

515 Congress Sublease



SUBLEASE

515 CONGRESS AVE // AUSTIN, TEXAS // 78701

OFFICE

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Suite 1500 at 515 Congress Avenue offers 5,169 RSF of furnished Class A office space with modern finishes and sweeping downtown views. The building features newly upgraded amenities, including a fitness center, tenant lounge, and outdoor patio, all within walking distance of the Capitol and other downtown amenities.

AVAILABILITY

Suite 1500 5,169 RSF

Sublease term through 6/30/28

FEATURES

- ▶ Furnished, move-in ready Class A office space
- ▶ Elevator lobby exposure
- ▶ Expansive downtown views
- ▶ 10th Floor Tenant Amenity Lounge and Rooftop Terrace
- ▶ Fitness Center, Showers/Lockers, and Conference Facility
- ▶ On-site dining options including Cava, P. Terry's, and Jimmy Johns
- ▶ On-Site Parking and 24/7 Building Security

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15
LEVEL
FIFTEEN

 SUITE 1500

 LEASED

Suite 1500

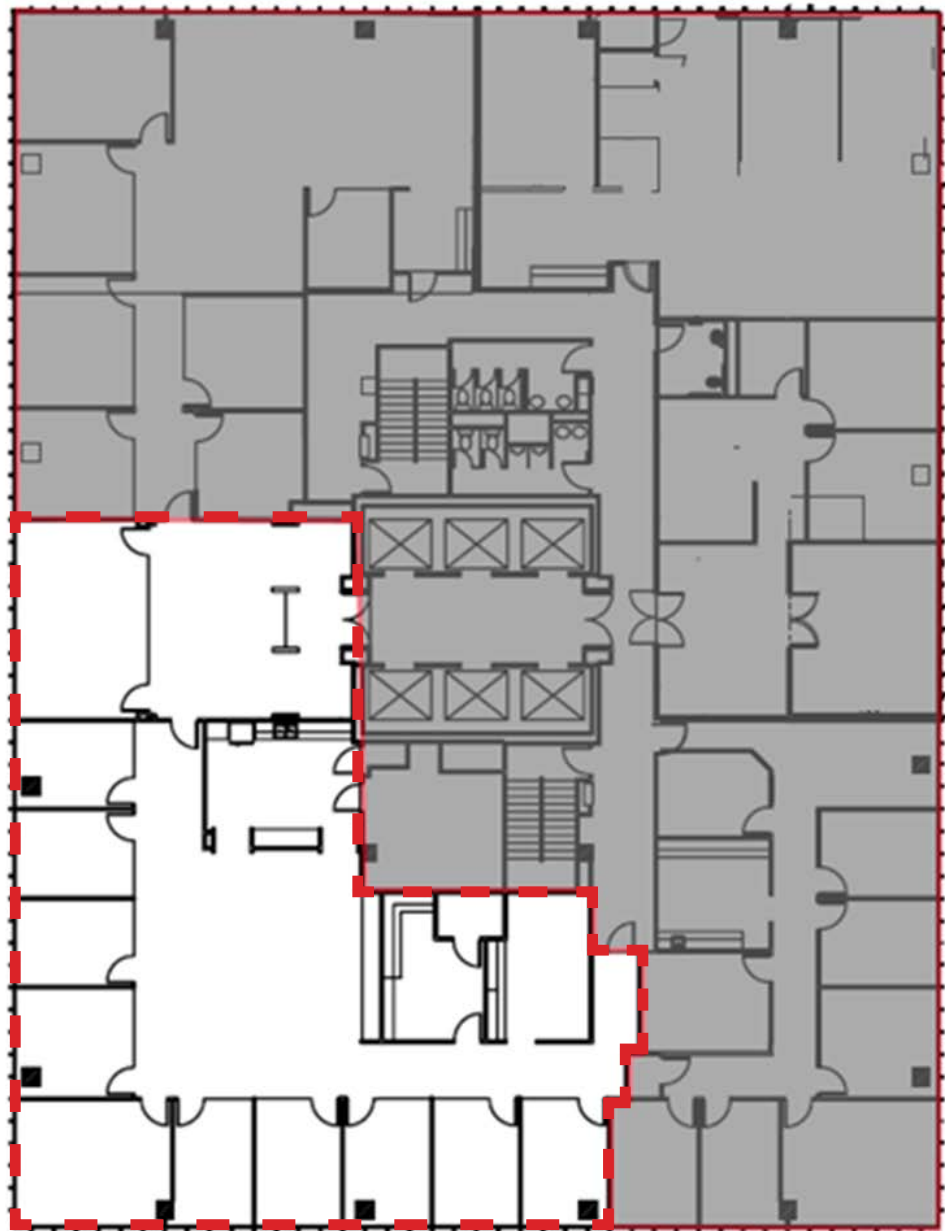
5,169 RSF



*Sublease term
through 6/30/28*



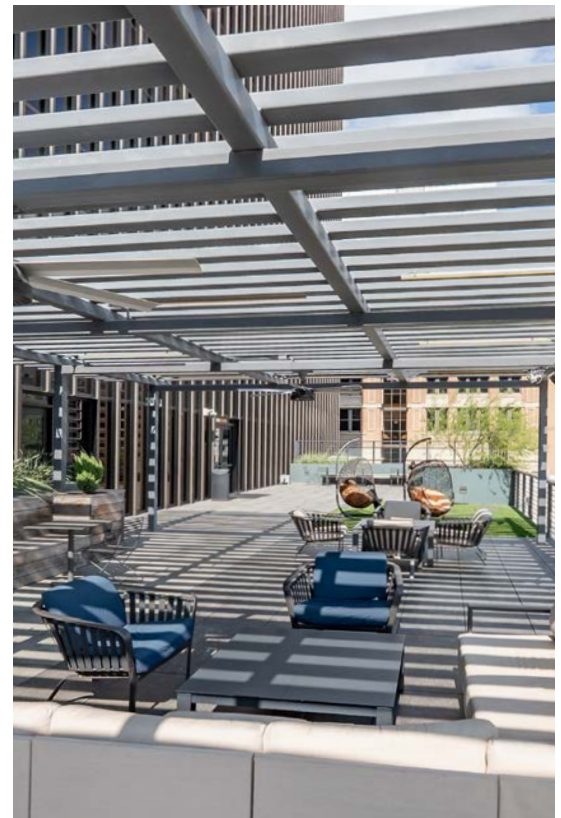
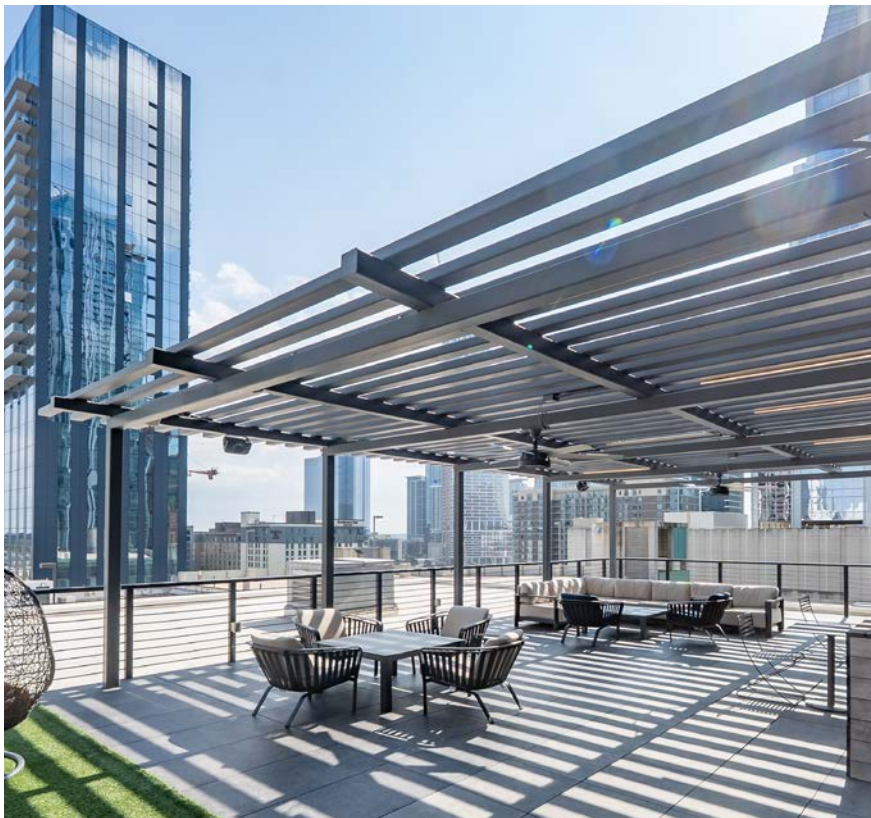
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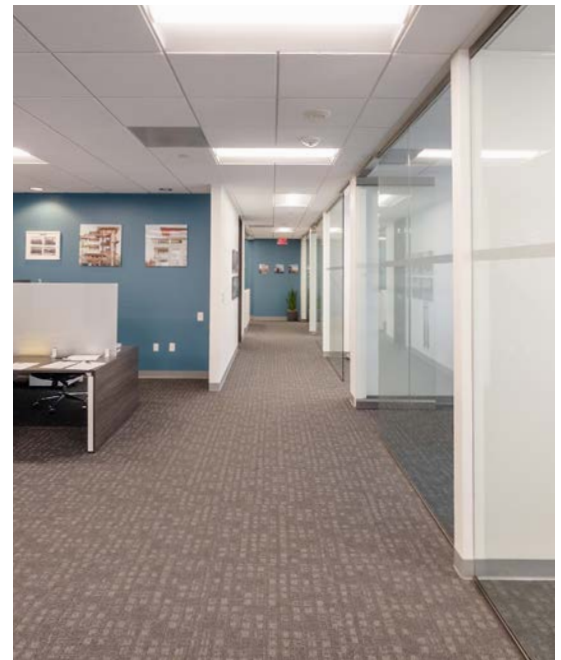
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ON-SITE AMENITIES

