



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 310	2,669 RSF	
Suite 340	855 RSF	Available 4/1/26
Suite 430	3,000 RSF	
Suite 450	2,177 RSF	Available 4/1/26
Suite 510	4,031 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
512.505.0027
scouey@ecrtx.com

CORY CAMP
512.505.2761
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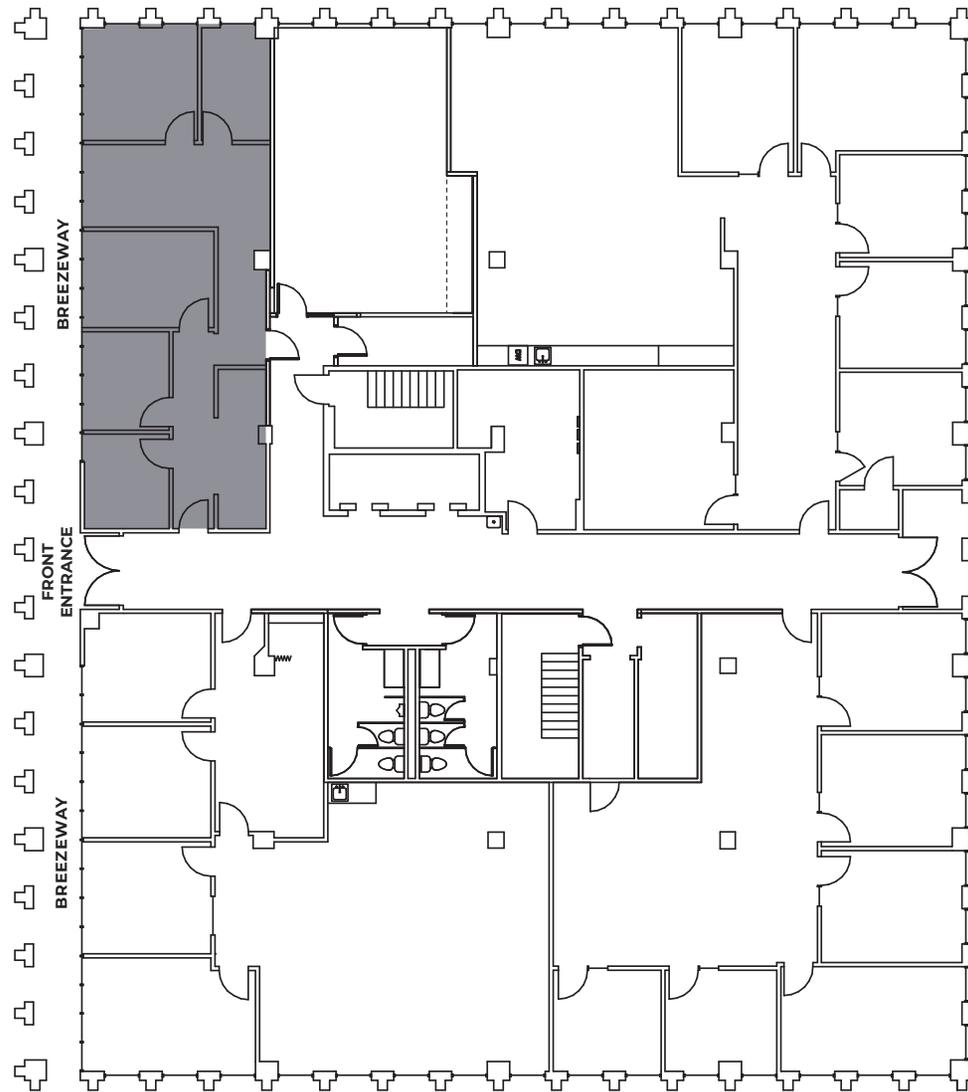


CONGRESS

SQUARE II

FLOOR ONE

SUITE 120
1,145 RSF



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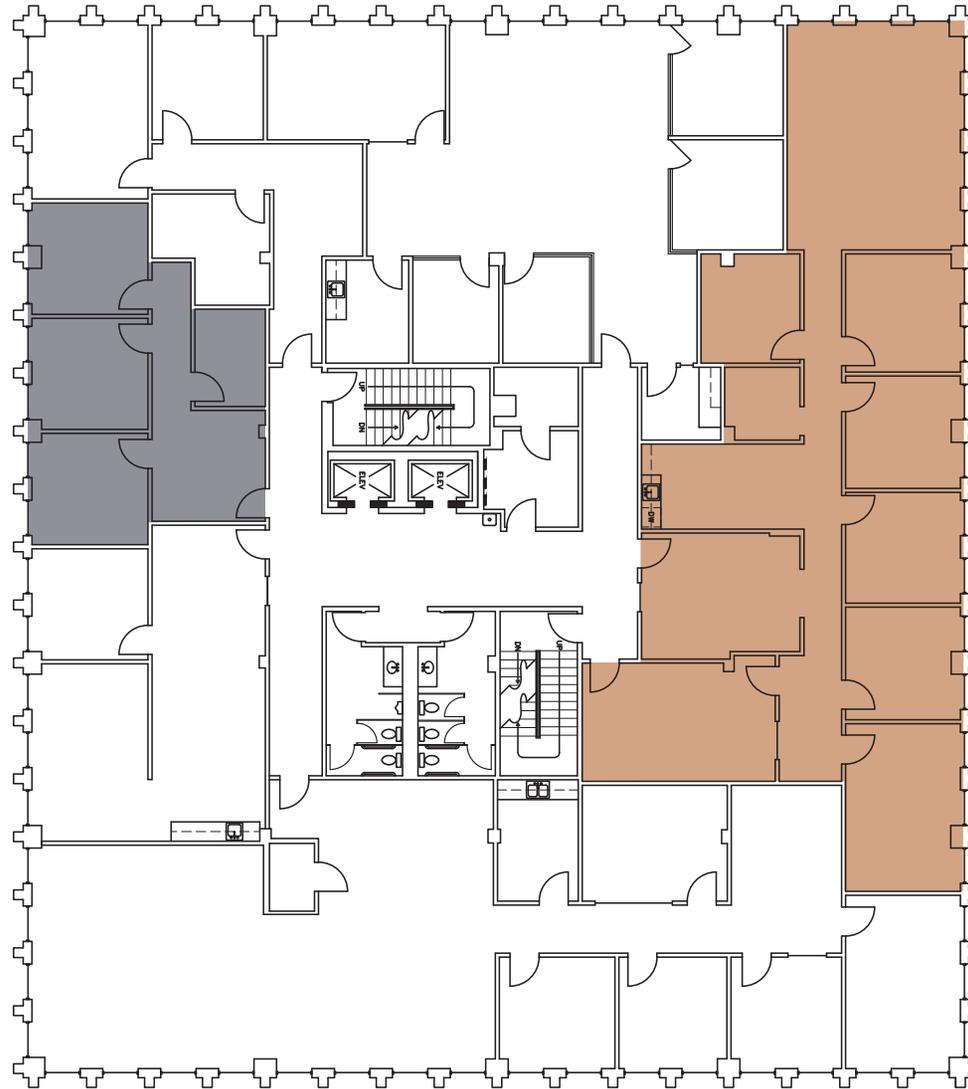


