

SCARBROUGH BUILDING SUBLEASE

522 Congress Avenue | Austin, TX 78701

OCCUPANCY
AVAILABLE
IMMEDIATELY

Reduced Rate

27,104 SF FULL FLOOR SUBLEASE

CREATIVE OFFICE

UNIQUE CREATIVE OFFICE
OPPORTUNITY IN ICONIC BUILDING

TERM

12-24 MONTHS OR THROUGH
9/30/26 EXPIRATION

AVAILABILITY

OCCUPANCY AVAILABLE IMMEDIATELY
FURNITURE INCLUDED



CENTRALLY LOCATED IN THE CBD AT 6TH & CONGRESS

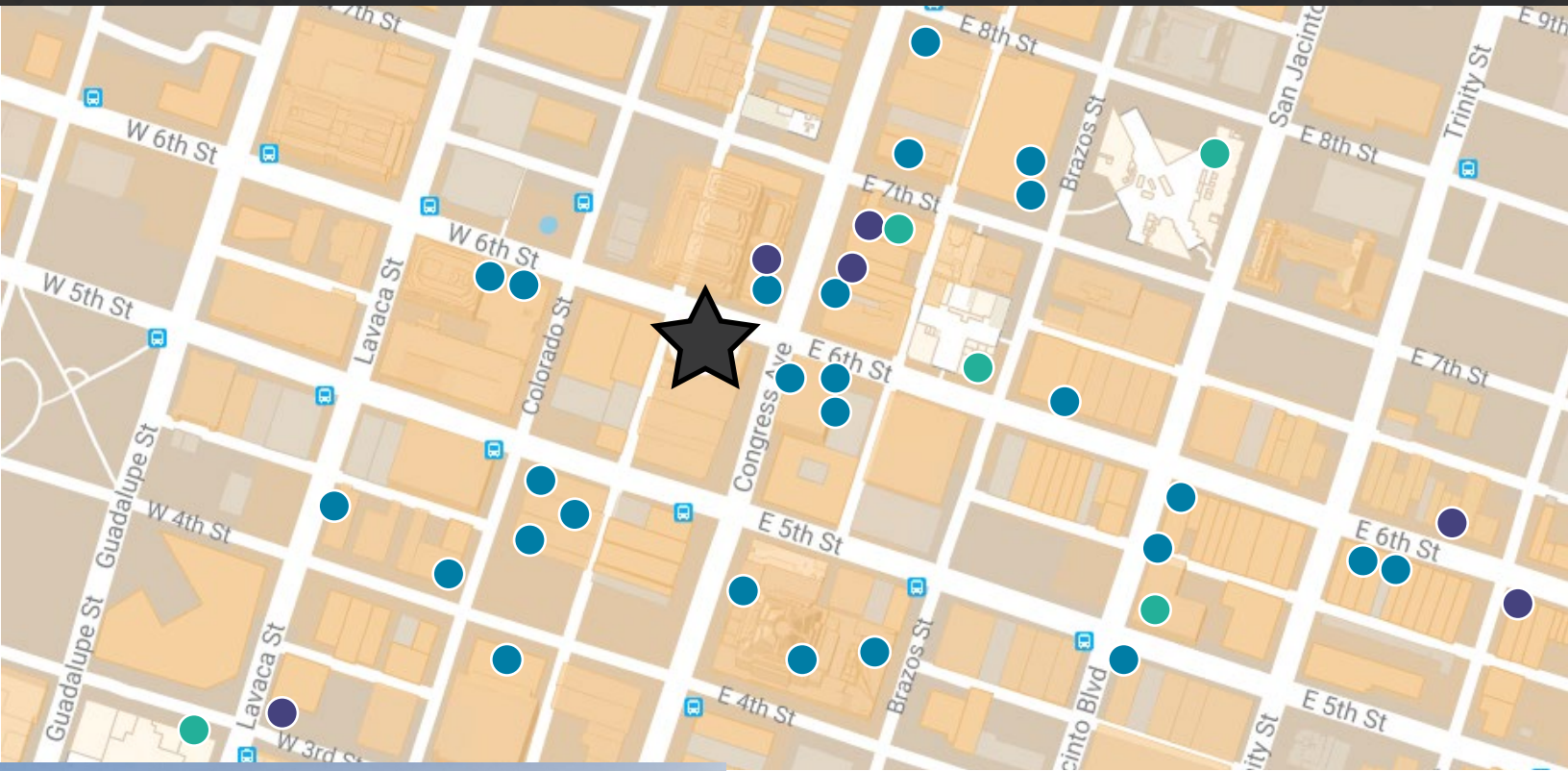


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WALKABLE AMENITIES

BARS + RESTAURANTS

P. TERRY'S
CORNER BAR
SLAKE CAFE
PERRY'S STEAKHOUSE
ITALIC
LEAF
LONESOME DOVE
SEARSUCKER
LAVACA STREET BAR
FRANK

TRULUCK'S
VOODOO DOUGHNUT
THE BACKSPACE
MAGGIE MAE'S
PARKSIDE
CU29
CHIPOTLE
ROYAL BLUE
JIMMY JOHNS
SUBWAY

EDDIE V'S
TACO SHACK
HOUNDSTOOTH COFFEE
STARBUCKS
