



# 800 BRAZOS



800 Brazos Street // Austin, Texas 78701

OFFICE // FOR LEASE



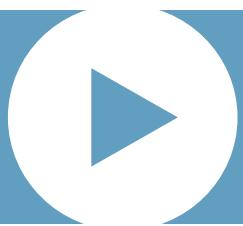
# 800 BRAZOS



800 Brazos, also known as Brazos Place, features an excellent Downtown Austin location for office tenants seeking a creative environment. 800 Brazos features new high-end creative finishes and great amenities such as bicycle parking, showers/lockers, a common break room, and multiple break-out areas with a shuffleboard table. It is within walking distance to dozens of restaurants and attractions, making it ideal for professional and creative users. High-end creative finishes, available spec suites, and proximity to dozens of attractions make 800 Brazos a unique lease opportunity.



**WATCH  
PROPERTY  
VIDEO**



Parking rights are located in Capitol Tower Garage, located 1/2 block away.

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**INFO**

## AVAILABILITY

### FLOOR 1

<b>Suite 100</b>	912 RSF*	\$12.00 NNN	(Furnished Suite)
<b>Suite 110</b>	1,799 RSF*	\$12.00 NNN	(Furnished Suite)
<b>Suite 120</b>	1,697 RSF*	\$12.00 NNN	(Furnished Suite)

\*Contiguous up to 4,408 RSF

### FLOOR 2

<b>Suite 220</b>	9,206 RSF	\$14.00 NNN	
<b>Suite 240</b>	3,574 RSF	\$14.00 NNN	(Furniture Available)

### FLOOR 3

<b>Suite 320</b>	6,507 RSF	\$16.00 NNN
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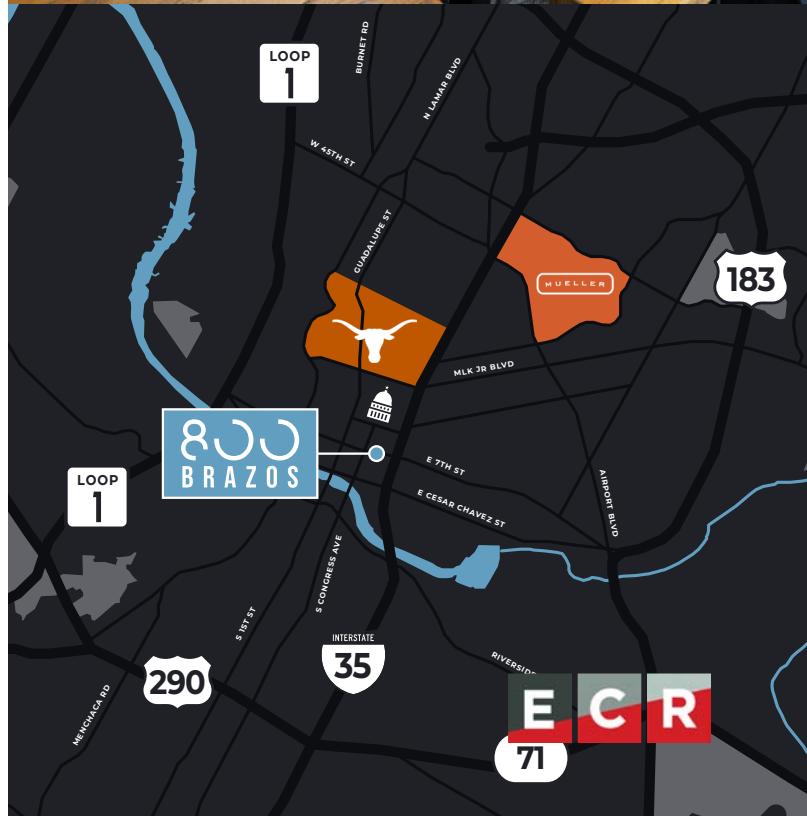
### FLOOR 5

<b>Suite 500</b>	6,879 RSF	\$18.00 NNN
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### FLOOR 6

<b>Suite 600</b>	4,523 RSF*	\$18.00 NNN	(Spec Suite)
<b>Suite 600B</b>	400 RSF	Contact Broker	(Available 3/1/26)
<b>Suite 610</b>	2,000 RSF*	\$20.00 NNN	
<b>Suite 660</b>	1,430 RSF	\$14.00 NNN	(Available 6/1/26)

\*Contiguous up to 6,523 RSF



## FOR SALE

FLOOR 2	S F	\$ P S F	TOTAL	OCCUPANCY
<b>Suite 220</b>	9,206 RSF	\$275 PSF	\$2,531,650	Vacant
<b>Suite 240</b>	3,574 RSF	\$300 PSF	\$1,072,200	Vacant
<b>Suite 250</b>	1,390 RSF	\$250 PSF	\$347,500	Leased

## FLOOR 3

<b>Suite 320</b>	6,507 RSF	\$500 PSF	\$3,253,500	Vacant
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## FLOOR 5

<b>Suite 500</b>	6,879 RSF	\$400 PSF	\$2,751,600	Vacant
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**Rare downtown ownership opportunity** — Brazos Place is an established condominium tower in the heart of Austin's CBD, offering a limited supply of ownership units in a highly walkable downtown location.



