



Colliers

FOR SALE OR LEASE

Brown Building

710 Colorado Street, Austin, Texas 78701

Colliers

Executive Summary

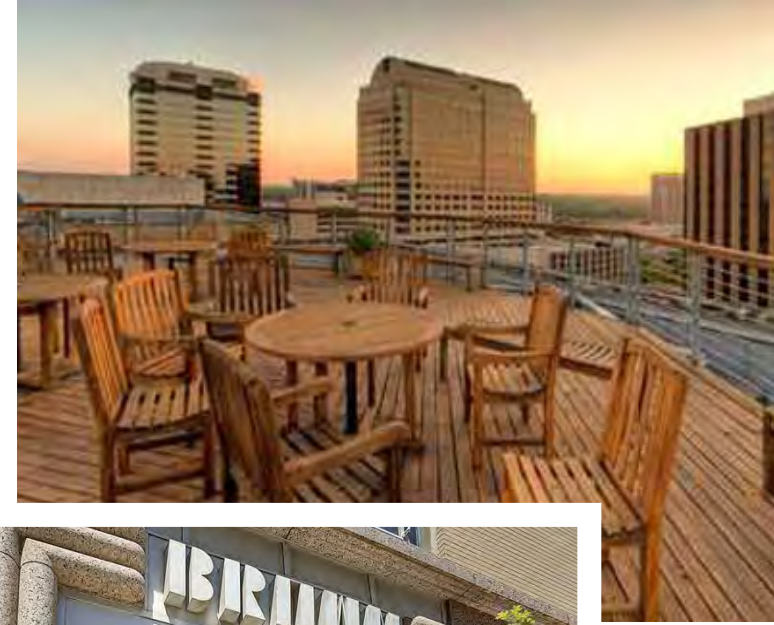
Colliers is pleased to offer for sale or lease Suite 200 of the historic Brown Building at the corner of 8th & Colorado in downtown Austin, TX. The flexible zoning allows for office or retail uses including restaurant or cocktail bar.

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	5,213 SF
Year Built	1940 Extensive renovation in 2017
Fire Sprinkler System	Yes
Parking	4 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

