



704 CONGRESS AVENUE | 704 CONGRESS AVENUE, AUSTIN, TX 78701

Features

- 2 Stories For Lease, 2,231 - 4,463sf
- Zoning: CBD
- Use: Restaurant/Bar, General Retail, Office
- Grease Trap on Site
- Ability to add 2nd Floor Patio
- Across the street from The Paramount and Roaring Fork.
- Low Property Taxes

FOR SALE/FOR LEASE

TOTAL SF: 4,463

DOWNSTAIRS SF: 3,060

UPSTAIRS SF: 1,403

CONTACT FOR MORE INFORMATION

Traffic Counts

| | |
|-----------------|------------|
| 6th Street | 7,068 VPD |
| Congress Avenue | 13,900 VPD |

Demographics

| YEAR: 2025 | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Total Population | 32,131 | 189,019 | 361,427 |
| Total Households | 16,695 | 93,682 | 173,292 |
| Avg HH Income | \$198,065 | \$148,056 | \$143,182 |
| Daytime Population | 150,148 | 354,230 | 583,214 |

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Nick Naumann

Director of Brokerage - Austin
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Area Retailers & Businesses

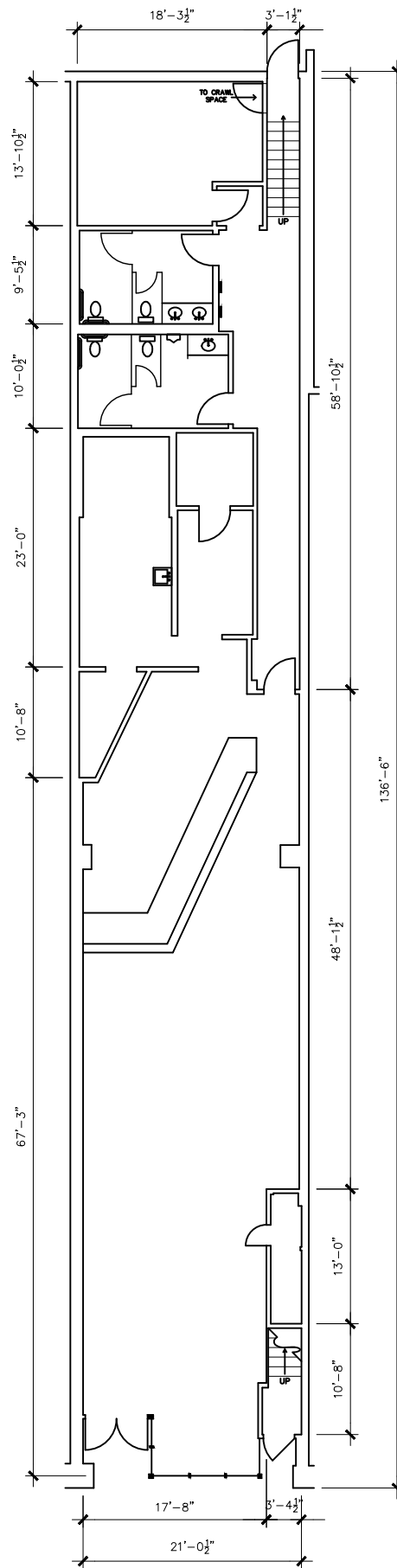


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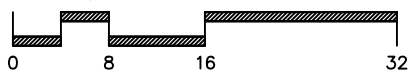
weitzman[®]

NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.
 SQUARE FOOTAGE CALCULATIONS ARE DONE
 TO BOMA STANDARDS.