**Unbeatable walkability & cultural access** — Steps to Congress Avenue, the Paramount Theatre, restaurants, bars and major downtown employers — perfect for owners that value the energy and amenities that downtown Austin affords.



**Flexible unit layouts for ownership or investment** — Floorplates and suites lend themselves to single-owner occupiers or investor buyers who can lease portions for immediate income.



**Steps from the Texas State Capitol** — Just two blocks from the Capitol grounds, 800 Brazos offers unmatched access to the heart of Texas government and the surrounding professional and legal community.



**Abundant parking options** — Surrounded by several of downtown's largest parking facilities all within one block for exceptional owner and client convenience.

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## FEATURES

### BUILDING

- Built in 1949 | Renovated in 2023
- Two High-quality Lobbies
- On-Site Restaurant
- On-site Showers & Lockers
- Bike Storage
- Break Room Facility
- Break-out Areas with a Shuffleboard Table
- Parking rights are located in Capitol Tower Garage, located 1/2 block away.

### LOCATION

- Downtown Austin
- 3 Blocks from the State of Texas Capitol Building
- Walking Distance to Dozens of Restaurants and Attractions
- Easy Access to Major Thoroughfares

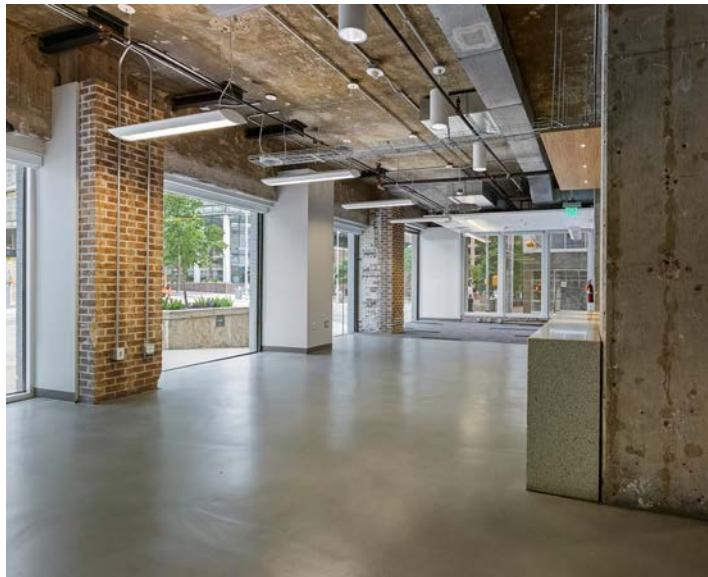
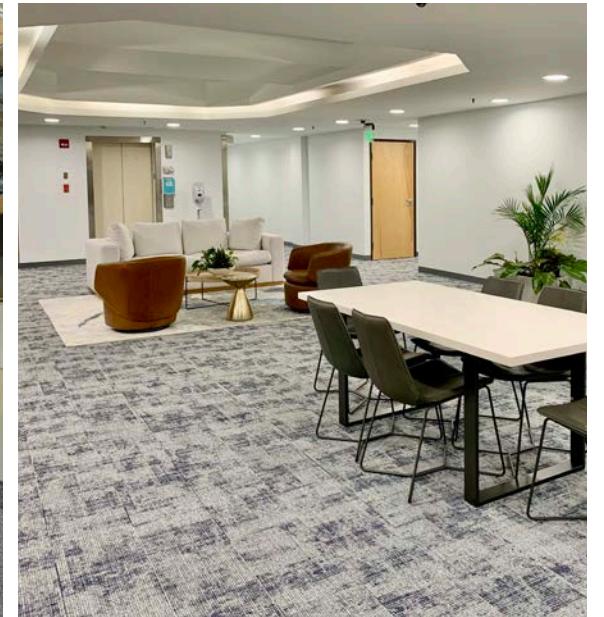
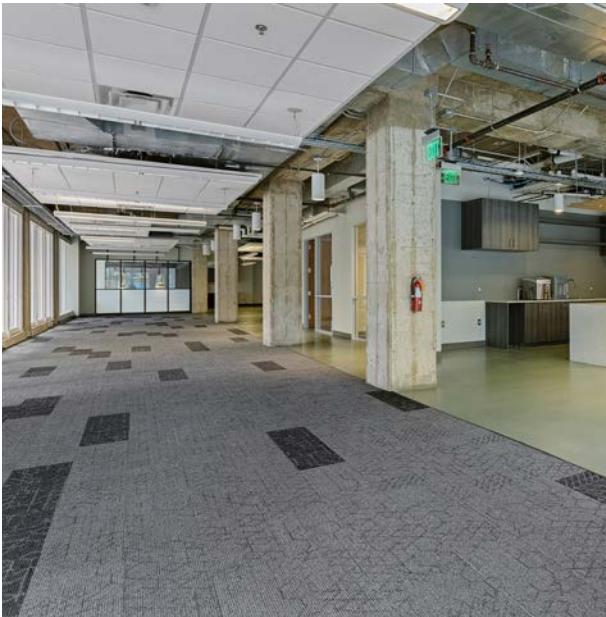
### SUITES

- 24/7 HVAC Service
- High-end Creative Finishes
- Flexible Floor Plans
- Spec Suites Available
- Exposed Ceiling Deck and HVAC Duct-work



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## LEVEL ONE

\*Contiguous up to 4,408 RSF

VIRTUAL TOUR  
CLICK OR SCAN



### SUITE 120\*

1,697 RSF  
\$12.00 NNN  
FURNISHED SUITE

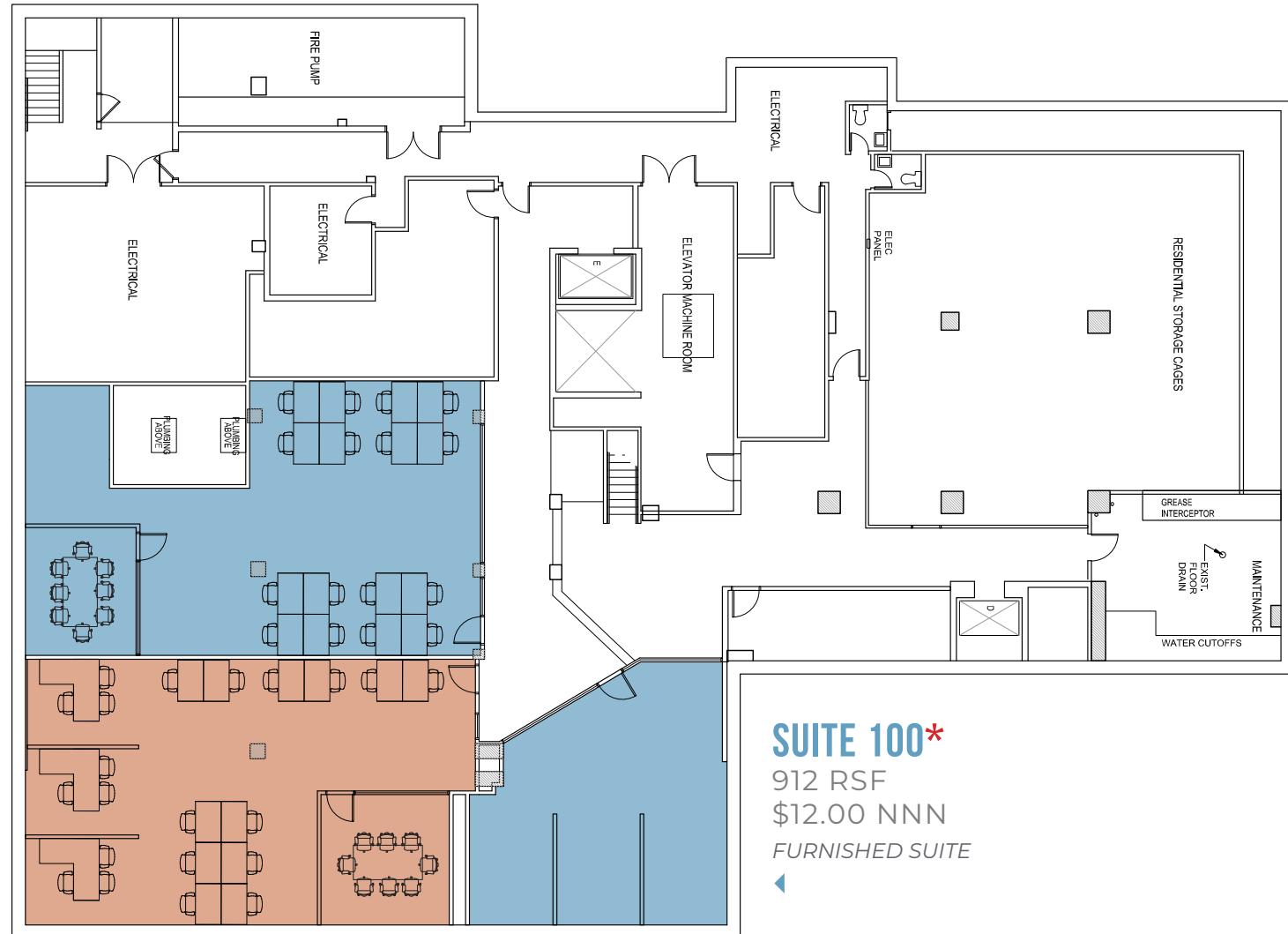


VIRTUAL TOUR  
CLICK OR SCAN



### SUITE 110\*

1,799 RSF  
\$12.00 NNN  
FURNISHED SUITE



## LEVEL TWO



TENANT SEATING AREAS



VIRTUAL TOUR  
CLICK OR SCAN

**SUITE 250**  
LEASED

SALE PRICE  
\$347,500



VIRTUAL TOUR  
CLICK OR SCAN

**SUITE 240**  
3,574 RSF  
\$14.00 NNN

FURNITURE INCLUDED

SALE PRICE  
\$1,072,200



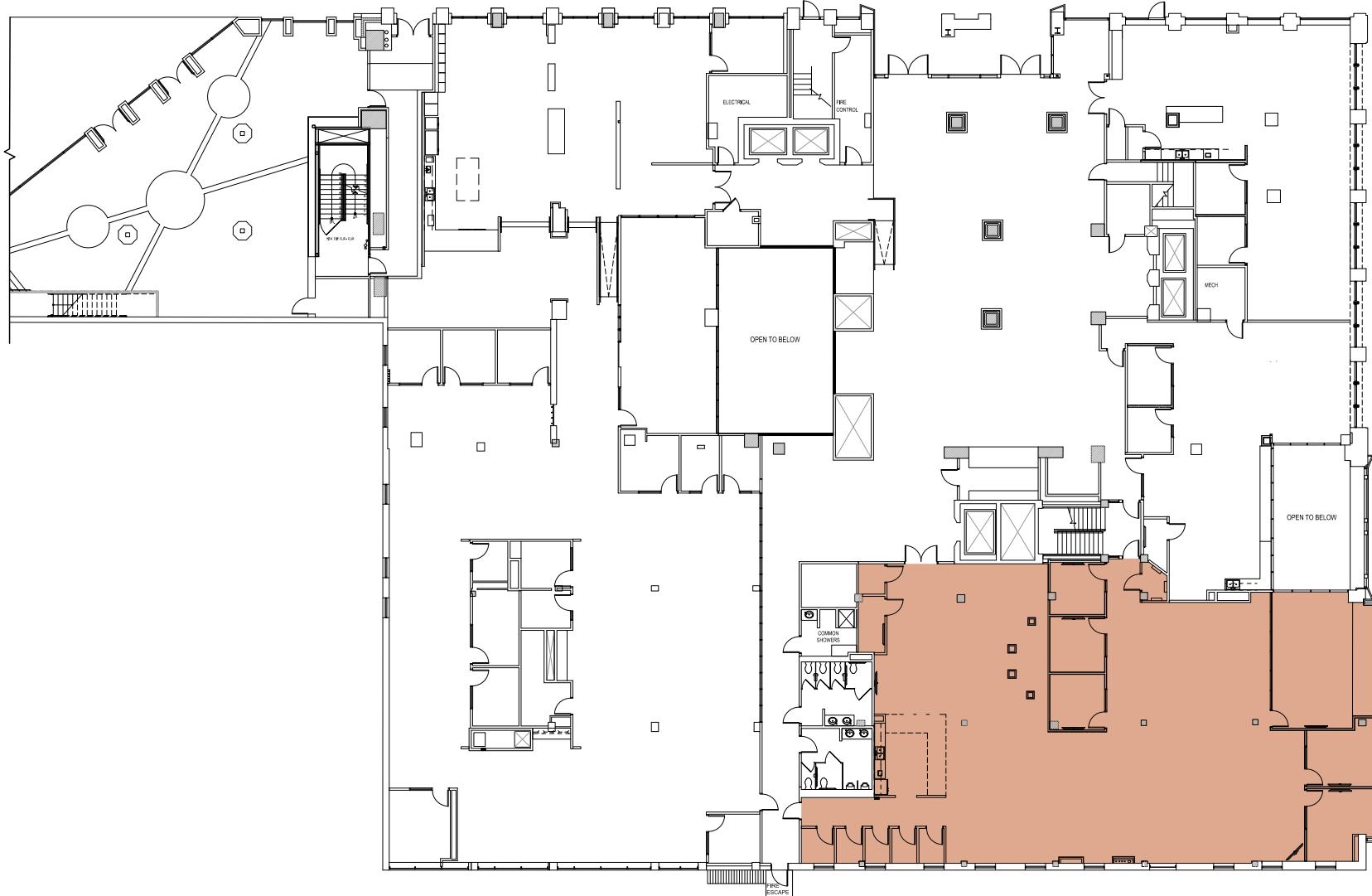
VIRTUAL TOUR  