CONGRESS

SQUARE II

FLOOR THREE

SUITE 340
855 RSF
AVAILABLE 4/1/26



SUITE 310
2,669 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 310



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SQUARE II

FLOOR FOUR

SUITE 450

2,177 RSF

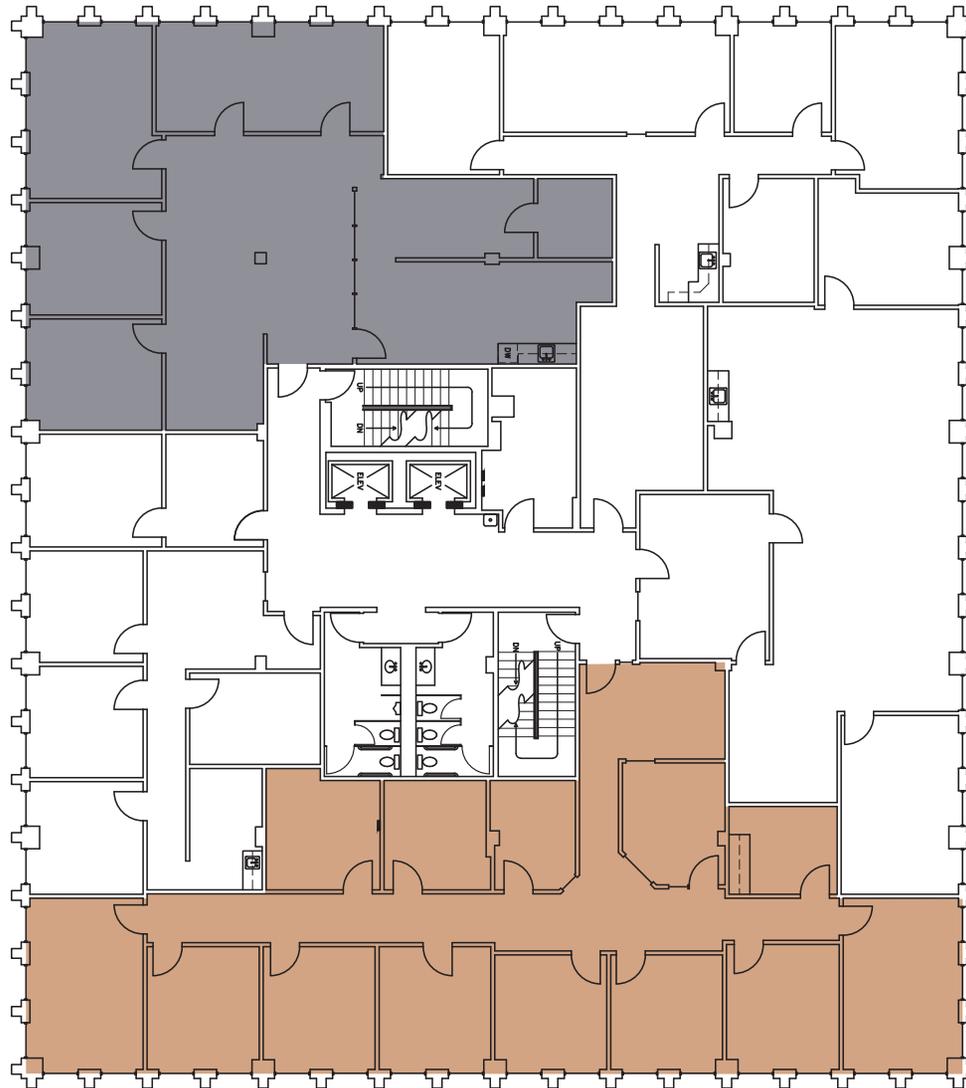
AVAILABLE 4/1/26

SUITE 430

3,000 RSF



CLICK OR SCAN TO
VIRTUALLY TOUR
SUITE 430



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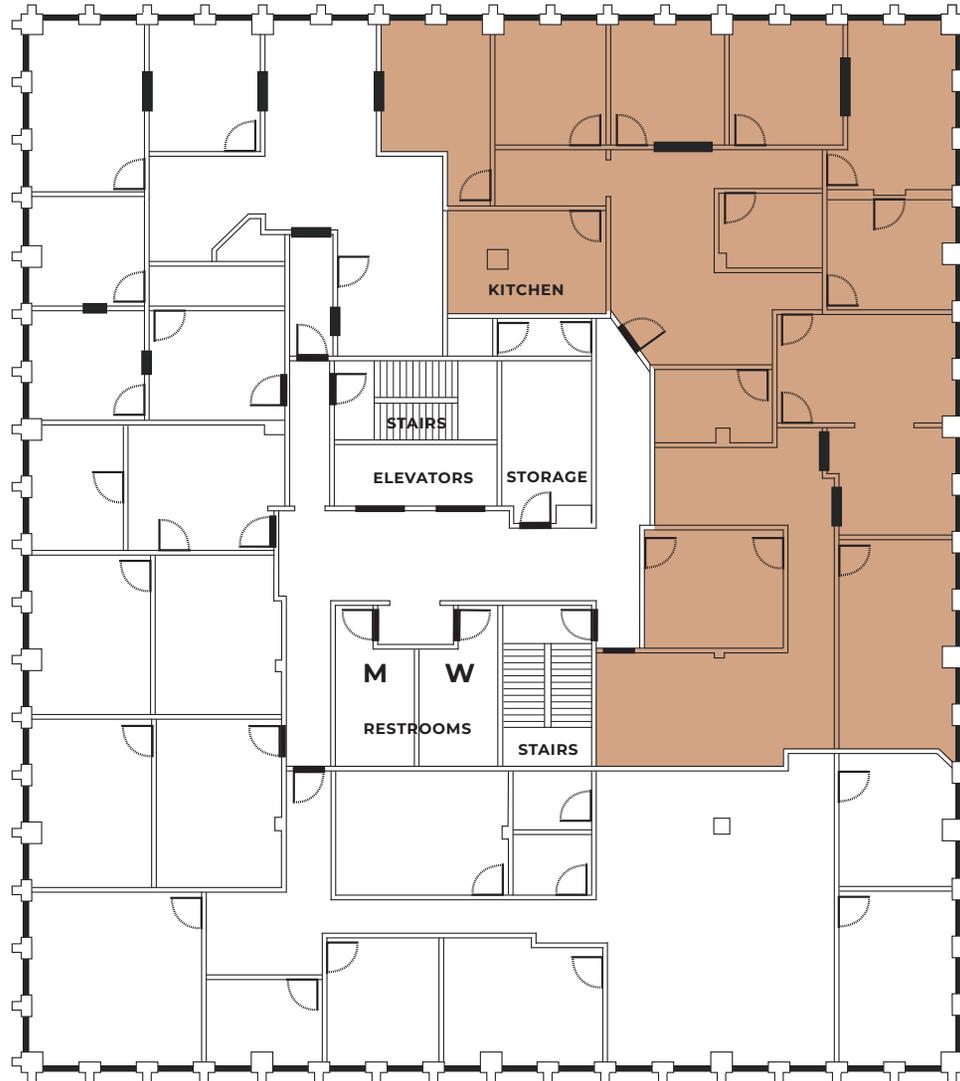


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FLOOR FIVE

SUITE 510
4,031 RSF



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CONGRESS

SQUARE II

LOCATION + AMENITIES

OFFICE FOR LEASE



CONGRESS
SQUARE II

aba SOHO HOUSE

TWO HANDS

sweetgreen

EQUINOX



SOCO DISTRICT 3 MIN WALK

Perla's jenie's Prim and Proper HOME SLICE PIZZA
sweetgreen June's TORCHYS
ENOTECA VESPATO JO'S hopdoddy aba
Magnolia CAFE cafe no se QUERO'S TACO BAR TWO HANDS



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SQUARE II

LOCATION + AMENITIES
OFFICE FOR LEASE