CAVA



NEARBY AMENITIES

- | | | |
|----------------------------------|------------------------|----------------------------|
| 1 MEXTA | 15 SHINER'S SALOON | 29 GOLDS GYM |
| 2 CAPITAL ONE CAFE | 16 HOUNDSTOOTH COFFEE | 30 OMNI HOTEL |
| 3 VELVET TACO | 17 CHIPOTLE | 31 ELEMENT HOTEL |
| 4 RED ASH | 18 QUATTRO GATTI | 32 STEPHEN F. AUSTIN HOTEL |
| 5 SPEAKEASY | 19 COMEDOR | 33 PARAMOUNT THEATER |
| 6 THE DRISKILL | 20 LONESOME DOVE | 34 THE DEAD RABBIT |
| 7 PERRY'S STEAKHOUSE & GRILL | 21 MODERN MARKET | 35 GRÁ MÓR |
| 8 RA SUSHI BAR | 22 TRULUCK'S | 36 CITIZEN M HOTEL |
| 9 EUREKA | 23 PECHE | 37 JUICED UP |
| 10 HOKKAISAN JAPANESE DELI SUSHI | 24 1886 CAFE & BAKERY | 38 YOGA ATX |
| 11 VODOO DONUTS | 25 SWIFT'S ATTIC | 39 THE KIMBERLY |
| 12 CAROLINE RESTAURANT | 26 ONE TACO | 40 BOA STEAKHOUSE |
| 13 ROARING FORK | 27 GARAGE COCKTAIL BAR | 41 THISTLE CAFE |
| 14 RUTH'S CHRIS STEAK HOUSE | 28 CHILANTRO | 42 CHICK-FIL-A |

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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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
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
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov