



FOR SALE OR LEASE

Brown Building

710 Colorado Street, Austin, Texas 78701



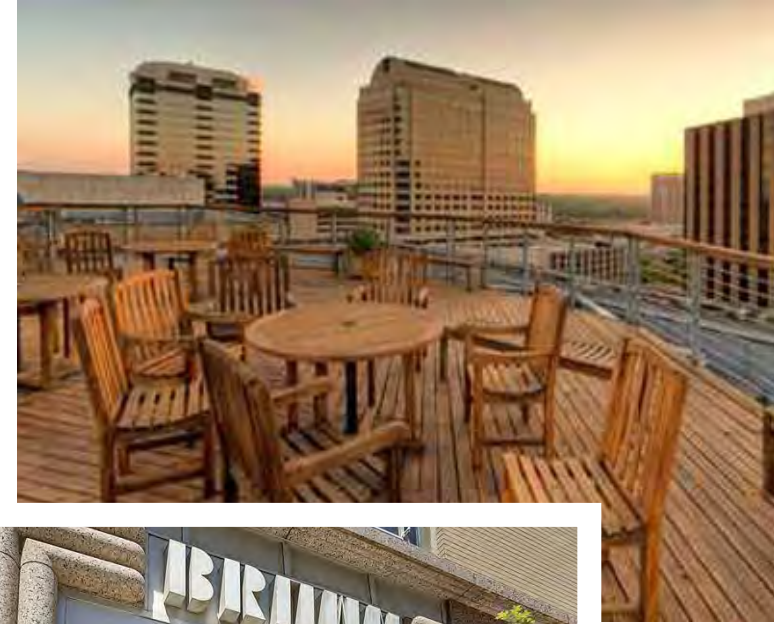
Executive Summary

Colliers is pleased to offer for sale or lease the first floor commercial condominiums in the historic Brown Building at the corner of 8th & Colorado in downtown Austin, TX. The flexible zoning allows for office or retail uses including restaurant or cocktail bar.

Built in 1940, the historic Brown Building is well known in downtown Austin for its history and prime location close to Congress Ave and the Capitol Building.

The high ceilings, full height glass windows and concrete construction allow for a variety of creative uses. Floors 2 - 10 are residential condos that are fully occupied.

Property Overview	
Address	710 Colorado St.
Sale Price	Contact Broker
Rental Rate	\$35 NNN
2026 Operating Expenses	\$15.21/SF + E & J
Building Area	5,523 - 11,871 SF
Year Built	1940 Extensive renovation in 2017
Fire Sprinkler System	Yes
Parking	8 reserved spaces in Brown Building garage. Additional spaces available for lease in Brown Building garage as well as surrounding garages. (See page 7)
Zoning	CBD





Property Highlights



Renovated historic building



Modern interior space offers adaptability for a wide variety of tenants



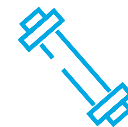
Prime location in downtown Austin



Amenity rich area with a plethora of restaurants, retail and entertainment options



Garage parking in the Brown Building Garage and adjacent garages to meet all parking needs