CLICK OR SCAN



**SUITE 220**  
9,206 RSF  
\$14.00 NNN

SALE PRICE  
\$2,531,650

LEVEL THREE



VIRTUAL TOUR  
CLICK OR SCAN

**SUITE 320**  
6,507 RSF  
\$16.00 NNN  
**SALE PRICE**  
\$3,253,500

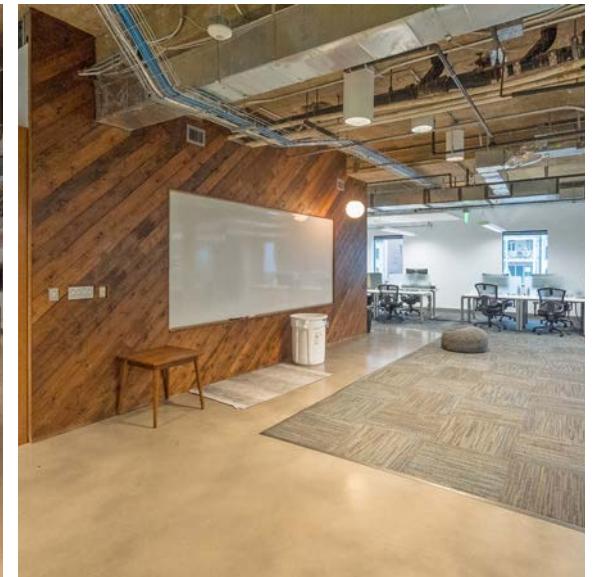
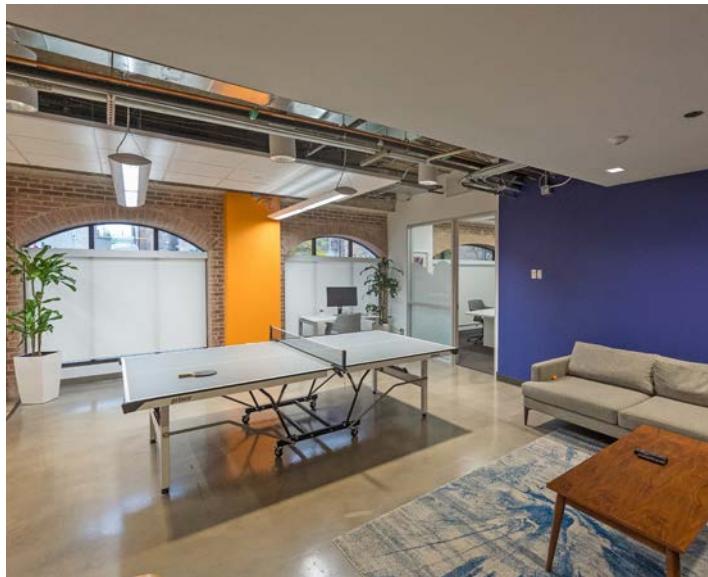
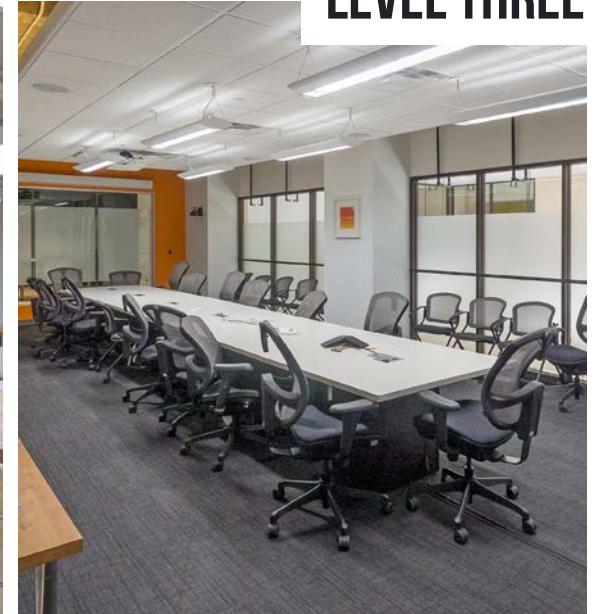
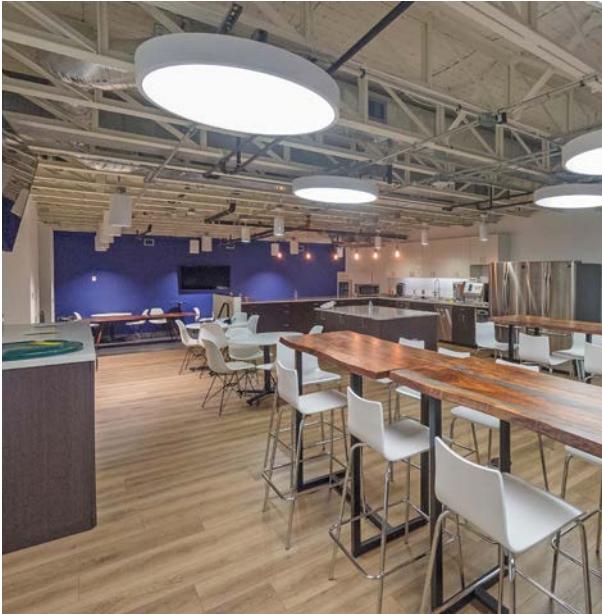
INFO

