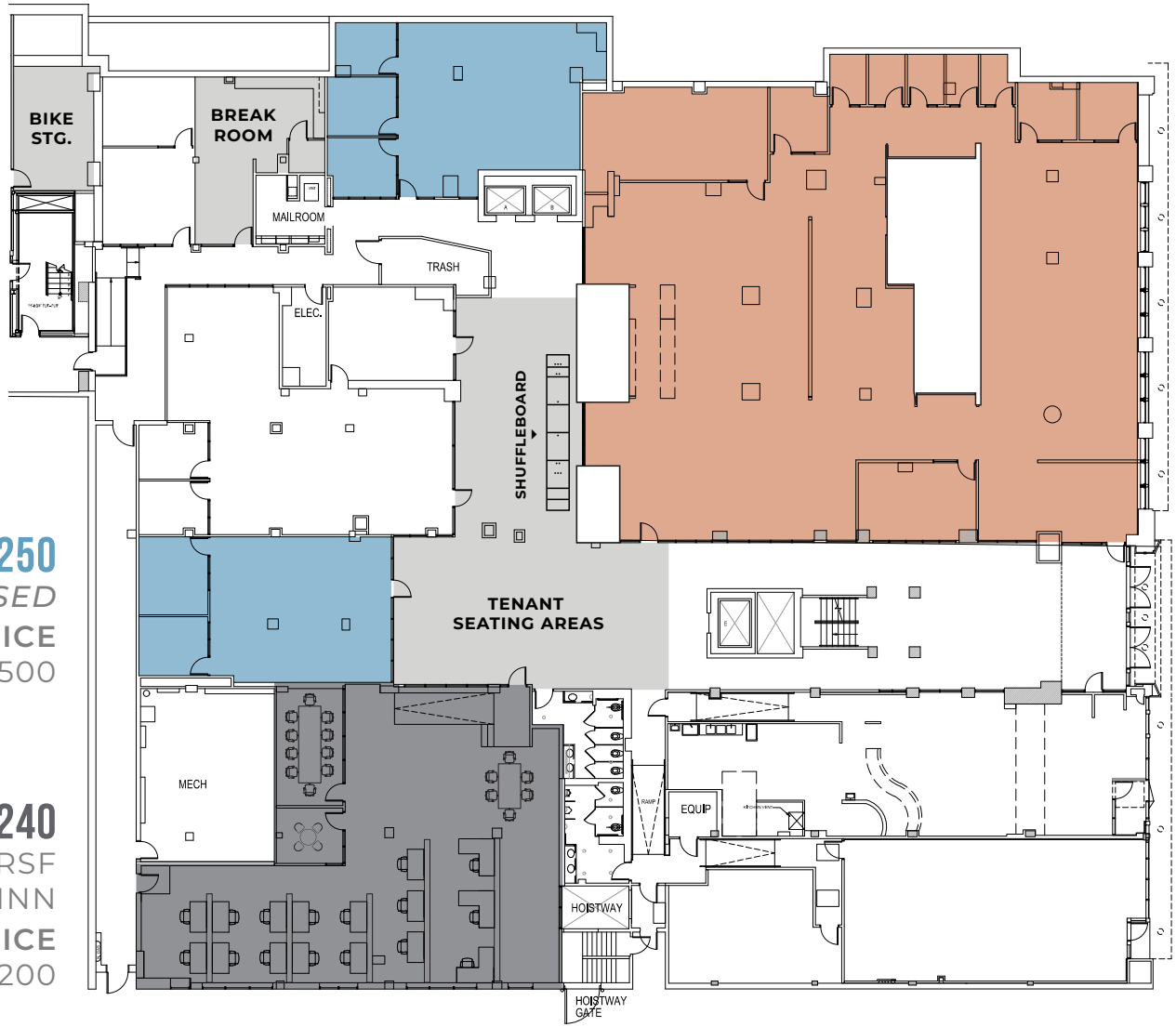
LEVEL TWO

SUITE 270
1,572 RSF
$18.00 NNN

TENANT SEATING AREAS



VIRTUAL TOUR
CLICK OR SCAN

SUITE 220
9,206 RSF
$14.00 NNN
SALE PRICE
$2,531,650

VIRTUAL TOUR
CLICK OR SCAN

SUITE 250
LEASED
SALE PRICE
$347,500

VIRTUAL TOUR
CLICK OR SCAN

SUITE 240
3,574 RSF
$16.00 NNN
SALE PRICE
$1,072,200

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LEVEL THREE

SUITE 300

2,531 RSF
$24.00 NNN

AVAILABLE
2/1/27

SUITE 320

6,507 RSF
LEASED

SALE PRICE
$3,253,500

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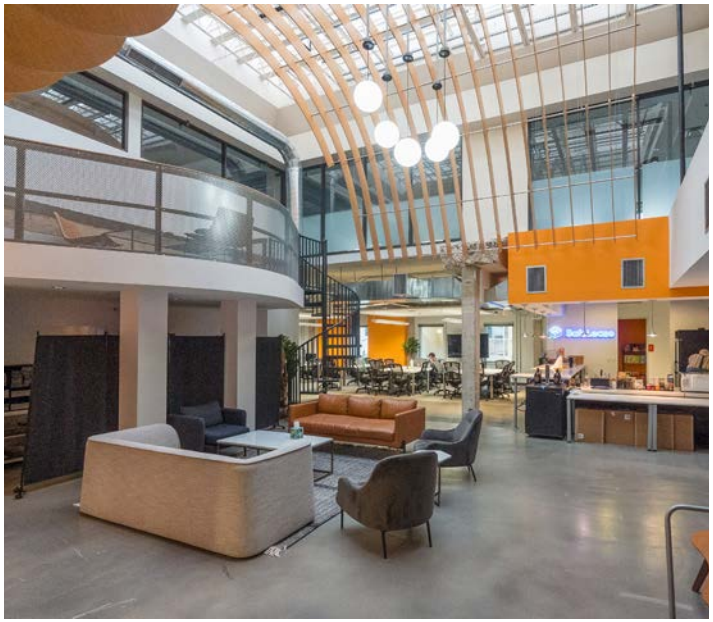
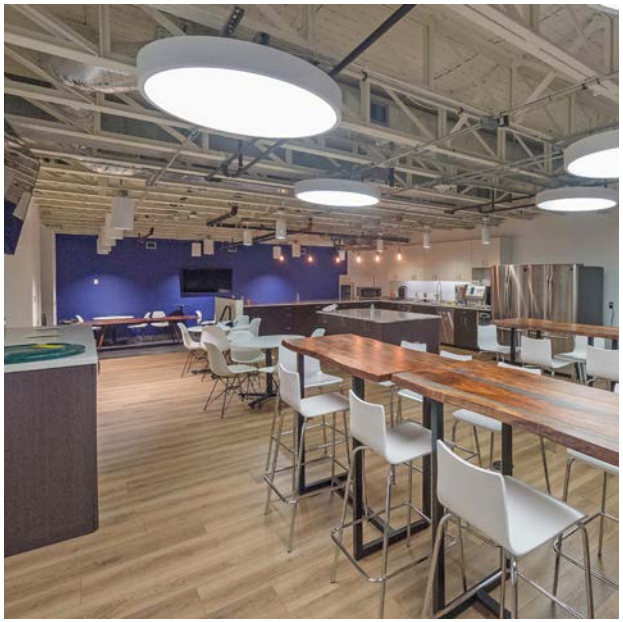
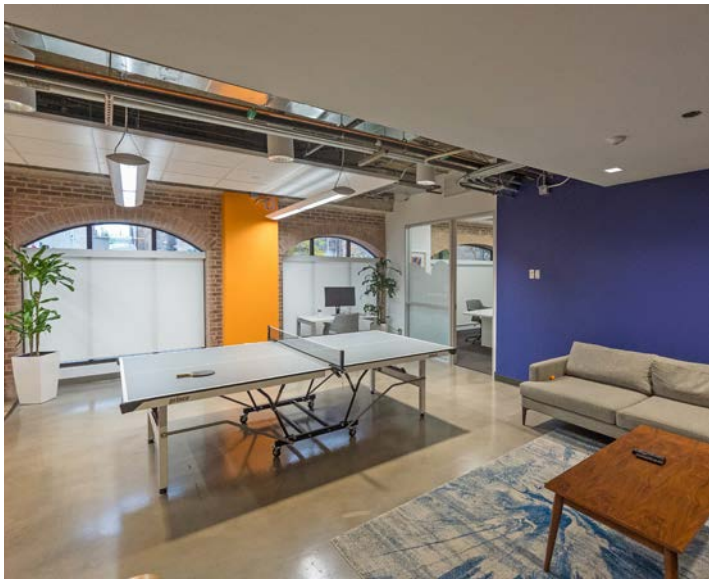
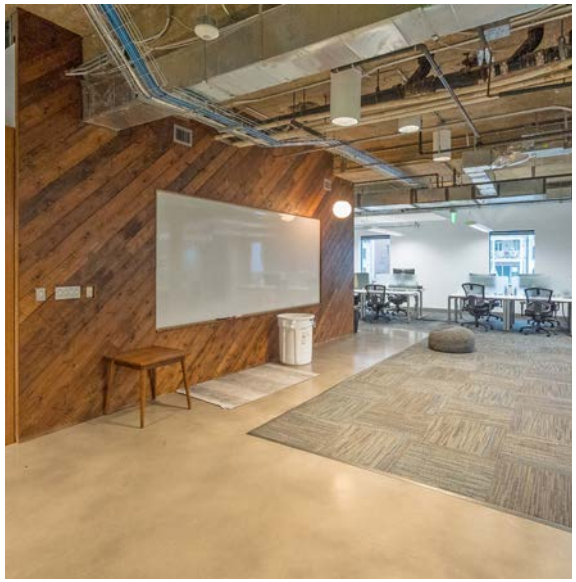
LEVEL THREE









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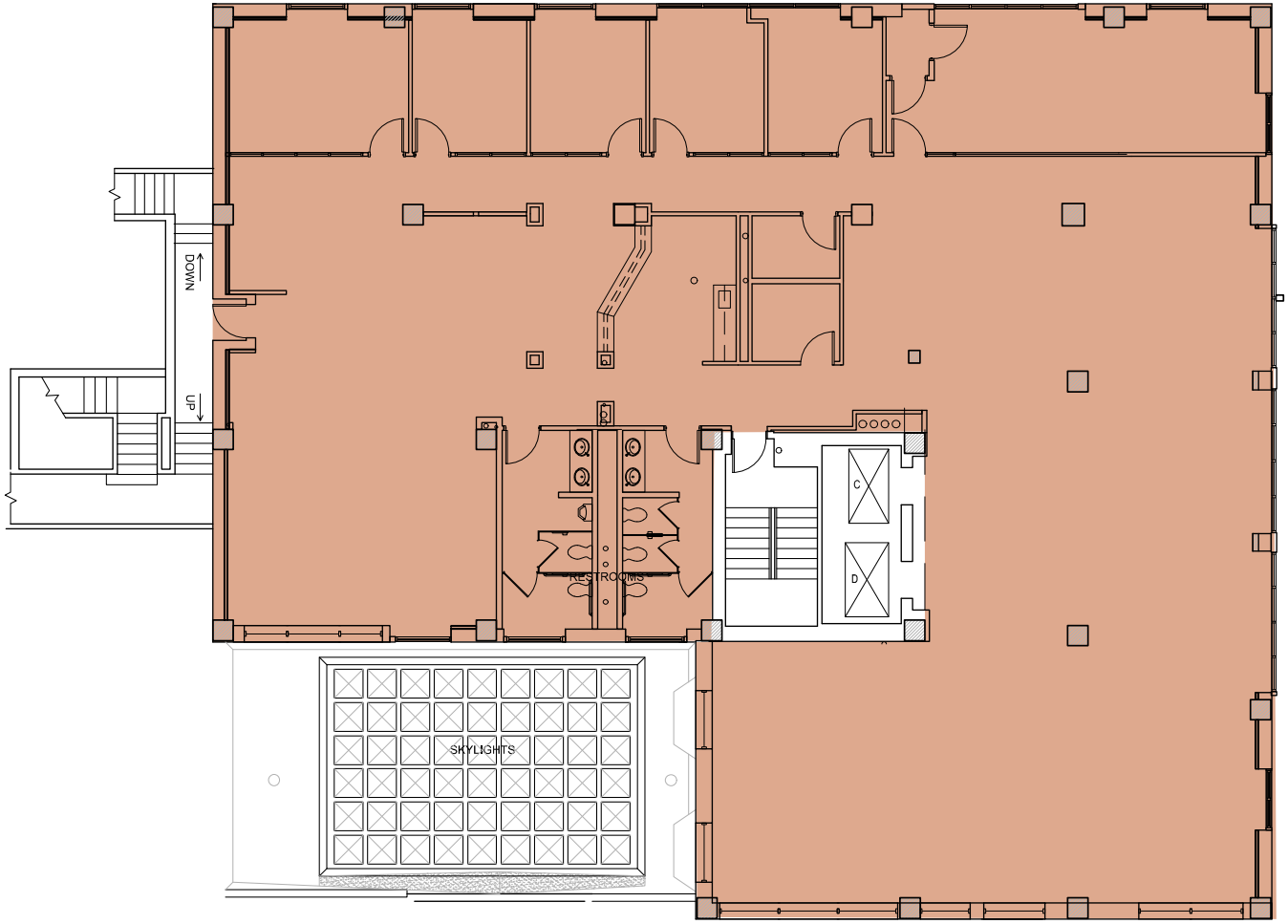
LEVEL FIVE