On-site amenities such as building gym, wine storage and rooftop deck



WATERLINE

THE FAIRMONT

THE AUSTONIAN

SIXTH & GUADALUPE

ONE ELEVEN CONGRESS

FROST BANK TOWER

HANOVER REPUBLIC

INDEED TOWER

ALOFT

CITIZENM HOTEL

UNIVERSITY OF TEXAS SYSTEM

8616 CONGRESS

BROWN BUILDING

BROWN BUILDING PARKING

CONGRESS AVE

GUADALUPE ST

Floor Plans & Availability

Floor 1

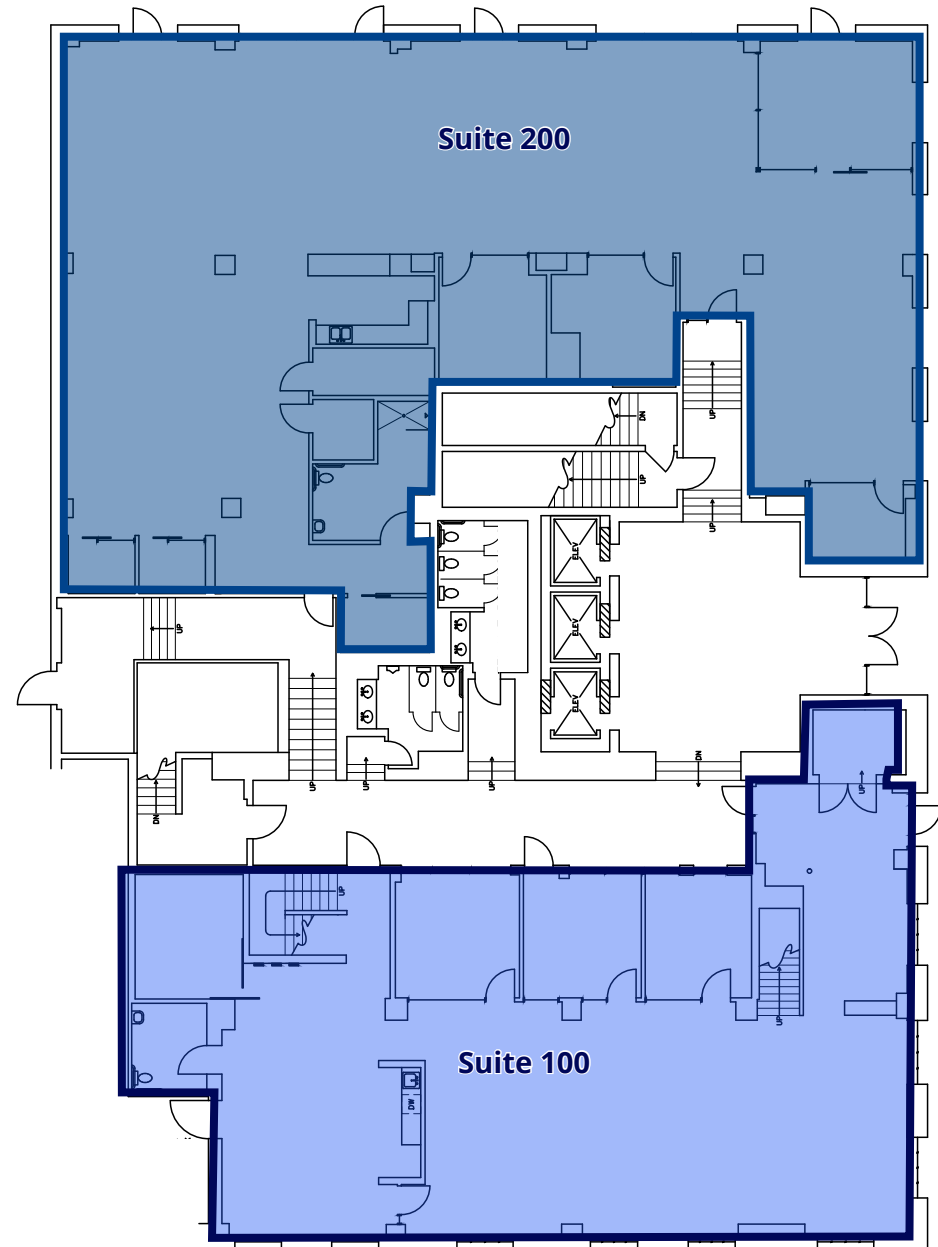
Suite	Size (SF)	Date Available
100	5,523 SF (includes mezzanine level)	Now
200	6,348	Now
100 & 200	11,871	Now

The first floor is divided into two units that total 11,871 SF. Both units are available for sale or lease.

Suite 100 contains 4,316 RSF with 1,007 SF located on the 2nd floor mezzanine level, 5,523 SF in total. The elevated conference room looks out over the first floor space for a dramatic feel. The space has 16'+ ceilings and ample windows creating a dramatic entrance and modern feel. The space offers entry from both Colorado Street and the building lobby.

Suite 200 contains 6,348 RSF on one level with a direct entrance from 8th Street.

Both units have access to the Brown Building rooftop deck with fantastic downtown Austin views. There is also an onsite fitness center available.

