

# THE VAUGHN BUILDING

807 BRAZOS ST, AUSTIN, TX 78701

*For leasing, email [michaelm@vbaustin.com](mailto:michaelm@vbaustin.com) or call 512-476-2061.*

# BUILDING OVERVIEW

The Vaughn Building, built in 1958, was the third high rise office building in downtown Austin. The developers were two young friends and recent graduates of the University of Texas who would go on to serve the State as gubernatorial appointees to Agencies, Commissions, & Boards of Directors for more than half a century. The Vaughn Building's history is steeped in politics and government affairs including offices of many Judges, Commissioners, United States Senators and Congressmen, Governors of Texas, Presidents of the United States, and the campaigns of scores of others seeking or achieving elective office. Many officeholders who would go on to gain prominence began their careers at 807 Brazos, just two blocks from the State Capitol and adjoining the Federal Building complex. The Vaughn Building will always endure as a landmark of historical events in Texas public service.

**71,388 SF**  
TOTAL BUILDING SF

**PARKING**  
CASE BY CASE BASIS  
DEPENDING ON AVAILABILITY

**100+**  
WALKABLE AMENITIES



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# WORKPLACE DESIGN



Custom Floor Plans & Finishes Available.

Great Bones & Natural Light.

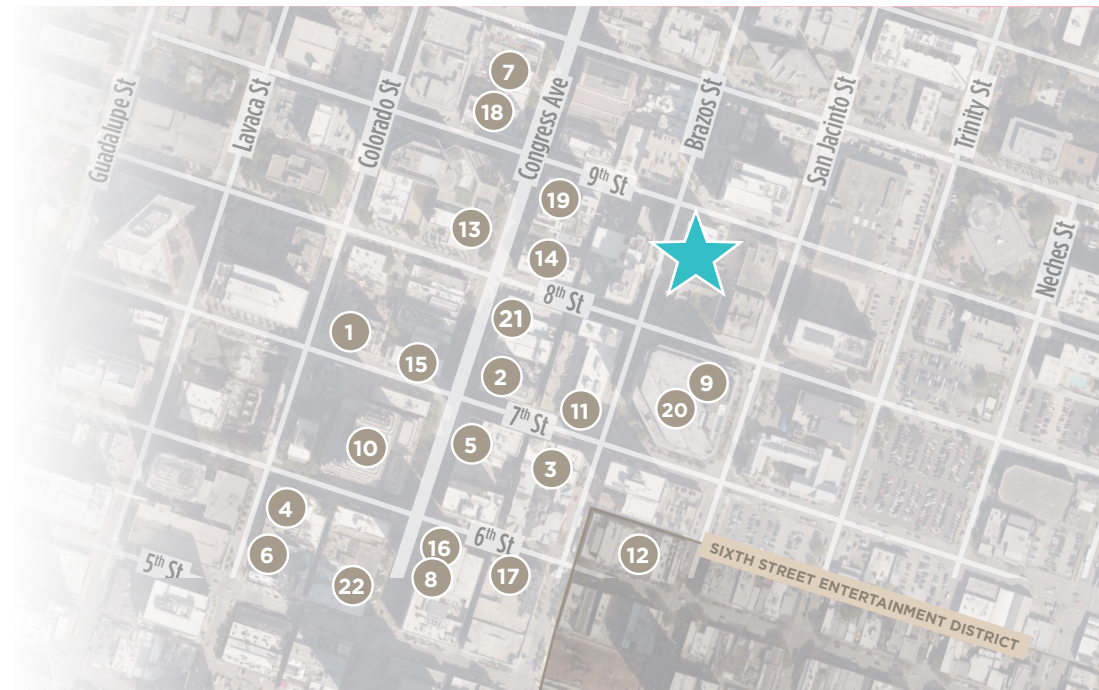
Tenant Improvement Allowances Considered.

***Let Us Build Your Ideal Office!***



# BUILDING AMENITIES

The Vaughn Building is located in the heart of Austin's Central Business District, just two blocks from the Texas State Capitol and half a block from the Federal Building complex. Surrounded by banks, hotels, meeting venues and two of Austin's oldest churches, the Vaughn Building is conveniently situated for any type of business. When it's time to unwind or entertain, Historic Sixth Street, lined with music venues, along with countless restaurants and bars on Congress Avenue are just a short walk away. The building offers on-site parking for tenants and their guests and an on-site conference room which may be reserved free of charge at any time. The Vaughn Building offers full-service Leases with all building expenses paid.