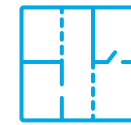




Property Highlights



Renovated historic building



Modern interior space offers adaptability for a wide variety of tenants



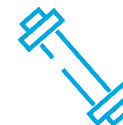
Prime location in downtown Austin



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

FROST BANK
TOWER

ONE ELEVEN
CONGRESS

THE AUSTONIAN

SIXTH &
GUADALUPE

HANOVER
REPUBLIC

ALOFT

INDEED
TOWER

CITIZENM
HOTEL

UNIVERSITY OF
TEXAS SYSTEM

8616 CONGRESS

BROWN
BUILDING

BROWN BUILDING
PARKING

CONGRESS AVE

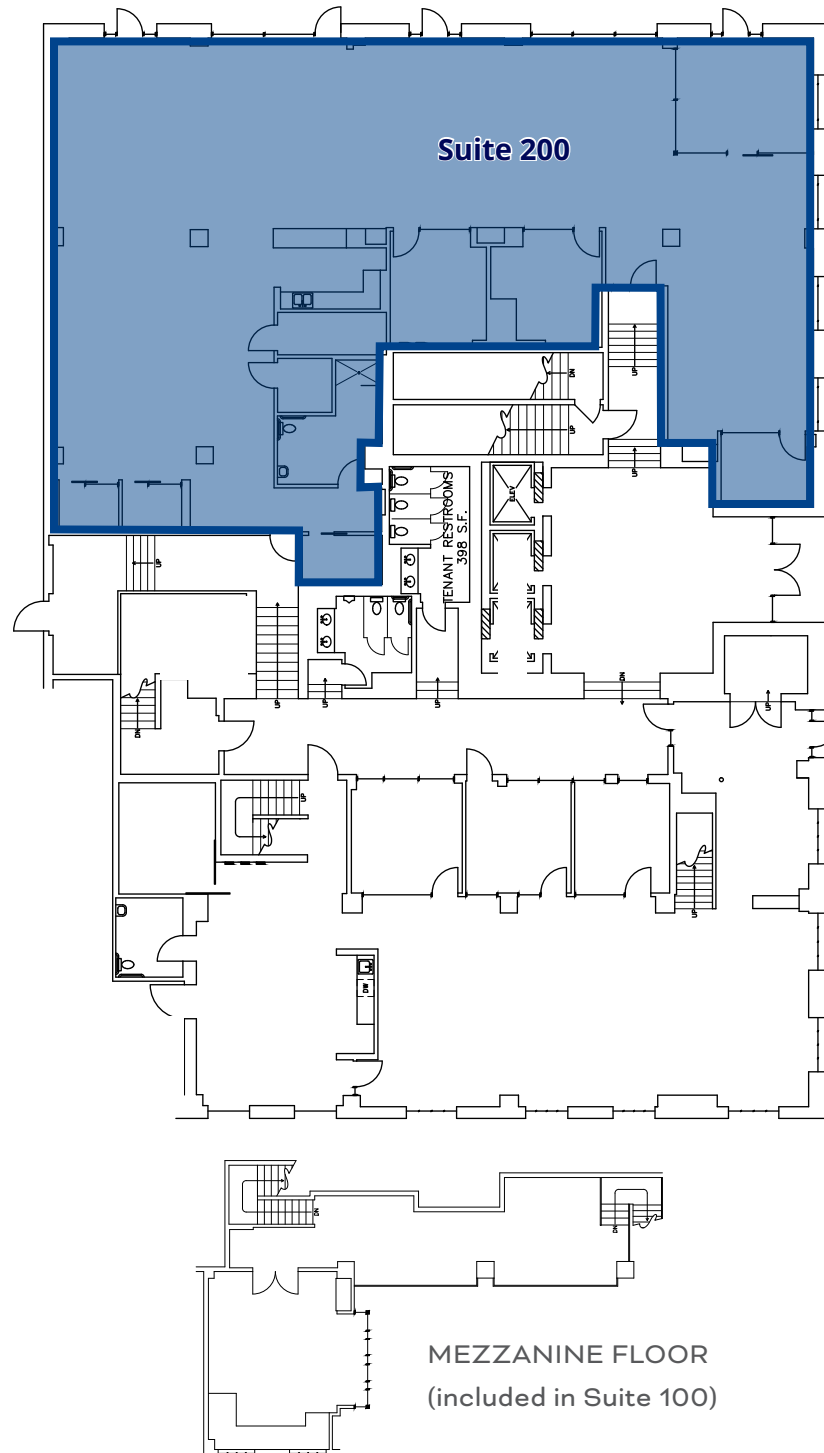
GUADALUPE ST

Floor Plans & Availability

Floor 1

Suite	Size (SF)	Date Available
200	5,213	Now

- Direct entrance from 8th Street
- Access to the Brown Building rooftop deck with fantastic downtown Austin views
- Onsite fitness center available



Nearby Parking Options

The attached parking garage offers 4 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