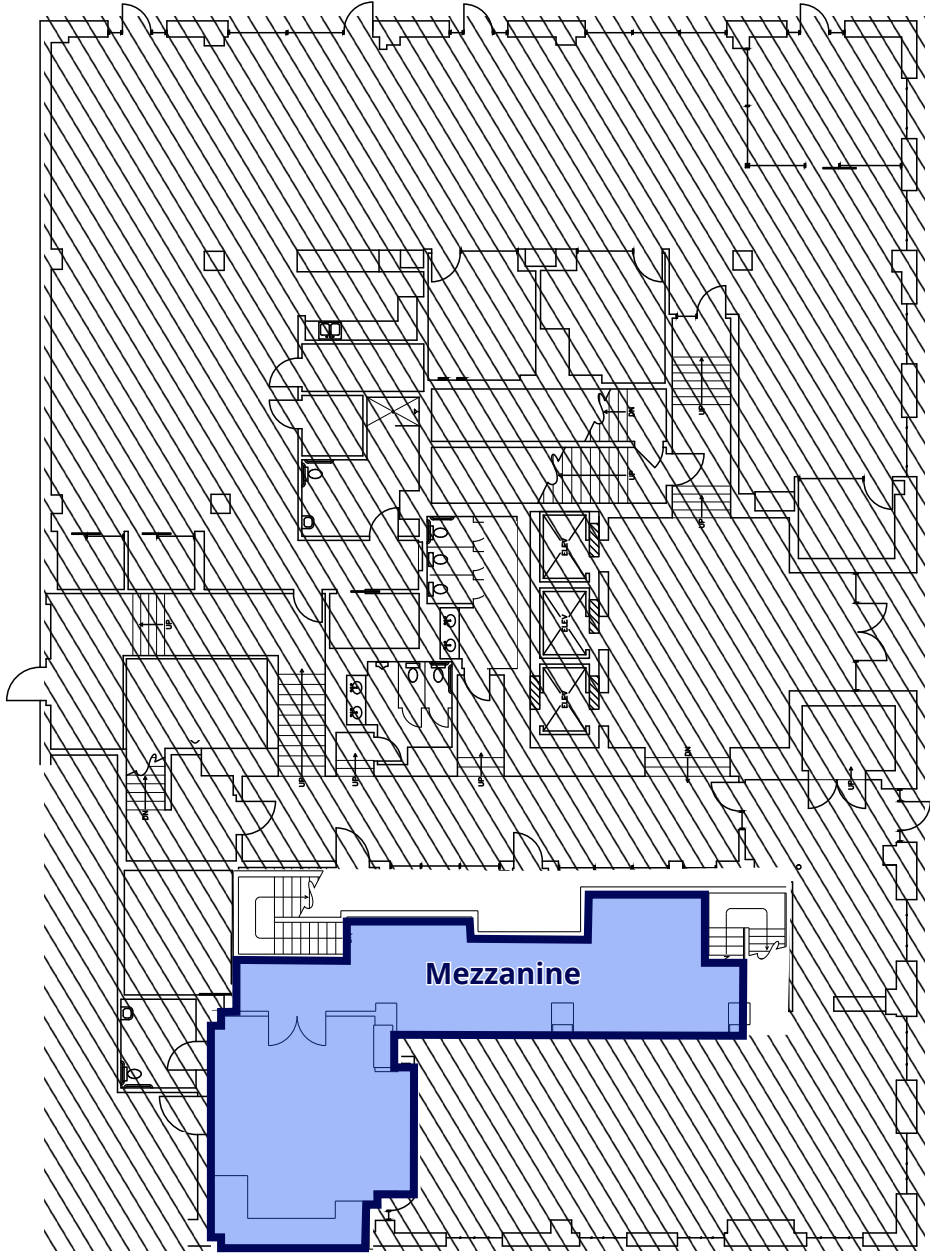


Floor Plans & Availability

Floor 2 - Mezzanine

Suite	Size (SF)	Date Available
Mezzanine	1,007 SF	Now

- Mezzanine level included with Suite 100



Nearby Parking Options

The attached parking garage offers 8 reserved spaces.

