

# PERRY BROOKS TOWER

720 BRAZOS STREET | AUSTIN, TEXAS 78701



CLASS A OFFICE SPACE FOR LEASE



PERRY BROOKS TOWER

# THE BUILDING

Perry Brooks is a historical building in Downtown Austin that has undergone a modern transformation.

## KEY BUILDING FEATURES INCLUDE:

- Modern lobby with exposed tall ceilings
- Gourmet coffee and snack bar
- Expansive windows
- Direct garage access
- Secured bike storage
- On-site management
- Ground floor bar & restaurant



Pictured: Building Lobby

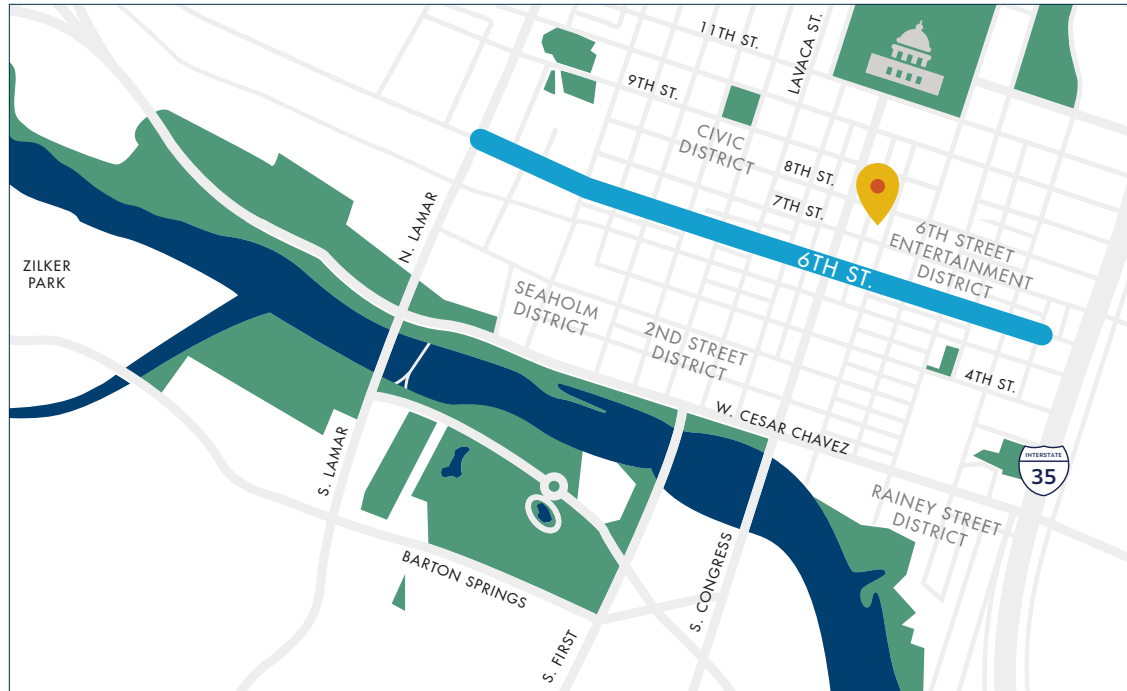


Pictured: Bike Storage

# THE CENTER OF THE CITY

## LOCATION MATTERS.

This twelve-story historical office tower is situated on Brazos Street between 7th and 8th Streets, and is walking distance to the State Capitol and to many amenities that Downtown Austin has to offer.



RESTAURANTS	RESTAURANTS	WHERE TO STAY	NIGHT LIFE
+ Truluck's	+ Trace	+ Hotel ZaZa	+ Lavaca Street Bar
+ The Capital Grille	+ La Condesa	+ Aloft Austin	+ The Roosevelt Room
+ Bob's Steak and Chop House	+ Fixe Southern House	+ The Driskill in the Unbound	+ Halcyon
+ Comedor	+ Medici Roasting	+ W Hotel	+ The Rustic Tap
+ Velvet Taco	+ Starbucks	+ Hyatt Place	+ Whiskey Tango Foxtrot Icehouse
+ Cava	+ Voodoo Doughnut	+ The Westin	+ Here Nor There
+ Maiko Sushi Lounge	+ Iron Cactus	+ Canopy by Hilton	+ Upstairs at Caroline
+ Domino's Pizza	+ Via 313 Food Truck	+ Hilton Hotel	+ Parlor and Yard
+ Wu Chow	+ QI Austin		+ Dirty Bill's
+ TenTen Sushi	+ BarChi Sushi	<b>SPA + FITNESS</b>	+ Star Bar
+ Gloria's Latin Cuisine	+ Ill Forks	+ [solidcore]	+ Little Woodrow's
+ Perry's Steakhouse	+ Verbena	+ milk + honey spa	+ Bull & Bowl
+ The Grove Wine Bar	+ Cooper's Old Time Bar-B-Que	+ barre3	+ Buford's
+ Red Ash	+ Chipotle Mexican Grill	+ Waxxpot Austin Seaholm	+ Dogwood
+ North Italia	+ ATX Cocina	+ OrangeTheory Fitness	+ The Cat's Pajamas
+ Ruth's Chris Steak House	+ The Capital Grille	+ SoulCycle	+ Green Light Social
+ Turf N' Surf Po Boy	+ Sammie's Italian	+ RIDE Cycling	+ Devil May Care

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# CONTACT



For information on leasing space at Perry Brooks Tower, please contact one of our expert leasing agents below.

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