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ECR

## LEVEL THREE



# LEVEL FIVE

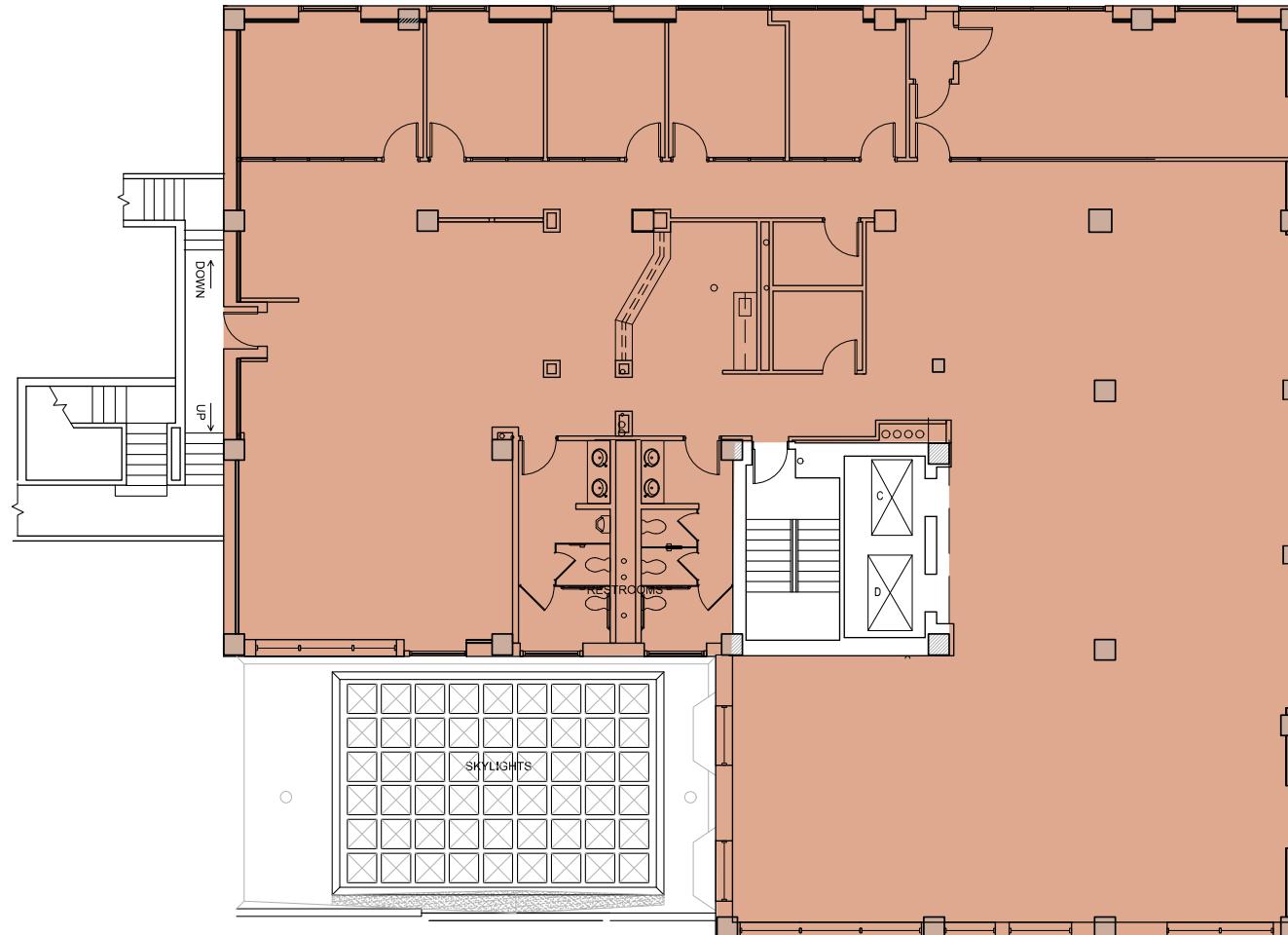


**VIRTUAL TOUR  
CLICK OR SCAN**

## SUITE 500

6,879 RSF  
\$18.00 NNN

**SALE PRICE**  
**\$2,751,600**



# INFO

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The logo for the European Council on Research (ECR) is displayed. It consists of the letters 'ECR' in a bold, white, sans-serif font. The letters are arranged horizontally and set against a background of three vertical rectangles. The first rectangle is dark grey, the second is light grey, and the third is red. The red rectangle has a diagonal gradient, transitioning from red at the top to grey at the bottom.