VIRTUAL TOUR
CLICK OR SCAN

SUITE 500

6,879 RSF
$18.00 NNN

SALE PRICE

$2,751,600

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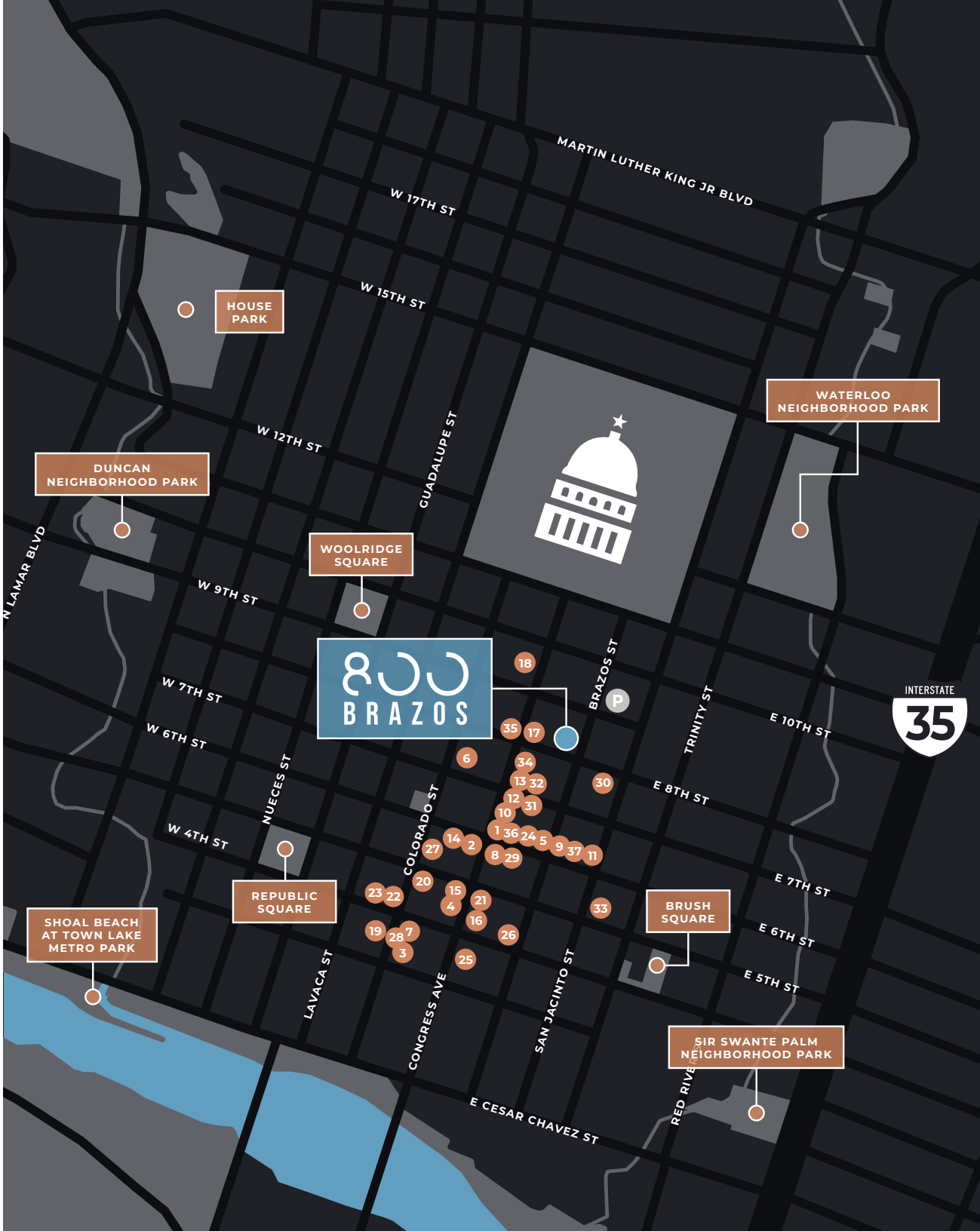
800 BRAZOS

NEARBY 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. 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. Fleet Coffee
36. Mexta
37. The Dead Rabbit/Grá Mór

ON-SITE RESTAURANT

SAPORI
ITALIAN ROOTS



	ADDRESS	CONTACT NAME	CONTACT PHONE
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.	812 San Antonio St	Premium Parking	(512) 536-1145
14.	300 W 6th St	Metropolis	(615) 238-2250
15.	901 Lavaca St (9th St Garage)	Peak Parking	(737) 787-7566
16.	816 Congress Ave	Peak Parking	(737) 787-7566
17.	600 Congress Ave (One American Center)	ABM Parking	(512) 480-0677
18.	401 Congress Ave (Frost Bank Tower)	Metropolis	(615) 238-2250
19.	406 E 7th St (Surface Lot @ 7th St & Trinity St)	LAZ Parking	(512) 472-4261
20.	504 Lavaca St (Lavaca Plaza Garage)	Metropolis	(512) 536-1145
21.	400 Congress Ave	LAZ Parking	(615) 238-2250
22.	405 Colorado Ave (JP Morgan Chase Bldg)	Secure Parking USA	(610) 325-5600
23.	313 E 7th St	LAZ Parking	(512) 472-4261
24.	510 Guadalupe St	LAZ Parking	(512) 472-4261
25.	313 Red River St.	LAZ Parking	(512) 472-4261
26.	708 E 4th St	LAZ Parking	(512) 472-4261
27.	823 Congress Ave	Peak Parking	(737) 787-7566
28.	100 Congress Ave	AMB Parking	(866) 624-1520

800 BRAZOS

PARKING OPTIONS

P

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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
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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 _____