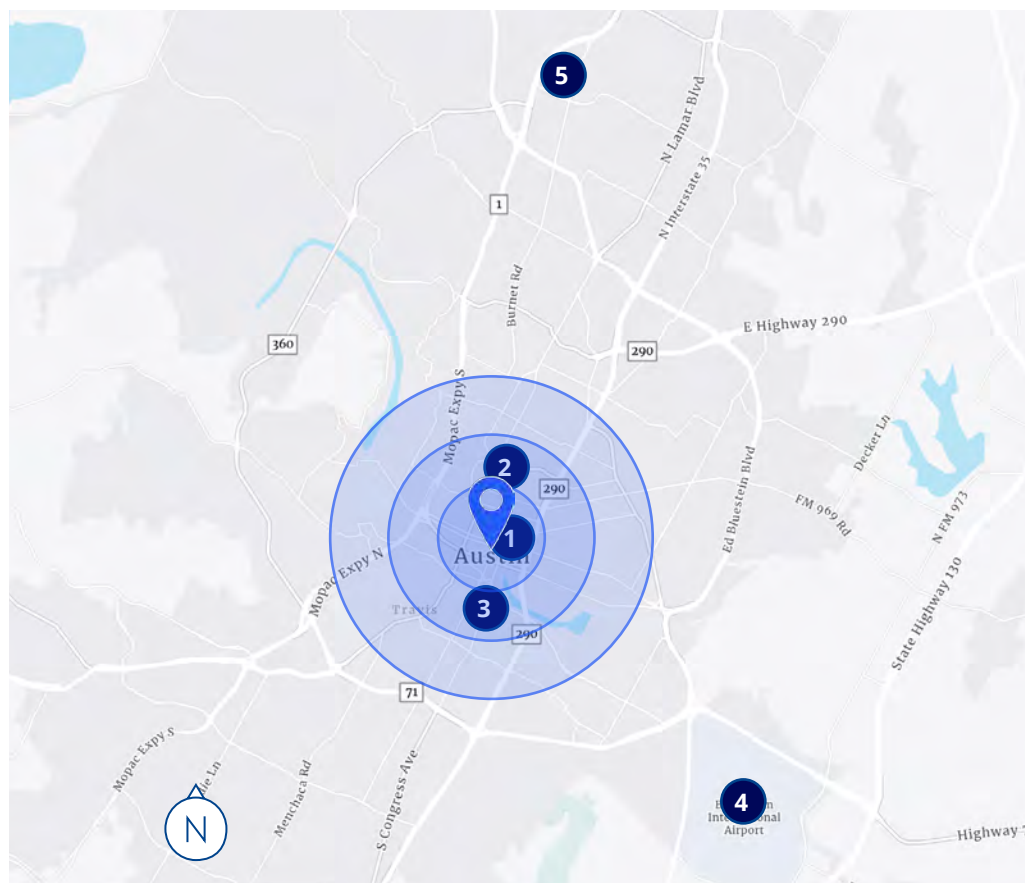
Downtown Austin

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

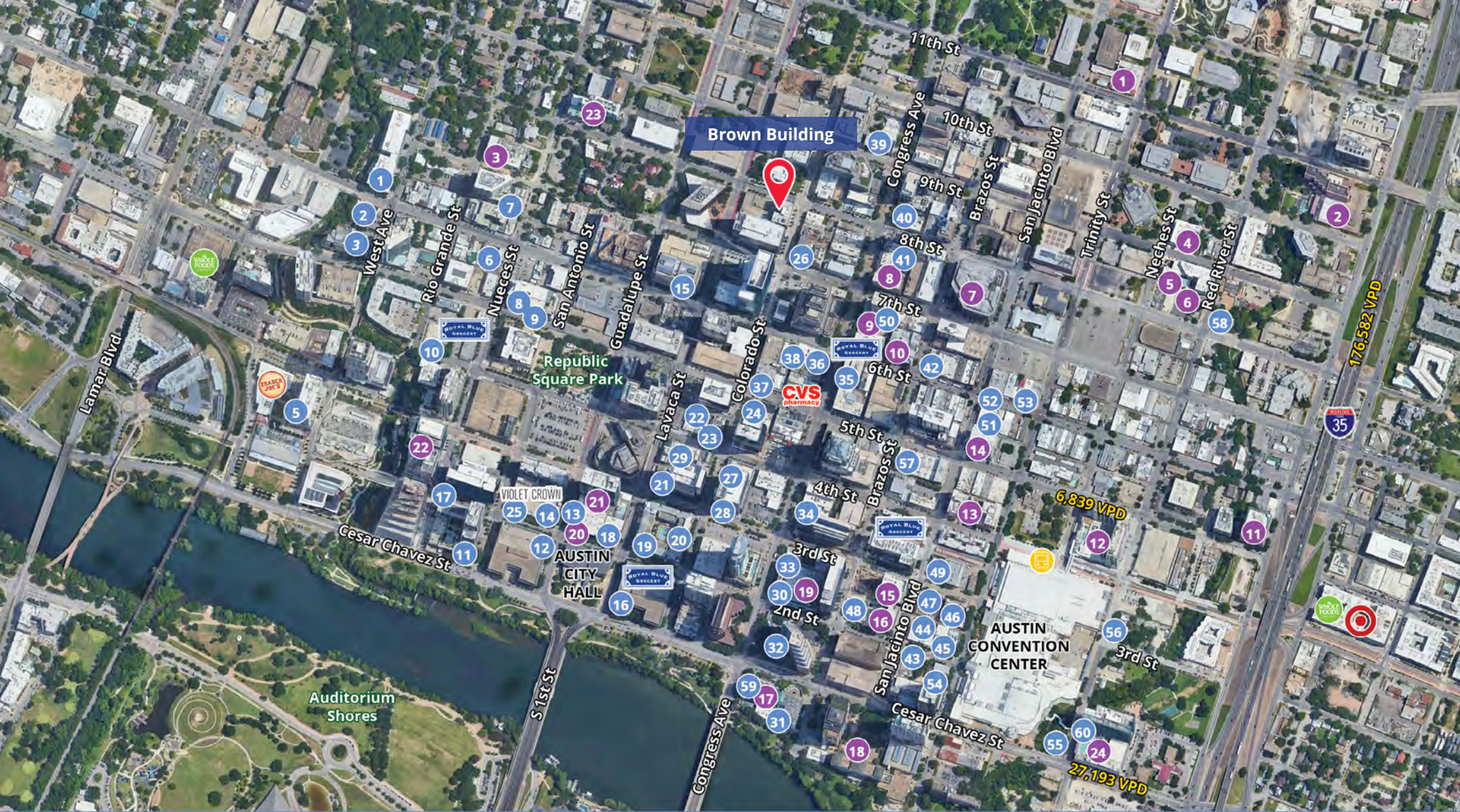
640k

New Jobs

1,433

Companies expanded





RESTAURANTS

- | | | | |
|------------------------------------|--------------------------------|---------------------------------|--|
| 1. The Grove
Wine Bar + Kitchen | 16. Ill Forks | 31. Arlo Grey | 46. Fogo de Chao
Brazilian Steakhouse |
| 2. Sammie's Italian | 17. North Italia | 32. Fareground Food
Hall | 47. Max's Wine Dive |
| 3. Irene's | 18. Trace | 33. Cooper's BBQ | 48. Cedar Door |
| 4. J. Carvers Oyster Bar | 19. Taverna | 34. Swift's Attic | 49. Vince Young Steakhouse |
| 5. True Food Kitchen | 20. Bar Chi Sushi | 35. Cava | 50. Caroline |
| 6. Walton's Fancy & Staple | 21. Bob's Steak &
Chophouse | 36. Velvet Taco | 51. Backspace |
| 7. Ranch 616 | 22. Peche | 37. Comedor | 52. Parkside |
| 8. Fixe | 23. Truluck's | 38. Ruth's Chris Steak
House | 53. Iron Cactus |
| 9. Wu Chow | 24. Lonesome Dove | 39. Quattro Gatti | 54. Micheladas Cafe
y Cantina |
| 10. Polvos | 25. Numero28 | 40. Chipotle | 55. Iron Works BBQ |
| 11. ATX Cocina | 26. Perry's Steakhouse | 41. Roaring Fork | 56. Moonshine Grill |
| 12. Lambert's | 27. Capital Grille | 42. Eureka | 57. Eddie V's |
| 13. Fleming's Steakhouse | 28. Red Ash | 43. Gus's Fried Chicken | 58. Stubb's Bar-B-Q |
| 14. La Condesa | 29. RA Sushi Bar | 44. P.F. Chang's | 59. Veracruz |
| 15. Gloria's | 30. Corner Restaurant
& Bar | 45. Cafe Blue | 60. Garrison |

HOTELS

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



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