**SUITE 660**  
1,430 RSF  
\$14.00 NNN  
AVAILABLE 6/1/26



VIRTUAL TOUR  
CLICK OR SCAN

**SUITE 600B**  
400 RSF  
AVAILABLE 3/1/26

**SUITE 600**  
4,523 RSF  
\$18.00 NNN



SPEC SUITE  
VIRTUAL TOUR  
CLICK OR SCAN

**LEVEL SIX**

\*CONTIGUOUS UP TO 6,523 RSF  
FULL FLOOR OPPORTUNITY



**SUITE 610**  
2,000 RSF  
\$20.00 NNN



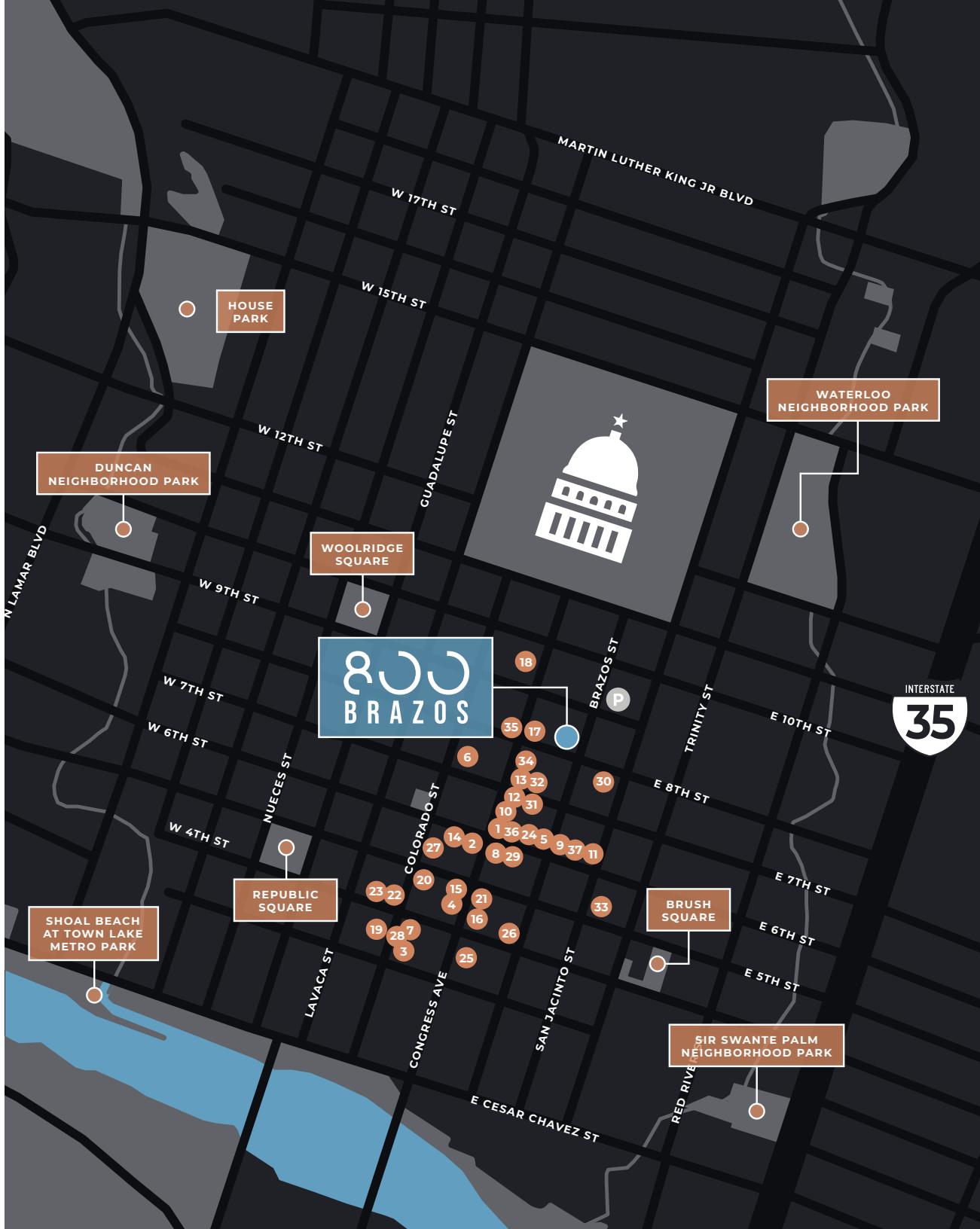
VIRTUAL TOUR  
CLICK OR SCAN

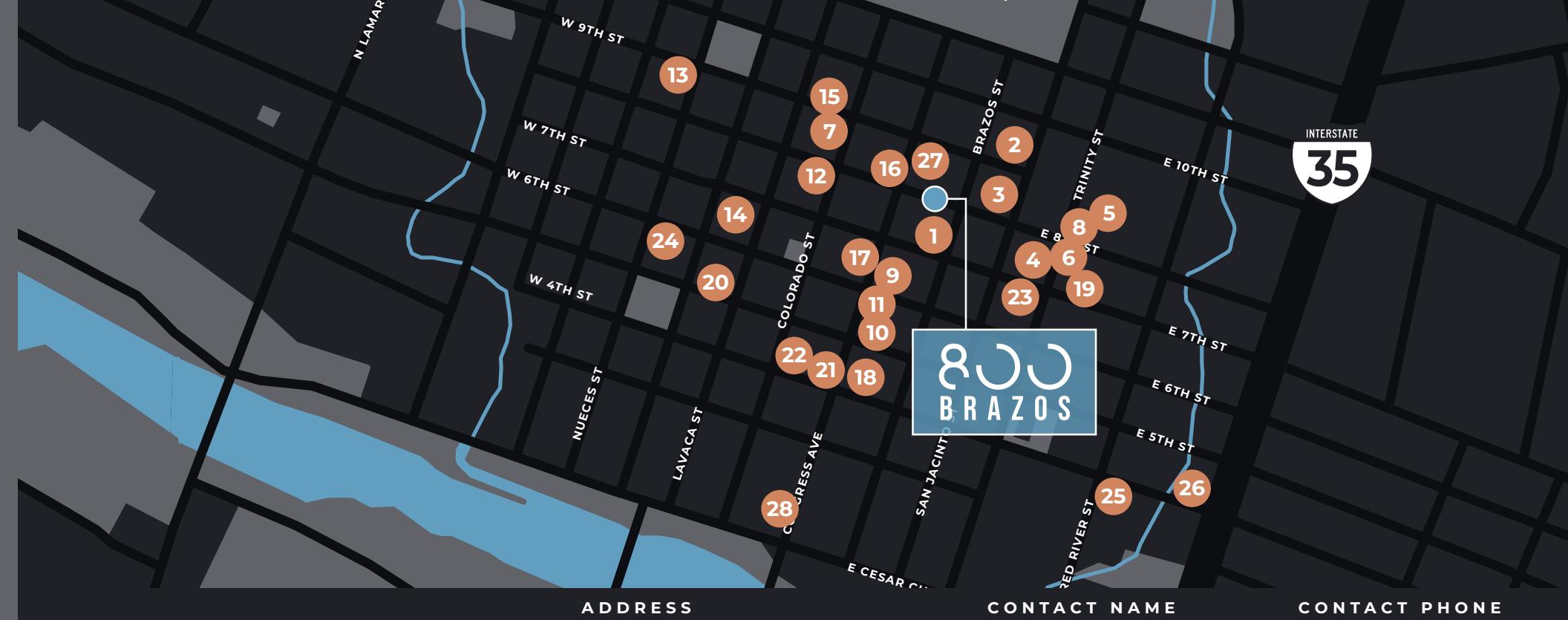


# NEARBY AMENITIES

- 1. Capital One Cafe
- 2. Velvet Taco
- 3. Red Ash
- 4. Speakeasy
- 5. The Driskill
- 6. Perry's Steakhouse & Grill
- 7. RA Sushi Bar
- 8. Cava
- 9. Eureka
- 10. Hokkaisan Deli
- 11. Voodoo Donuts
- 12. Caroline Restaurant
- 13. Roaring Fork
- 14. Ruth's Chris Steak House
- 15. Shiner's Saloon
- 16. Houndstooth Coffee
- 17. Chipotle
- 18. Quattro Gatti
- 19. Comedor
- 20. Lonesome Dove
- 21. Modern Market
- 22. Truluck's
- 23. Peche
- 24. 1886 Cafe & Bakery
- 25. Swift's Attic
- 26. One Taco
- 27. Garage Cocktail Bar
- 28. Chilantro
- 29. Golds Gym
- 30. Omni Hotel
- 31. Element Hotel
- 32. Stephen F. Austin Hotel
- 33. The Westin
- 34. Paramount Theater
- 35. Fleet Coffee
- 36. Mexta
- 37. The Dead Rabbit/Grá Mór

ON-SITE  
RESTAURANT





## PARKING OPTIONS



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ECRTX.COM



## 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
Matt Levin	548312	mlevin@ecrnx.com	512.505.0001
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sean Couey	744757	scouey@ecrnx.com	512.505.0027
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date