

815 BRAZOS



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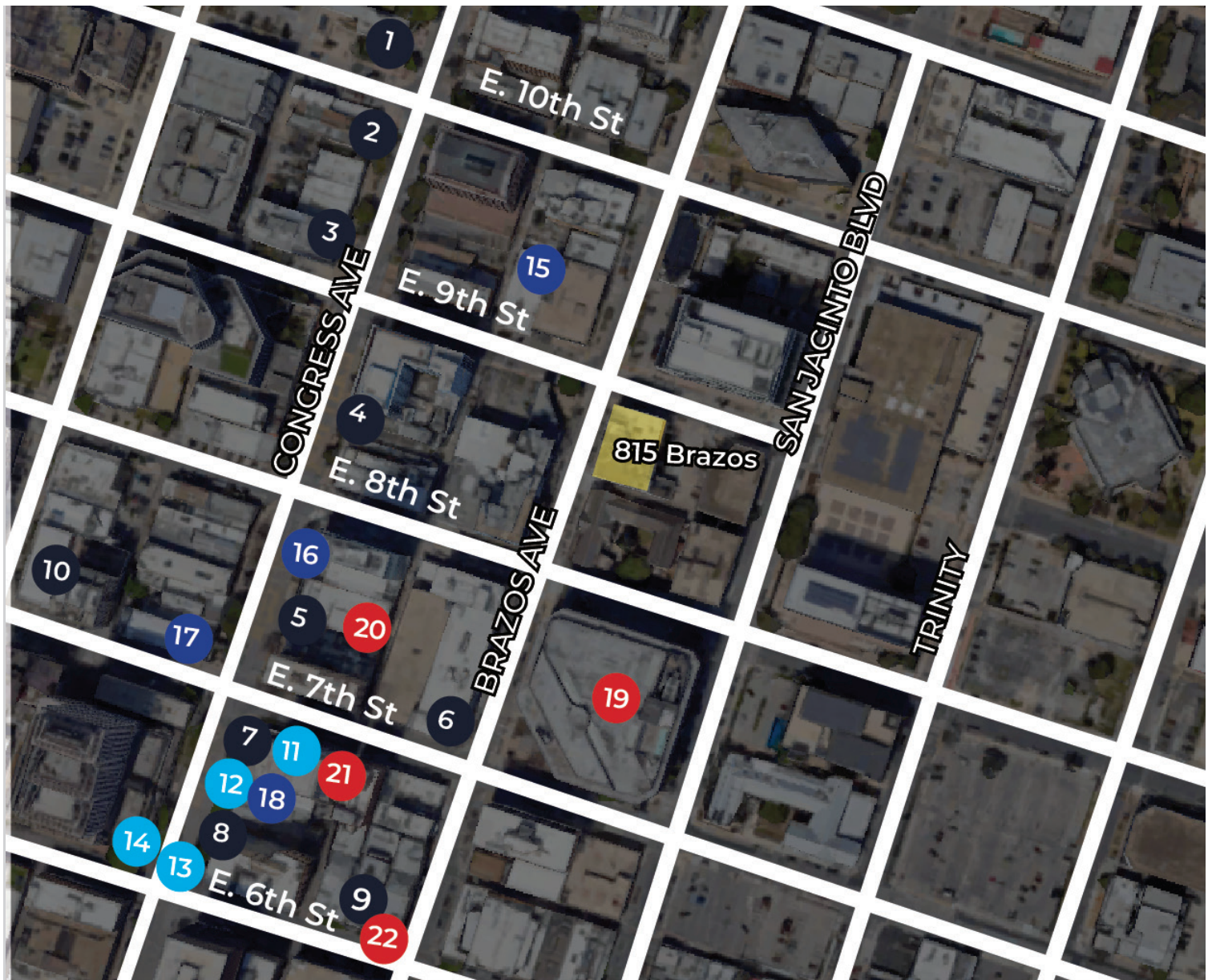


815 BRAZOS

Located at 9th and Brazos, 815 Brazos offers flexible, “move-in ready” office spaces for small to medium-sized businesses looking to be in the center of it all. Step outside, and you’re surrounded by Austin’s best restaurants, shops, and entertainment — the perfect place to do business and enjoy the city.

