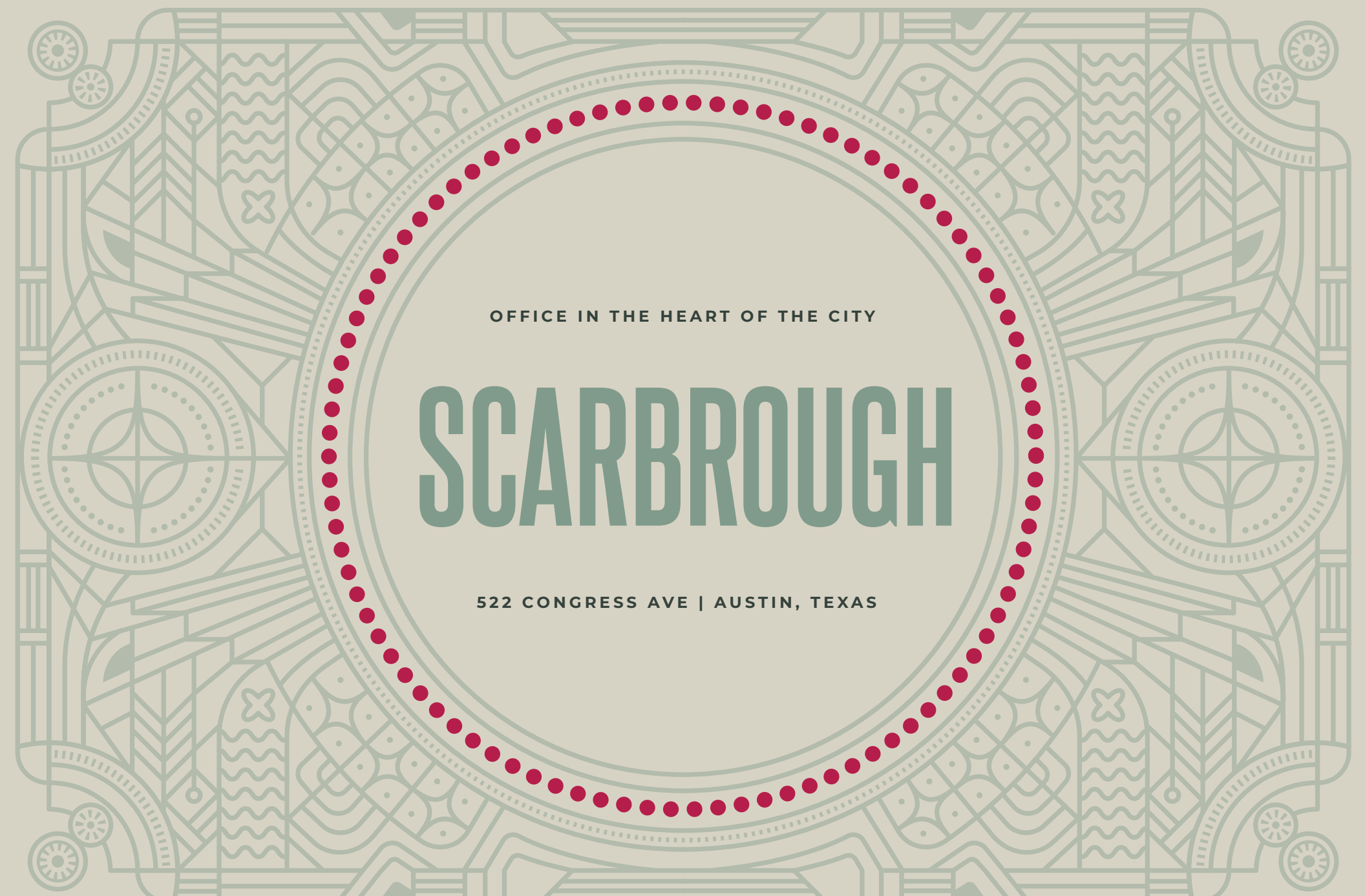




OFFICE IN THE HEART OF THE CITY

SCARBROUGH

522 CONGRESS AVE | AUSTIN, TEXAS

OFFICE | FOR LEASE

ECRTX.COM



ROSS CHUMLEY
RCHUMLEY@ECRTX.COM

SEAN COUEY
SCOUEY@ECRTX.COM



512.505.0000



AVAILABILITY

OFFICE | FOR LEASE

SCARBROUGH

SUITE 400 8,722 RSF (Fully Furnished)

Scarborough is Austin's original office tower. Completed in 1909 in the Chicago architectural style, the building stands as an icon in the epicenter of Downtown Austin: Congress Avenue and 6th Street. The building has undergone recent renovations to provide creative and modern office spaces, while still preserving a certain level of detail and charm only this property contains.