SCALE: 1/16" = 1'-0"



Drawing for:
 Mesco Enterprises
 1400 Westinghouse Rd.
 #3616
 Georgetown, TX 78626

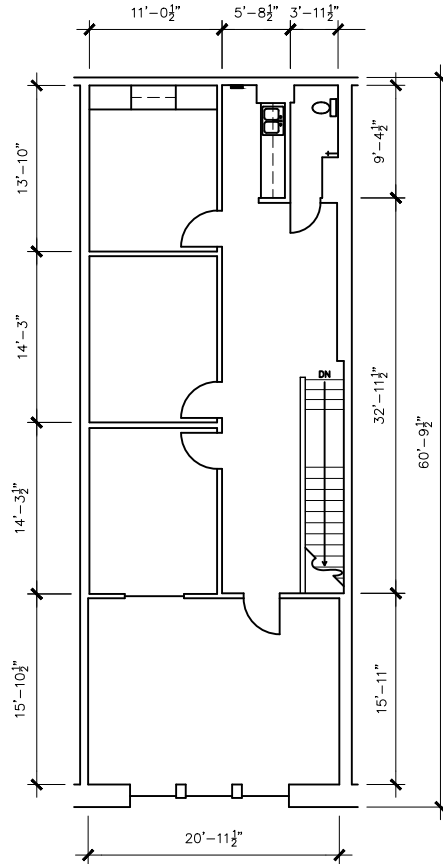
FIRST FLOOR
 704 CONGRESS AVE.
 AUSTIN, TEXAS
 EXTERIOR GROSS AREA: 4,527 S.F.

THE MEASUREMENTS, FLOOR PLANS,
 AND CALCULATIONS ARE ACCURATE
 USING BOMA MEASUREMENT
 STANDARDS.
 ANSI/BOMA Z85.3 - 2018
 GROSS 1 - LEASING METHOD
 Project No.: 2125.17
 Date: April 15, 2021
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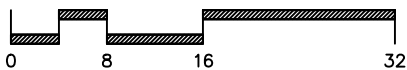
DIMENSIONS
 FLOOR PLANS
 Austin, Texas
 dimensionsfloorplans.com
 Phone: (512)342-0114

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SCALE: 1/16" = 1'-0"



Drawing for:
Mesco Enterprises
1400 Westinghouse Rd.
#3616
Georgetown, TX 78626

SECOND FLOOR
704 CONGRESS AVE.
AUSTIN, TEXAS
EXTERIOR GROSS AREA: 4,527 S.F.

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STANDARDS.
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waterline
715k SF office
27k SF retail
251-key hotel
352 MF units
delivers May 2026

Sixth & Guadalupe
607k SF office
348 MF units
built 2024

indeed
2,000 employees
730k SF office

A TOWER X
THE RESIDENCES
369 MF units
delivers 2025

415
COLORADO
328 MF units
built 2025

Frost
546k SF office

The Austonian
178 MF units

300 Colorado
378k SF office
built 2021

TRAVIS
423 MF units
delivers 2025

HYATT PLACE
296-key hotel

Sienna at the Thompson
314 MF units
built 2022

THOMPSON
229-key hotel
built 2022

HYATT CENTRIC
246-key hotel
built 2023

515 CONGRESS
268k SF office

600 CONGRESS
544k SF office

AUSTIN
CONVENTION CENTER
u/c; expanding from 365k to 620k SF
delivers 2028

WESTIN
HOTELS & RESORTS
366-key hotel

tommie
AUSTIN
193-key hotel
built 2022

element
144-key hotel

5th & Colorado
179k SF office

OMNI
HOTELS & RESORTS
393-key hotel
reno'd 2022

211 Seventh
160k SF office

aloft
HOTELS
278-key hotel

citizen
M
344-key hotel

The University of Texas System
342k SF office

the ROYAL
SONESTA
190-key hotel

SITE

NORWOOD
TOWER
114k SF office

AC
AUSTIN CENTRE
328k SF office
reno'd 2023

816 Congress Ave
470k SF office

823 Congress Ave
220k SF office
reno'd 2021

Brazos Place
72 condos

THE PARAMOUNT
THEATRE
historic live & movie theater
over 550 events annually
1,270 capacity