RA SUSHI
THE ONION
STELLA SAN JANC
ANNIE'S
ROARING FORK
CAROLINE'S

HOTELS

THE W
JW MARRIOTT
HAMPTON INN
THE WESTIN
THE DRISKILL
ALOFT
HILTON

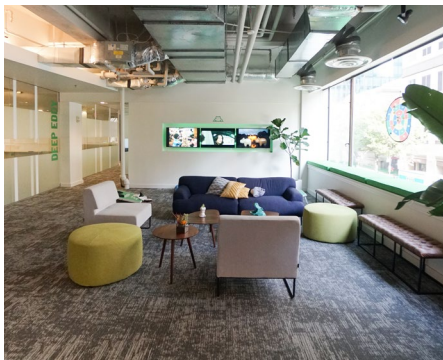


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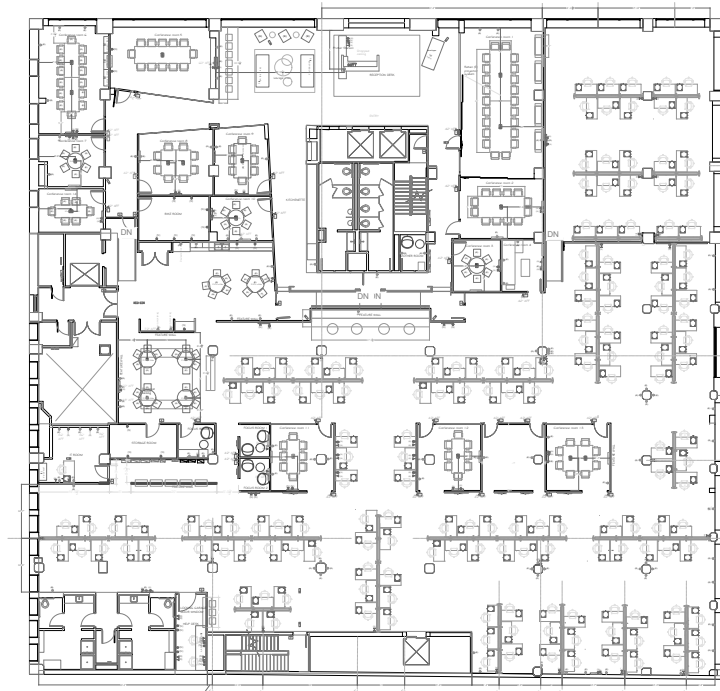
SCARBROUGH BUILDING SUBLEASE

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SUITE 200

LEVEL TWO

6th Street



Congress Ave

[Click to View 360](#)

AVAILABLE FOR OCCUPANCY IMMEDIATELY

27,104 SF FULL FLOOR

UNIQUE CREATIVE OFFICE SPACE IN ICONIC DOWNTOWN BUILDING

18+ MONTHS OR THROUGH THE SEPTEMBER 2026 EXPIRATION

EXPOSED CEILINGS & BRICKS

ABUNDANT NATURAL LIGHT WITH GREAT CBD VIEWS

\$\$30.00 GROSS

2.0/1,000 PARKING IN LITTLEFIELD GARAGE



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