Additional parking is available for lease both in the Brown Building garage and in nearby parking garages. All parking is available at below market rates compared to other downtown buildings.



Location Overview

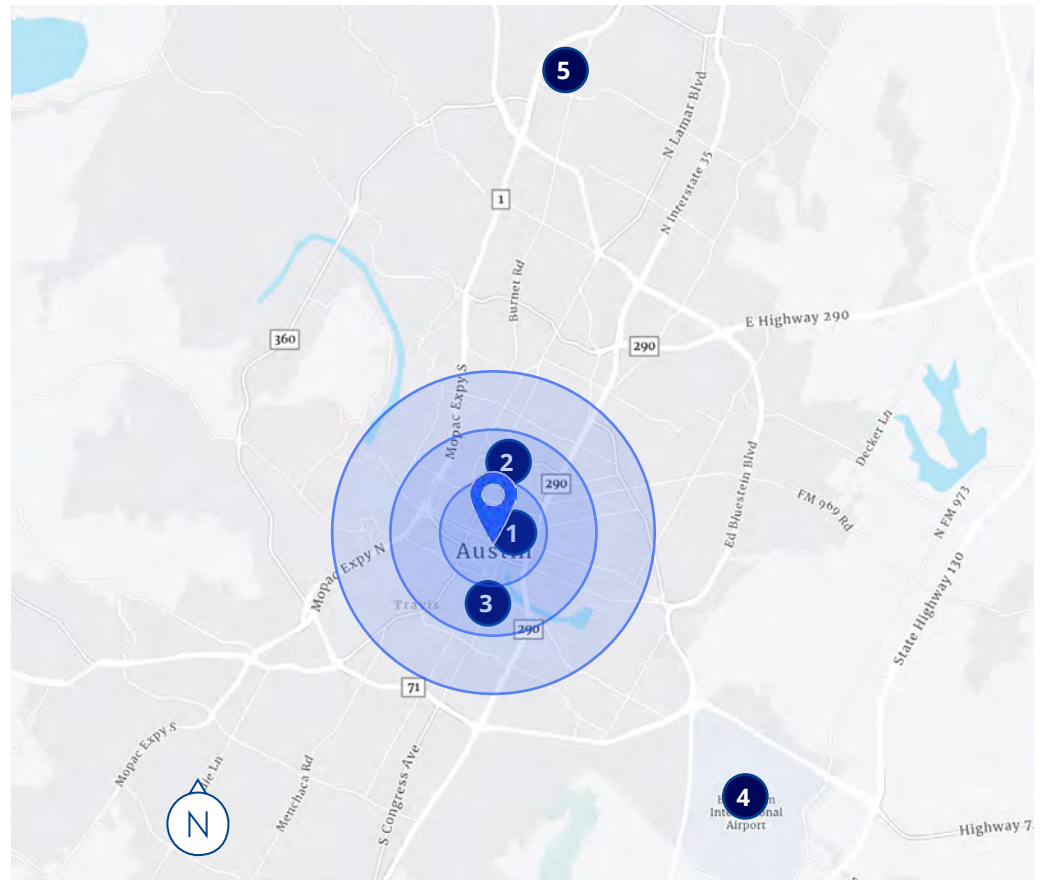
Downtown Austin

Downtown Austin is the region's central business center and cultural heartbeat, blending the energy of the "Live Music Capital of the World" with the presence of Texas state government to create a constant flow of residents, workers, and visitors. This mix of innovative employers, entertainment venues, and cultural destinations fosters a dynamic environment where creative office users, showrooms, and retail concepts can thrive.

The downtown demographic skews young, educated, and affluent, driving demand for unique experiences and locally rooted businesses. Creative office tenants benefit from close proximity to top talent and an amenity-rich environment that supports recruitment and retention, while showroom and retail users gain high visibility among Austin's most active professionals, culturally engaged visitors, and residents who value authenticity and innovation.

Austin's broader economic momentum continues to accelerate, supported by steady population growth, business expansion, and significant investment across sectors. Downtown remains the city's most connected district, offering immediate access to dining, entertainment, green spaces, and transit. For companies looking to establish or expand their presence in one of the nation's most dynamic markets, downtown Austin delivers the visibility, accessibility, and cultural credibility essential for long-term success.