## EAT & DRINK

1. Perry's Steakhouse
2. Roaring Fork
3. The Driskill Bar
4. Garage
5. 7 Eleven
6. Comedor
7. Quattro Gatti Ristorante
8. Cava
9. Ancho's Takeout
10. Starbucks
11. Slake Cafe
12. Voodoo Doughnut
13. Caffe Medici
14. Chipolte Mexican Grill

## LIFESTYLE & ENTERTAINMENT

15. The Contemporary Austin
16. Bank of America
17. Gold's Gym
18. Prosperity Bank
19. United States Postal Service
20. Omni Hotel & Resort
21. The Paramount Theatre
22. CVS

## TRANSPORTATION

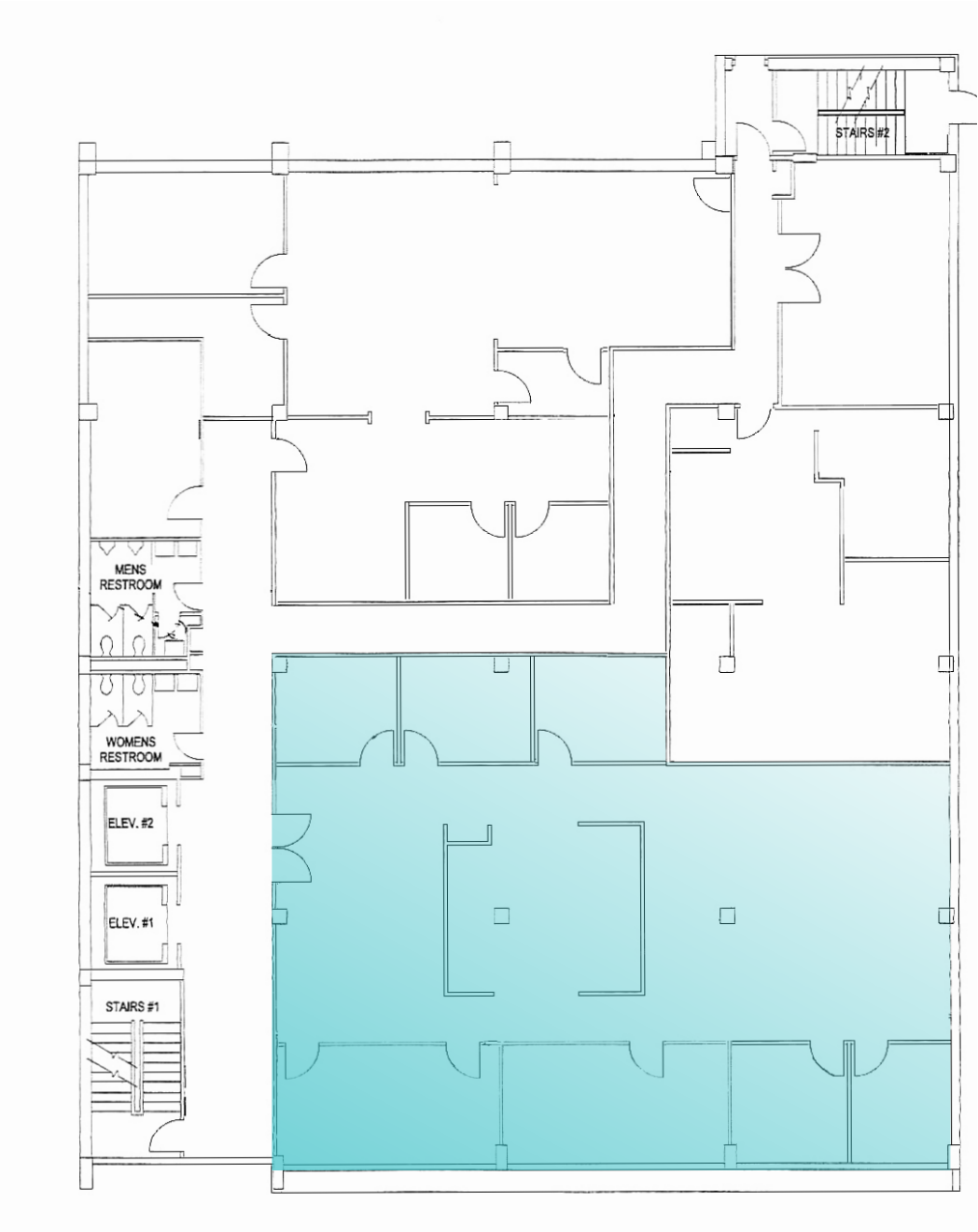
### *Commuter Rail, Capital MetroRail*

4th Street Downtown CapMetro Rail	0.8 mi
Austin History Center Bus Station	0.2 mi