With some of the lowest operating costs in the area, 815 Brazos is an easy choice for companies that want a great location. Plus, the upper floors offer amazing views of the Texas State Capitol and downtown Austin, so you and your team can work with some pretty inspiring scenery. Whether you’re commuting or just taking a break, everything you need is right here.

HIGHLIGHTS

**RESTAURANTS**

- 1 MY THAI MOM FOOD TRUCK
- 2 QUIZNOS
- 3 QUATTRO GATTIS PIZZERIA
- 4 CHIPOTLE
- 5 ROARING FORK
- 6 SLAKE CAFE
- 7 CAROLINE RESTAURANT
- 8 ROYAL BLUE GROCERY
- 9 1886
- 10 PERRY'S STEAKHOUSE

COFFEE SHOPS

- 11 COFFEEHOUSE AT CAROLINE
- 12 HIDEOUT COFFEE
- 13 CAPITAL ONE COFFEE
- 14 STARBUCKS

ENTERTAINMENT

- 16 THE AUSTIN CLUB
- 17 THE PARAMOUNT
- 18 THE CONTEMPORARY
- 19 THE HIDEOUT THEATRE

HOTELS

- 20 OMNI HOTEL
- 21 STEPHEN F. AUSTIN
- 22 ALOFT & ELEMENT





SUITES AVAILABLE

11TH FLOOR

4,537 SF

10TH FLOOR

4,276 SF

9TH FLOOR

SUITE 900 | 4,472 SF

8TH FLOOR

SUITE 800 | 4,420 SF

7TH FLOOR

SUITE 701 | 4,735 SF

SUITE 705 | 442 SF

6TH FLOOR

SUITE 600 | 2,939 SF

SUITE 601 | 924 SF

SUITE 606 | 499 SF

5TH FLOOR

SUITE 501 | 3,346 SF

4TH FLOOR

SUITE 400 | 4,546 SF

3RD FLOOR

SUITE 300 | 2,977 SF

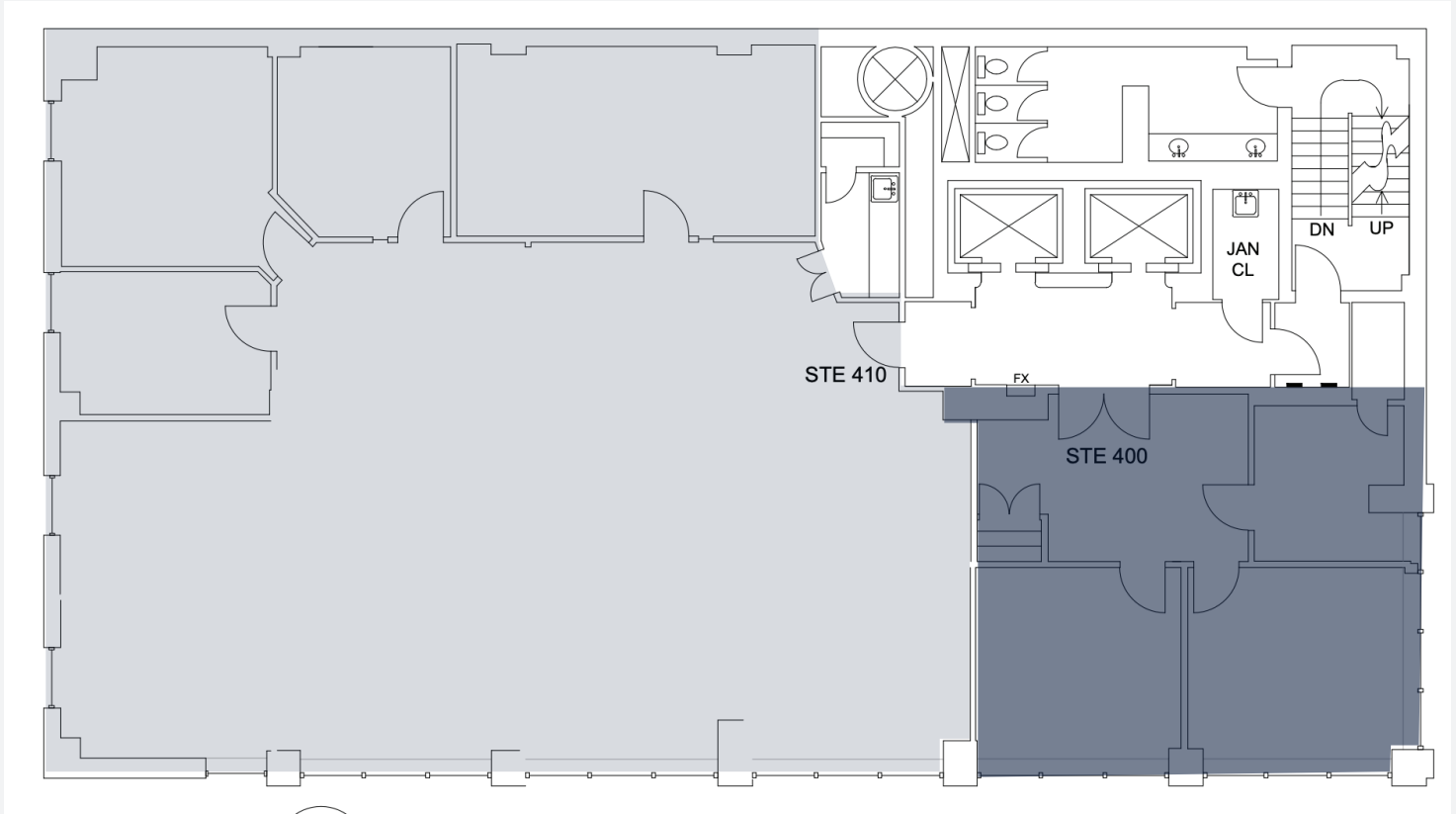
SUITE 310 | 1,487 SF

2ND FLOOR

SUITE 200 | 1,648 SF



FLOOR FOURTH

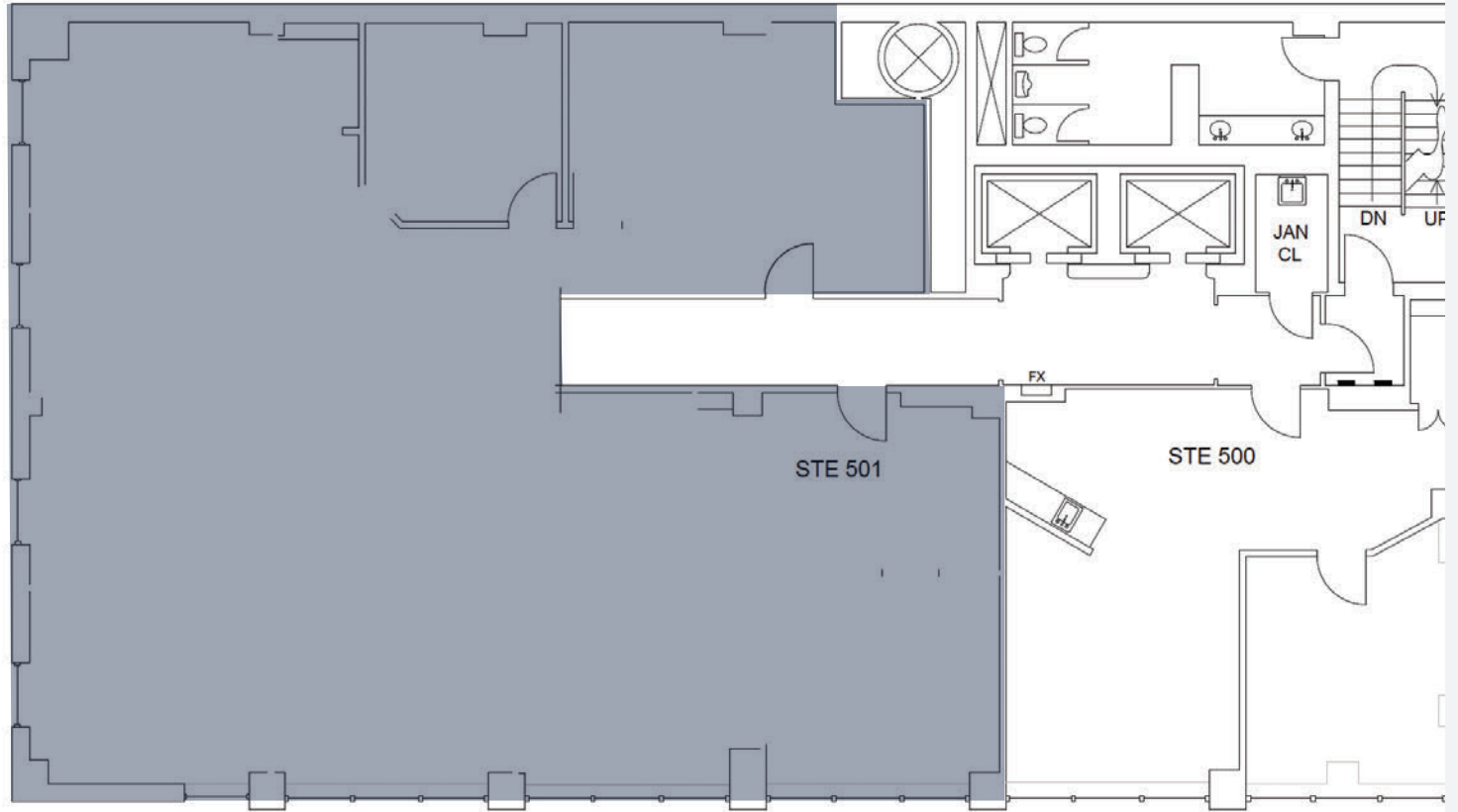


4TH FLOOR

SUITE 400 | 966 SF

SUITE 450 | 3,580 SF

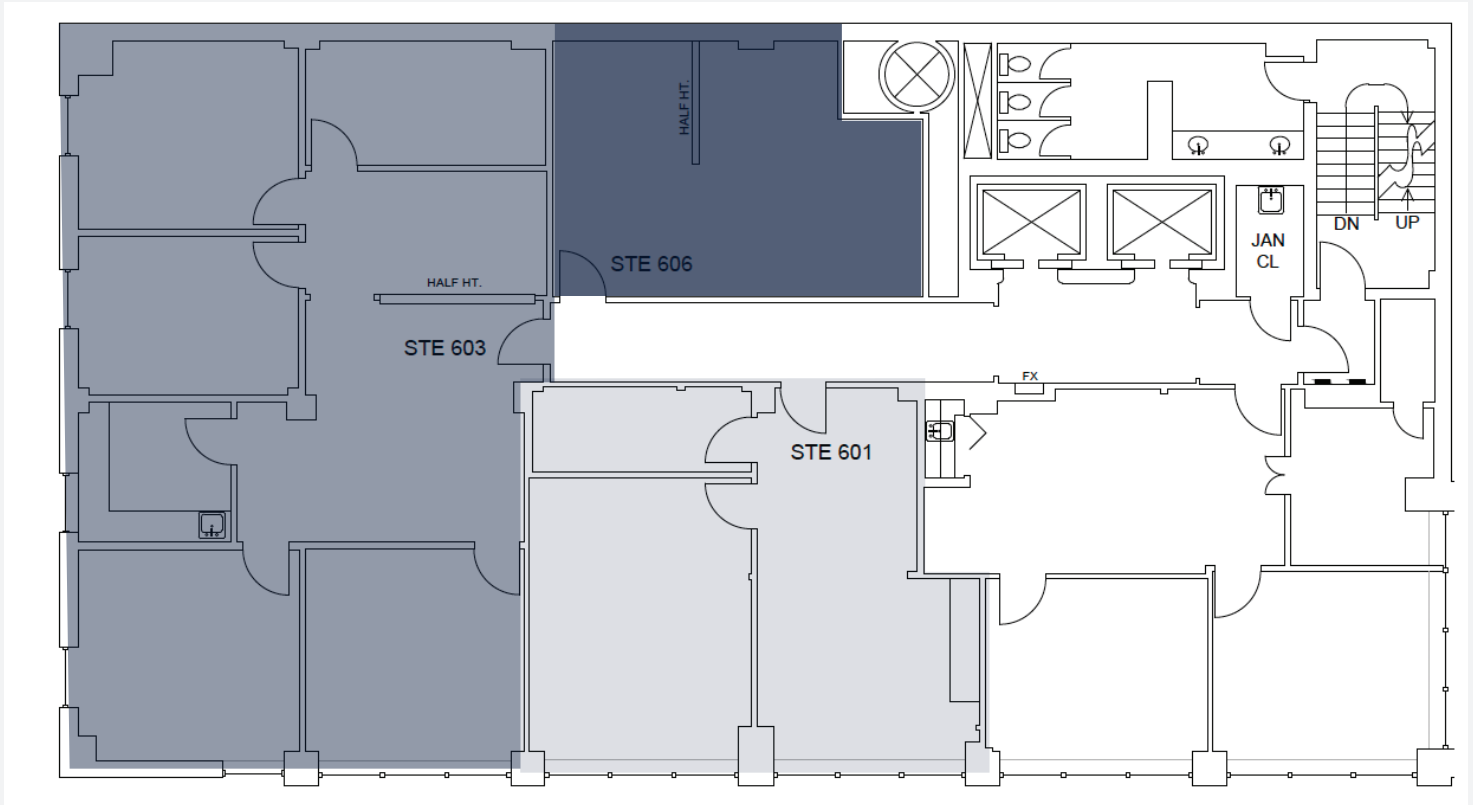
FLOOR FIFTH



5TH FLOOR
SUITE 501 | 3,326 SF



FLOOR SIXTH



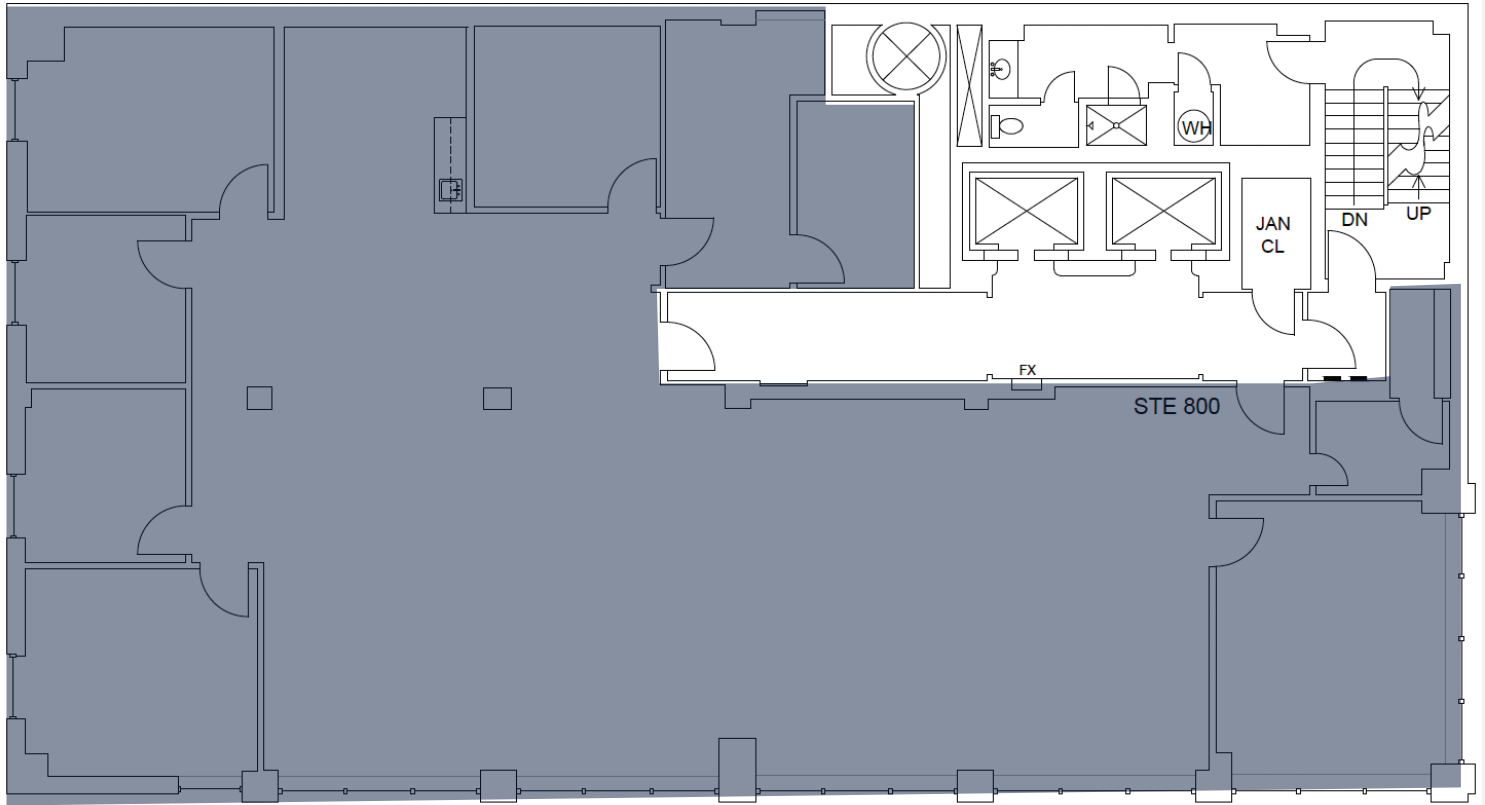
6TH FLOOR

SUITE 600 | 2,939 SF

SUITE 601 | 924 SF

SUITE 606 | 499 SF

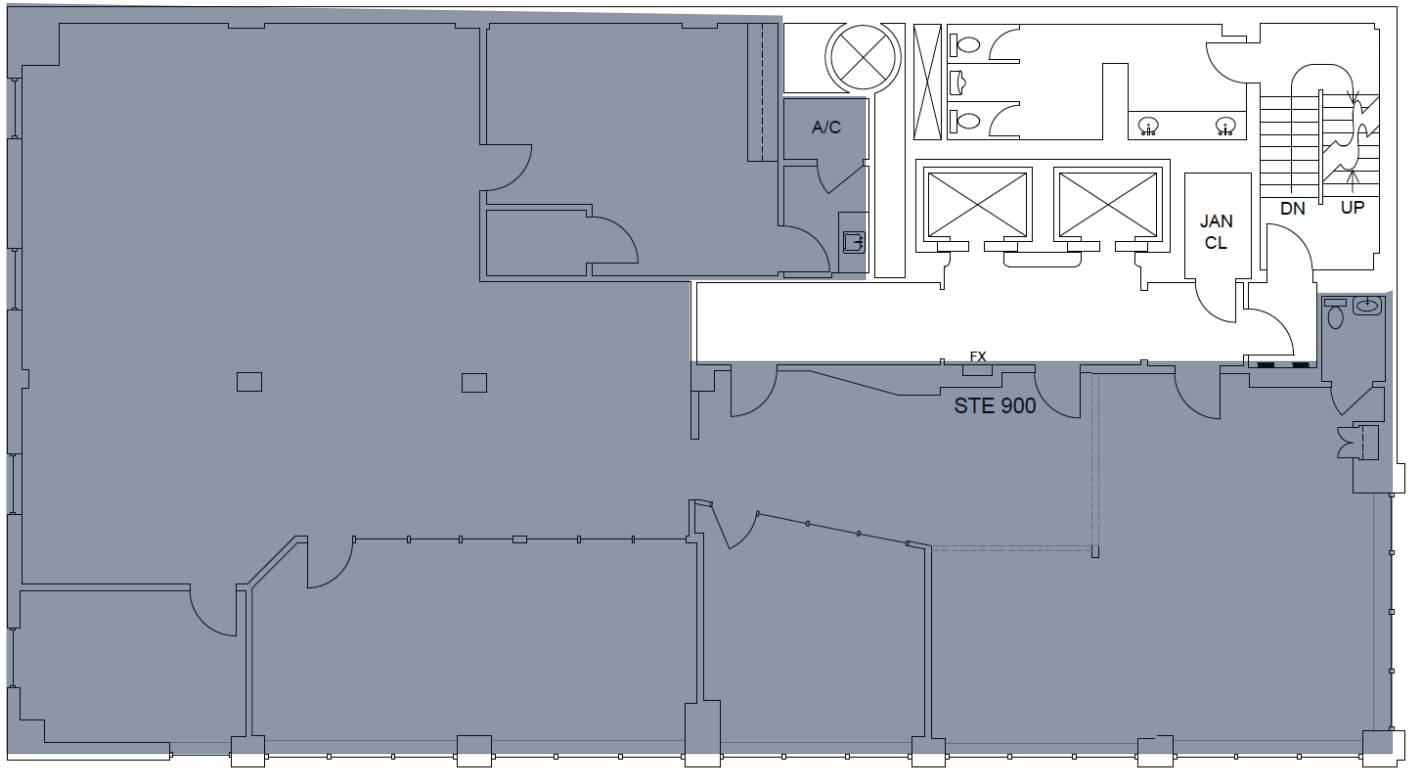
FLOOR EIGHTH



8TH FLOOR
SUITE 800 | 4,420 SF



FLOOR **NINTH**



9TH FLOOR
SUITE 900 | 4,472 SF



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.

2-10-2025



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date