THE DETAILS

BUILDING SIZE

130,000 SF Building | 8 Floors

YEAR OF COMPLETION

1909

PARKING RATIO

3 per 1,000 SF

+ Parking Rights in Littlefield Garage

RENOVATIONS

Completely Renovated Lobby in 2020

ON-SITE AMENITIES

- ▶ Velvet Taco
- ▶ Coffee & Ze Crêpes
- ▶ Punchbowl Social
- ▶ Pocket Parks for Building Tenants
- ▶ Building Security
- ▶ Ruth's Chris Steak House



ON-SITE
AMENITIES





ON-SITE
AMENITIES

CICIO BOMBA

SCARBROUGH



With its charming turn-of-the-century architecture, the office space in the Scarbrough Building combines history with modern design. As the first skyscraper in Austin, the building retains many original features but has been modernized to offer an unparalleled location for tenants.

522 CONGRESS AVENUE // AUSTIN, TEXAS 78701



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SCARBROUGH

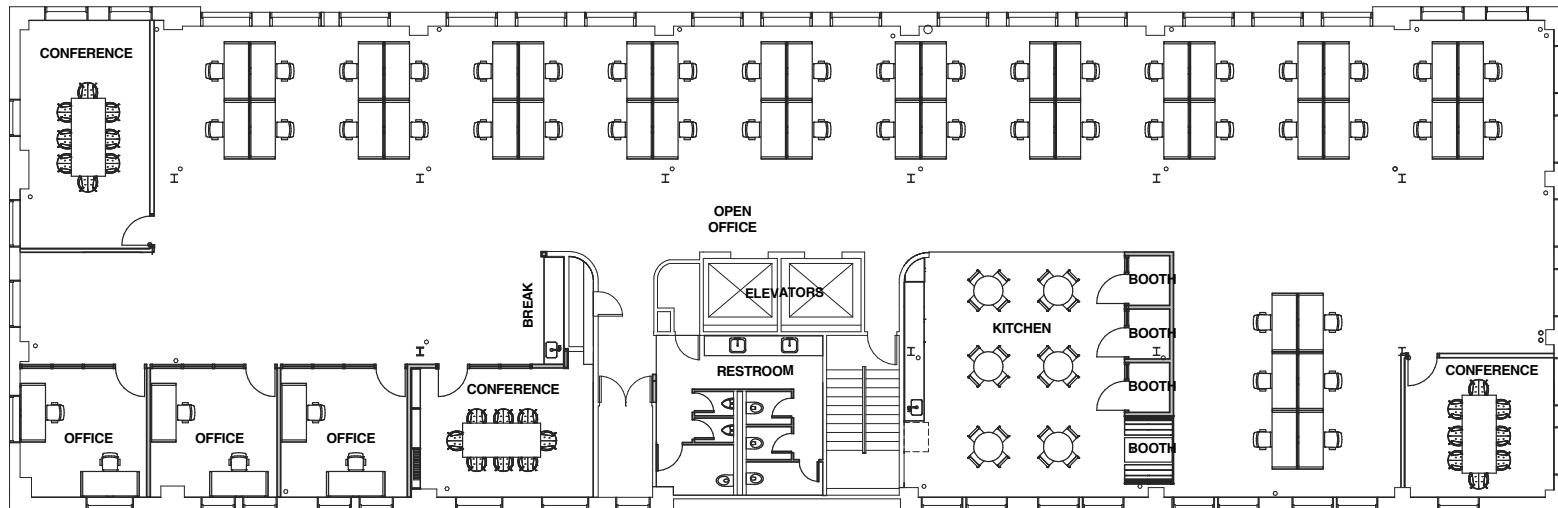
Move-in ready spec suite with high-end finishes
Furniture Plan Provided