# FLOOR PLANS

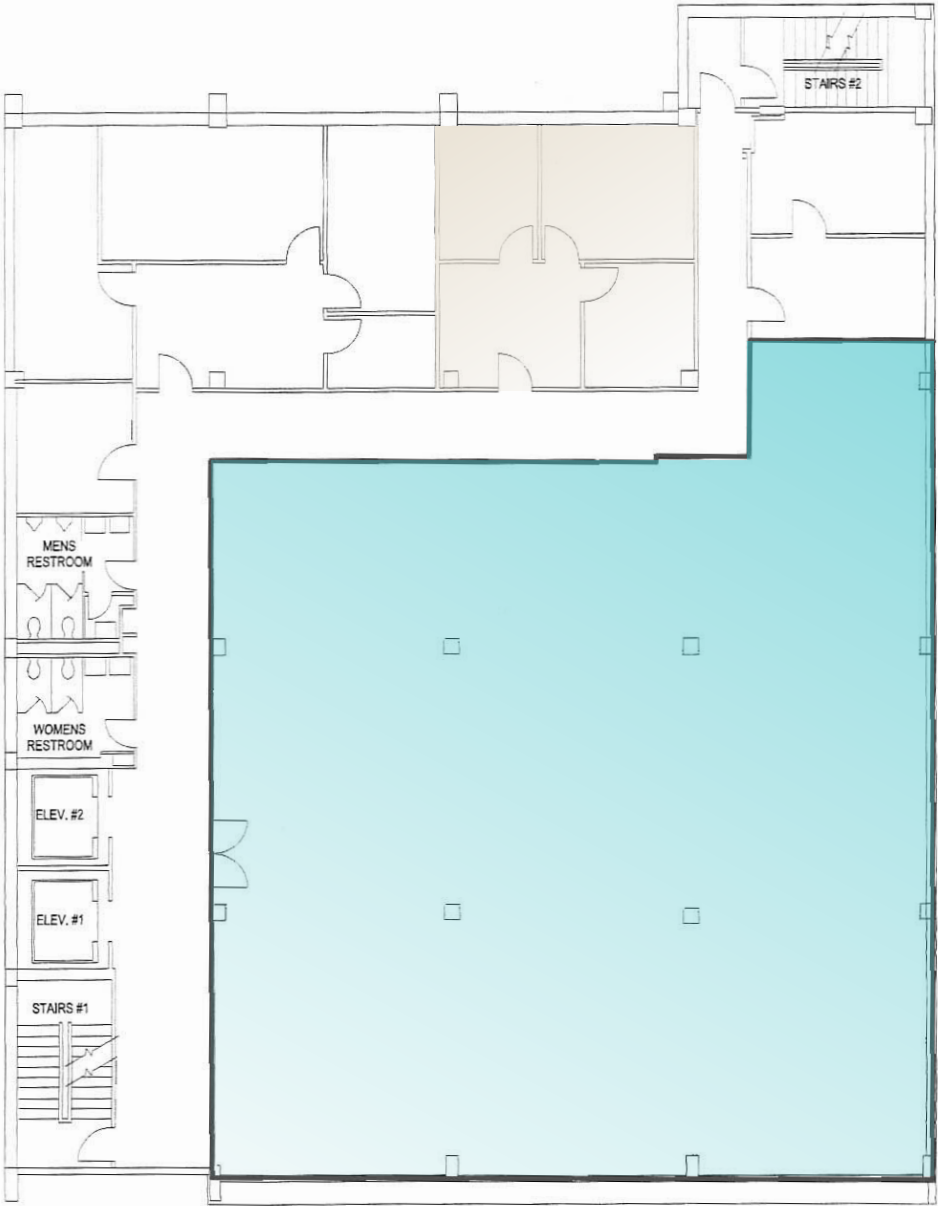
2<sup>ND</sup> FLOOR - SUITE 201



**201**  
3,375 RSF

# FLOOR PLANS

3<sup>RD</sup> FLOOR - SUITES 300 & 304  
*Build-to-Suit*



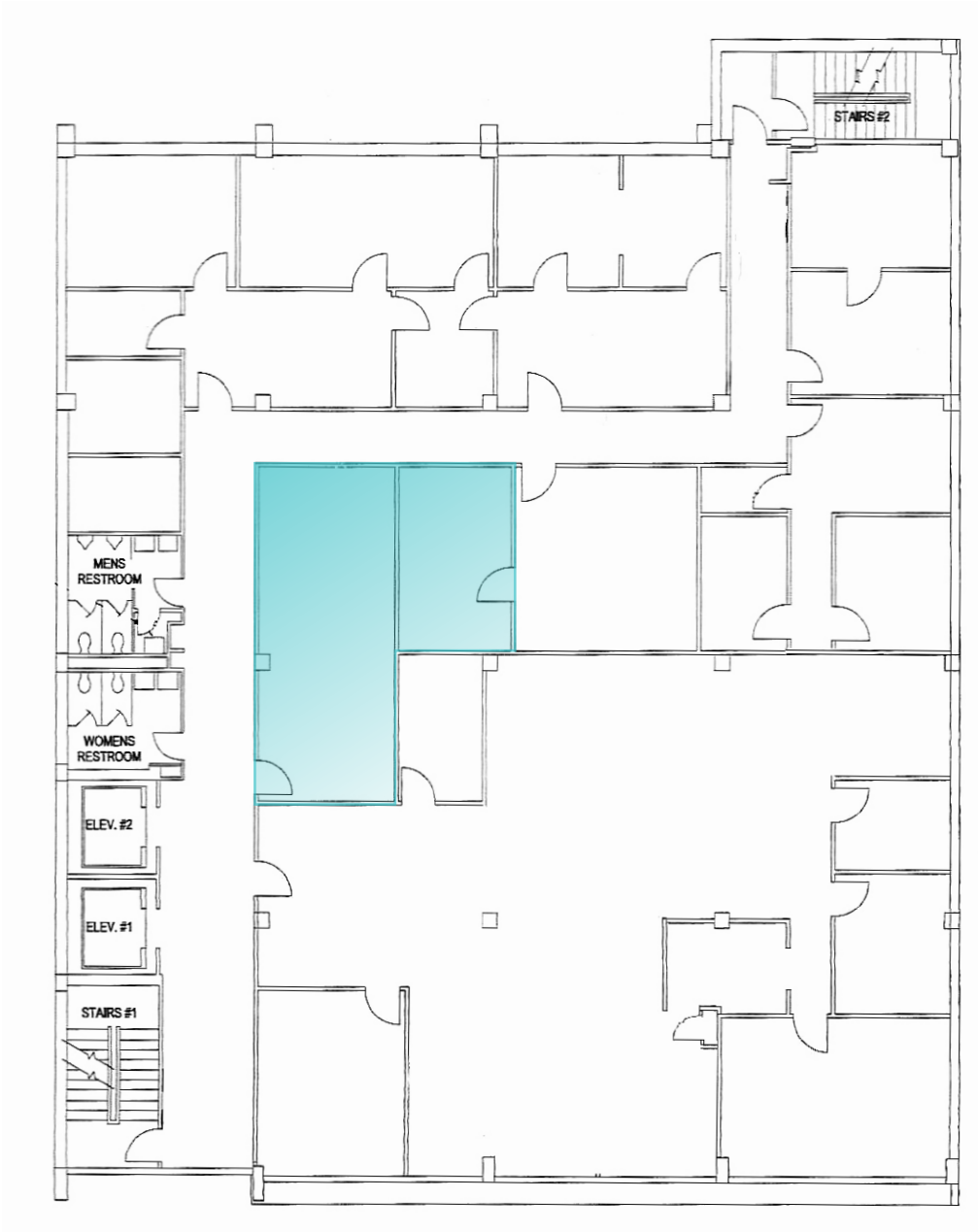
**304**  
670 RSF

**300**  
4,950 RSF

# FLOOR PLANS

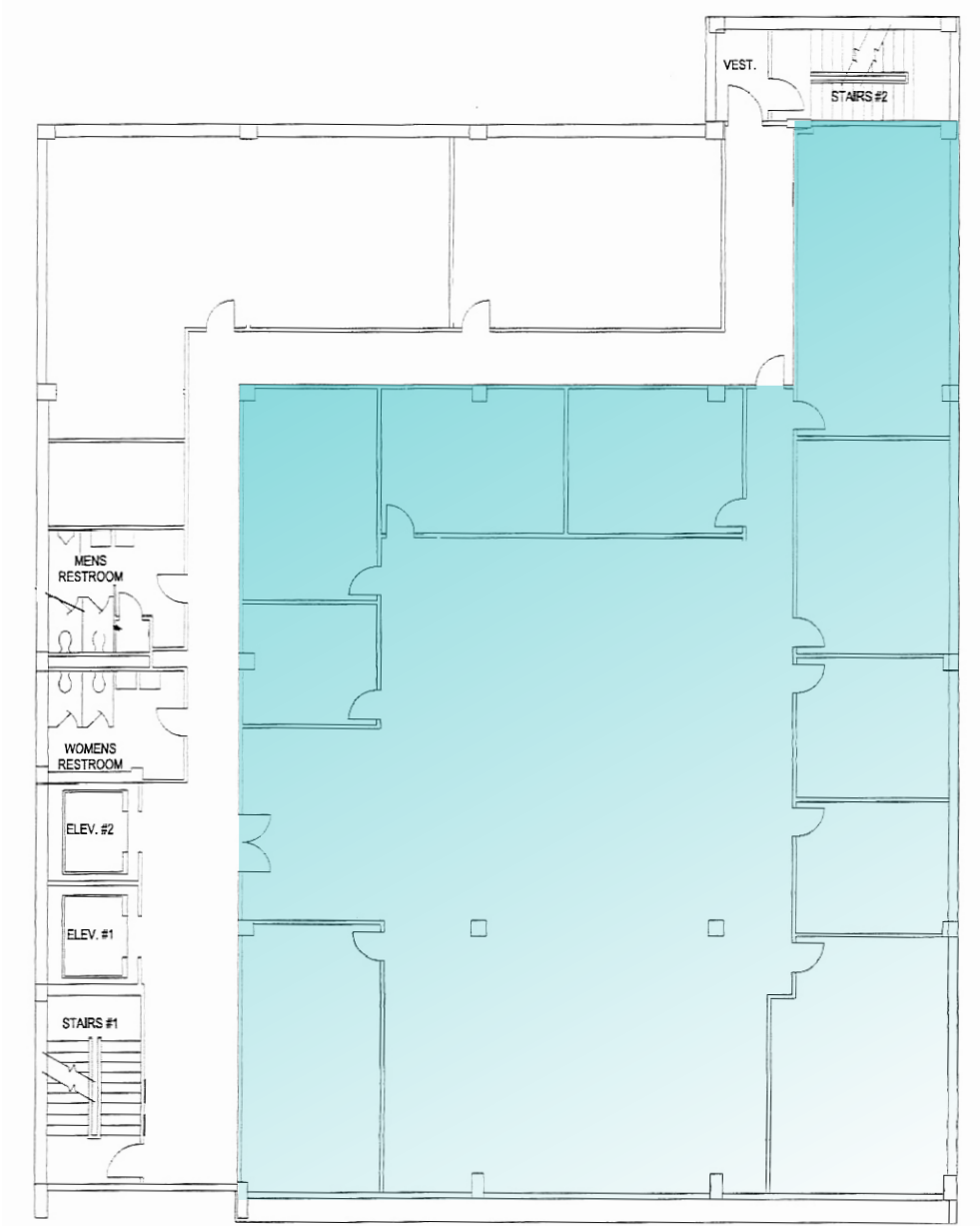
4<sup>TH</sup> FLOOR - SUITE 405

**405**  
485 RSF

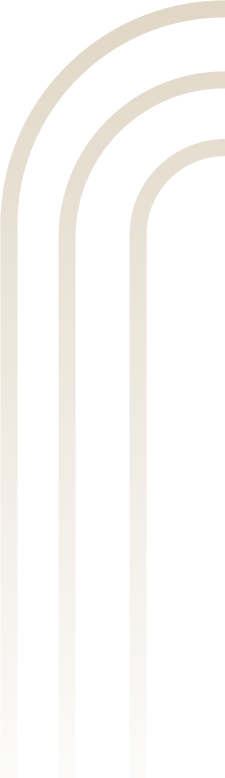