	Point of Interest	Drive Time	Distance
1	Downtown Austin	0 min	0 mi
2	South Congress	6 min	1.3 mi
3	The University of Texas	9 min	1.9 mi
4	Austin Bergstrom Intl Airport	17 min	7.2 mi
5	The Domain	20 min	12.9 mi



Austin, Texas

The greater Austin region is a vibrant, globally connected area infused with economic adrenaline that drives inclusive prosperity through innovation, investment, and collaboration. Austin's unique blend of opportunities and experiences makes it a one-of-a-kind place to do business.

Austin is the capital city of Texas. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. According to an article published by the Austin Business Journal, Austin has been the fastest growing major metro (population of at least 1 million) on a percentage basis for nine straight years, from 2010 to 2019. In 2020, Austin's population grew by 3.43% and in 2021 it grew by 2.3% during the one-year period, making the current population of the Austin MSA 2,352,426 people.



Why Austin?

Austin by the numbers

2.4M

Metro Population

10th

Fastest Growing
Metro

4th

Highest
Educational
Attainment in US

\$200B

Regional GDP (Approx)

3rd

Highest
Labor Force
Participation

22nd

Largest Metro
Economy

Top 10

Market for Venture Capital Fund-
ing

827

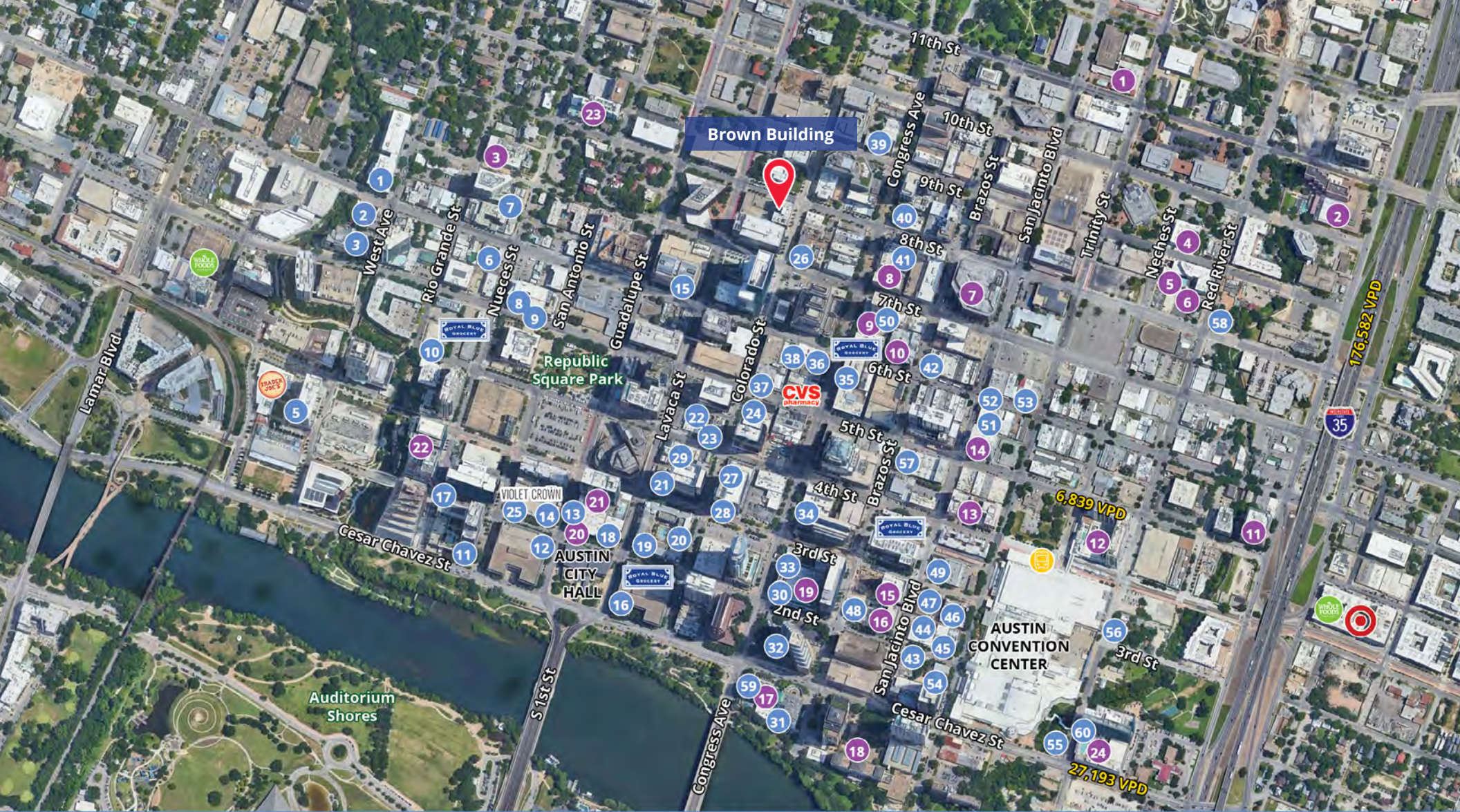
New Companies

640k

New Jobs

1,433

Companies expanded



Brown Building

RESTAURANTS

- 1. The Grove Wine Bar + Kitchen
- 2. Sammie's Italian
- 3. Irene's
- 4. J. Carvers Oyster Bar
- 5. True Food Kitchen
- 6. Walton's Fancy & Staple