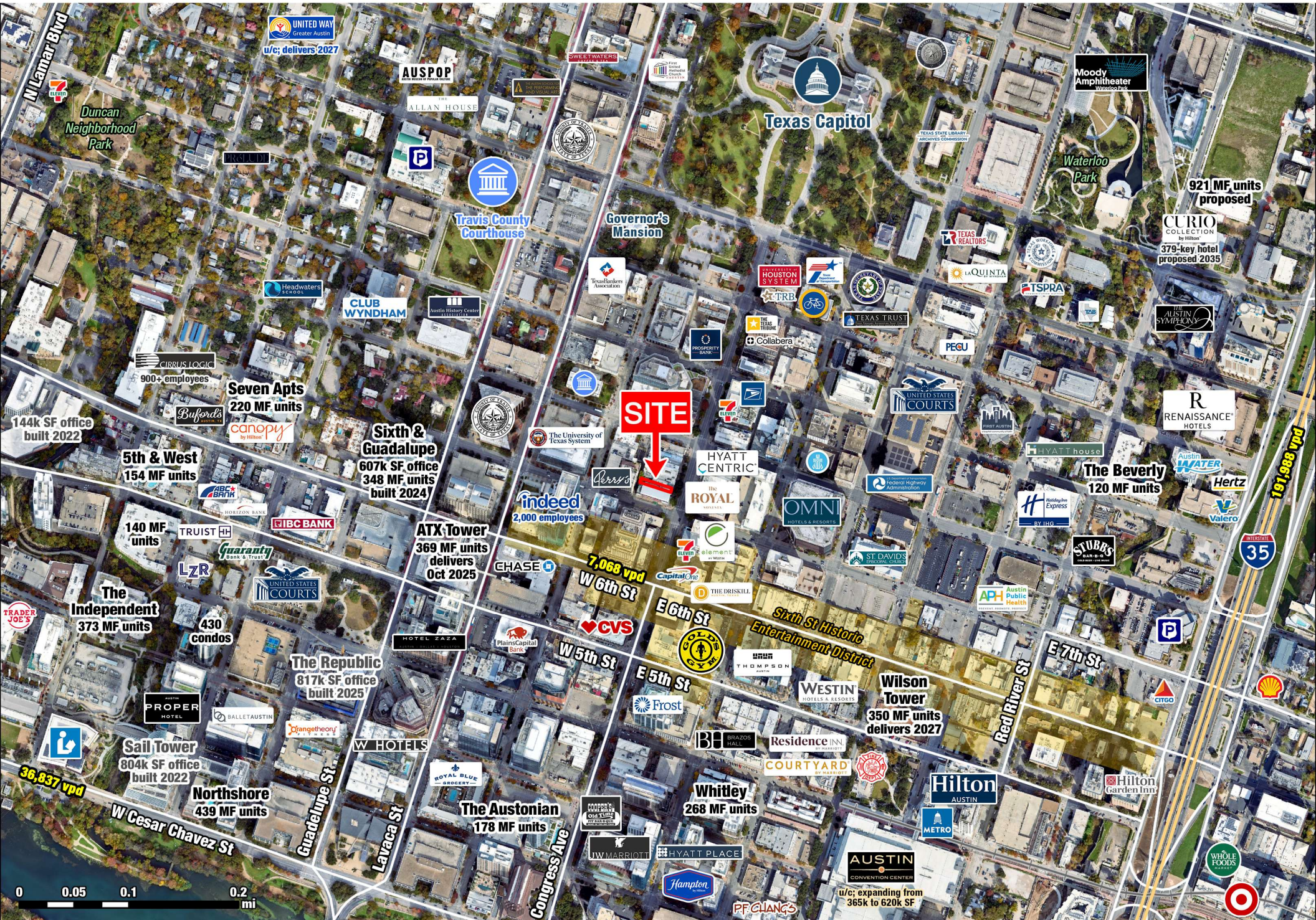
JUPITER
SUPPER CLUB

E 8th St
Texas Capitol
0.25 mi

KRUGER'S

7 ELEVEN
Total Men's
PRIMARY CARE

Fleet
COFFEE



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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 interests 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Weitzman

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Email

(512) 482-6104

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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