SUITE 400 COUNTS

WORK STATIONS:	46
OFFICES:	3
CONFERENCE:	3
PHONE ROOMS:	3
KITCHEN:	1
BREAK:	1

SUITE 400

8,722 RSF



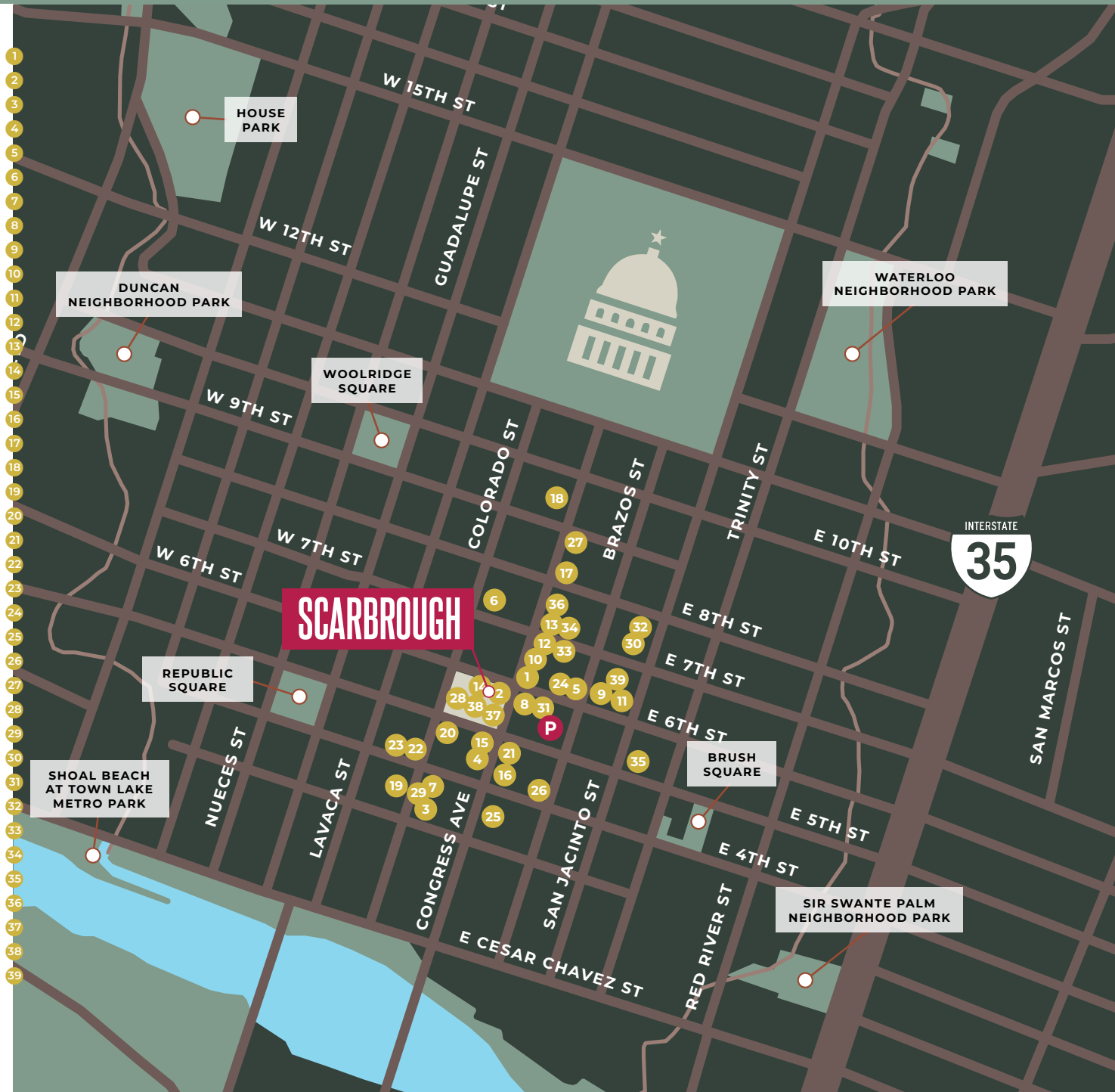
CONTACT

Sean Couey
 scouey@ecrtx.com
 512.505.0027

Ross Chumley
 rchumley@ecrtx.com
 512.505.0029

AMENITIES

- Capital One Cafe
- ON-SITE** Velvet Taco
- Red Ash
- Speakeasy
- The Driskill
- Perry's Steakhouse & Grill
- RA Sushi Bar
- Cava
- Eureka
- Hokkai-san Deli
- Voodoo Doughnut
- Caroline Restaurant
- Roaring Fork
- ON-SITE** Ruth's Chris Steak House
- Shiner's Saloon
- Houndstooth Coffee
- Chipotle
- Quattro Gatti
- Comedor
- Lonesome Dove
- Modern Market
- Truluck's
- Peche
- 1886 Cafe & Bakery
- Swift's Attic
- One Taco
- Garbos
- Garage Cocktail Bar
- Chilantro
- Ancho's Restaurant
- Gold's Gym
- Omni Hotel
- Element Hotel
- Stephen F. Austin Hotel
- The Westin
- Paramount Theater
- ON-SITE** Punchbowl Social
- ON-SITE** Ze Crepes
- The Dead Rabbit/ Grá Mór





OFFICE / FOR LEASE

522 CONGRESS AVE
AUSTIN, TEXAS 78701



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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.

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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
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