- 7. Ranch 616
- 8. Fixe
- 9. Wu Chow
- 10. Polvos
- 11. ATX Cocina
- 12. Lambert's
- 13. Fleming's Steakhouse
- 14. La Condesa
- 15. Gloria's
- 16. Ill Forks
- 17. North Italia
- 18. Trace
- 19. Taverna
- 20. Bar Chi Sushi
- 21. Bob's Steak & Chophouse
- 22. Peche
- 23. Truluck's
- 24. Lonesome Dove
- 25. Numero28
- 26. Perry's Steakhouse
- 27. Capital Grille
- 28. Red Ash
- 29. RA Sushi Bar
- 30. Corner Restaurant & Bar
- 31. Arlo Grey
- 32. Fareground Food Hall
- 33. Cooper's BBQ
- 34. Swift's Attic
- 35. Cava
- 36. Velvet Taco
- 37. Comedor
- 38. Ruth's Chris Steak House
- 39. Quattro Gatti
- 40. Chipotle
- 41. Roaring Fork
- 42. Eureka
- 43. Gus's Fried Chicken
- 44. P.F. Chang's
- 45. Cafe Blue

- 46. Fogo de Chao Brazilian Steakhouse
- 47. Max's Wine Dive
- 48. Cedar Door
- 49. Vince Young Steakhouse
- 50. Caroline
- 51. Backspace
- 52. Parkside
- 53. Iron Cactus
- 54. Micheladas Cafe y Cantina
- 55. Iron Works BBQ
- 56. Moonshine Grill
- 57. Eddie V's
- 58. Stubb's Bar-B-Q
- 59. Veracruz
- 60. Garrison

HOTELS

- 1. La Quinta
- 2. Sheraton Austin
- 3. Lyric
- 4. Hyatt House
- 5. Holiday Inn Express
- 6. Hotel Indigo
- 7. Omni Austin
- 8. InterContinental Stephen F Austin
- 9. Element Austin
- 10. The Driskill
- 11. Hilton Garden Inn
- 12. Hilton Austin
- 13. Courtyard by Marriott
- 14. The Westin Austin
- 15. Hyatt Place Austin
- 16. Hampton Inn
- 17. The Line
- 18. Four Seasons
- 19. JW Marriott
- 20. W Austin
- 21. Aloft Austin
- 22. Austin Proper
- 23. Wyndham Austin
- 24. The Fairmont