DOWNTOWN AUSTIN
3 MIN DRIVE

BARTON SPRINGS MUNICIPAL POOL

BARTON CREEK GREENBELT

BARTON SPRINGS RD
Juliet, Lou's, Holla!, JuiceLand, Chuga, The Green Mesquite

LAMAR UNION PLAZA
ALAMO DRAPTHOUSE CINEMA, SHAKE SHACK, TLC, SOTO, Merit COFFEE CO., MAUDIE'S TEX-MEX, RAMEN TATSU-YA, odd duck

RIVERSIDE + CONGRESS
TACO JOHN, THOM'S MARKET, Freebirds, eAlma, Tony Black's Barbecue

CONGRESS
SQUARE II

SOCO DISTRICT 3 MIN WALK
Perla's, jenie's, Prim and Proper, HOME SLICE PIZZA, sweetgreen, June's, TORCHYS, ENOTECA VESPATO, JO'S, hopdoddy, aba, Magnolia CAFE, cafe no se, queros TACO BAR, TWO HANDS

BARTON HILLS

ZILKER PARK

LADYBIRD LAKE HIKE & BIKE TRAIL

E CESAR CHAVEZ ST

LADYBIRD LAKE

BUTLER PITCH & PUTT, STARBUCKS COFFEE

AUDITORIUM SHORES

PALMER EVENTS CENTER, LONG CENTER

eAlma

Tony BLACK'S BARBECUE

RIVERSIDE DR

S LAMAR BLVD

BOULDIN CREEK

S CONGRESS AVE

TRAVIS HEIGHTS

CONGRESS

SQUARE II



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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