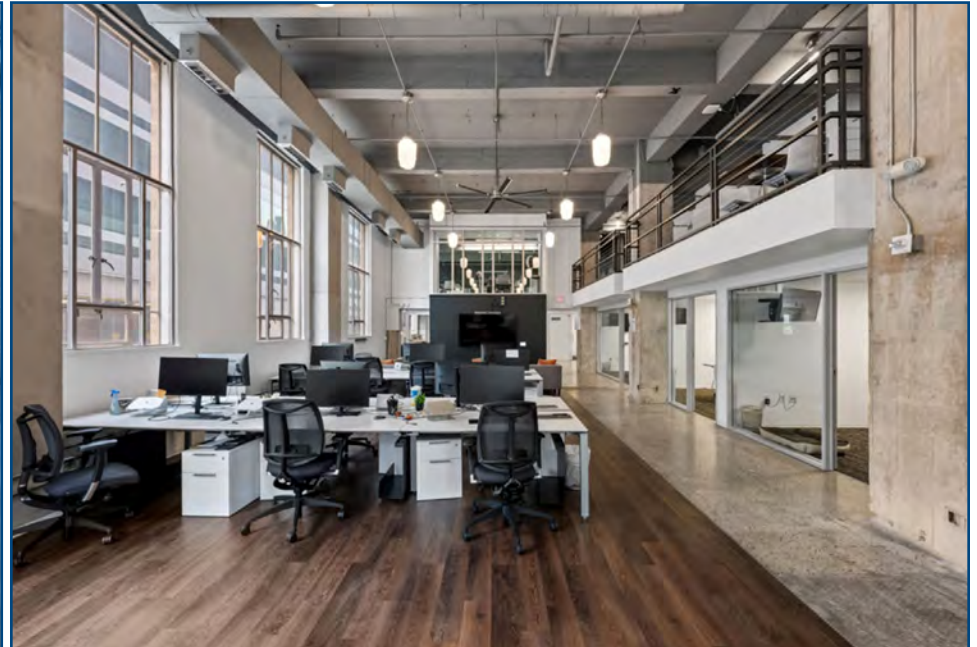
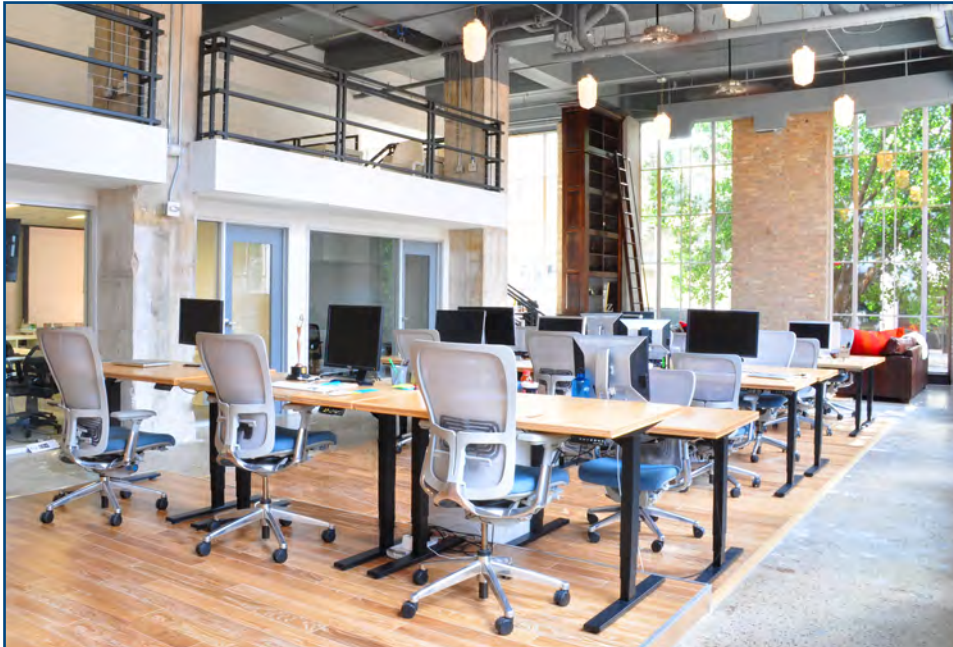
6,839 VPD

27,193 VPD

176,582 VPD



Building Photos





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