# FLOOR PLANS

5<sup>TH</sup> FLOOR - SUITE 501

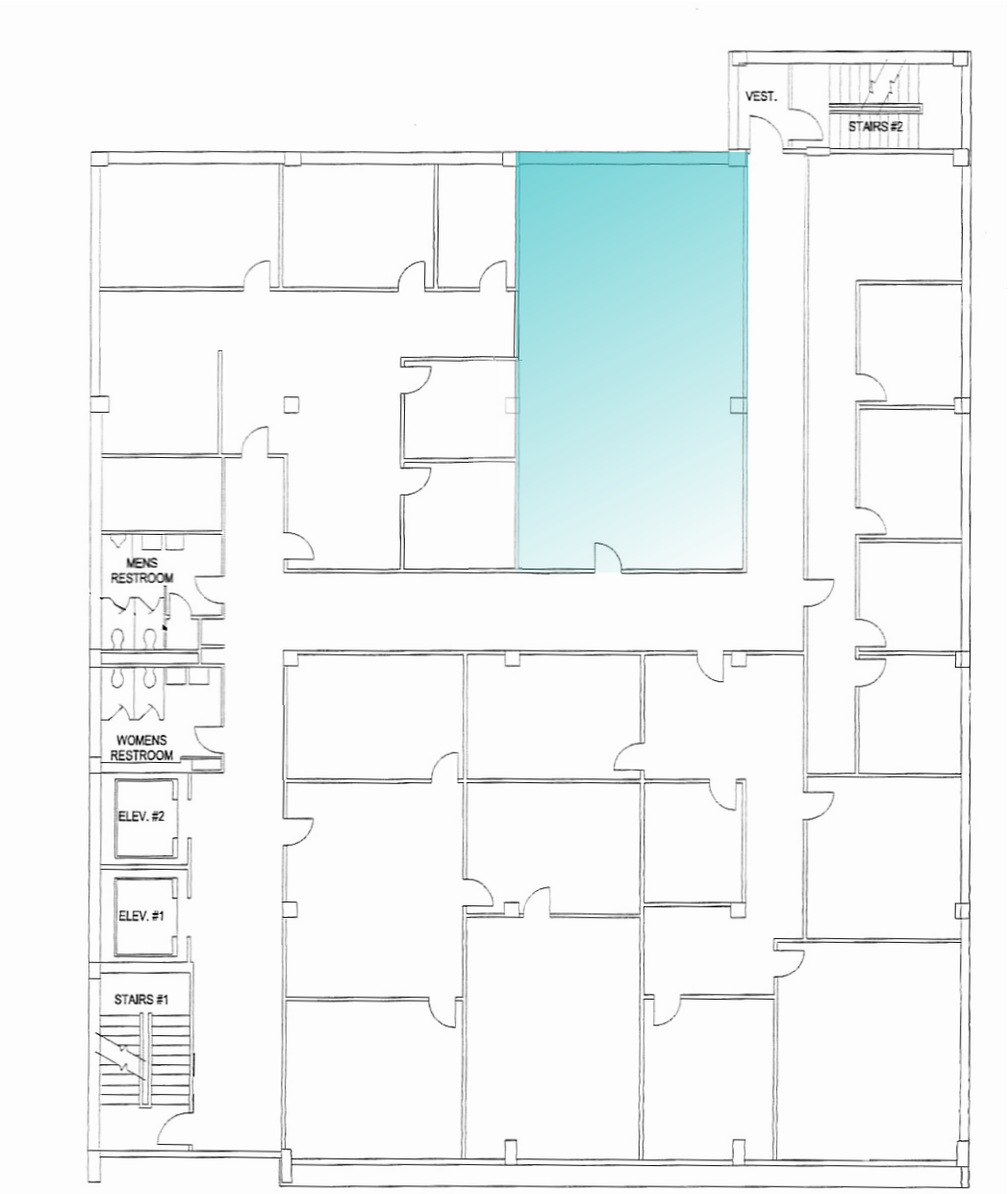


**501**  
5,670 RSF



# FLOOR PLANS

6<sup>TH</sup> FLOOR - SUITE 603

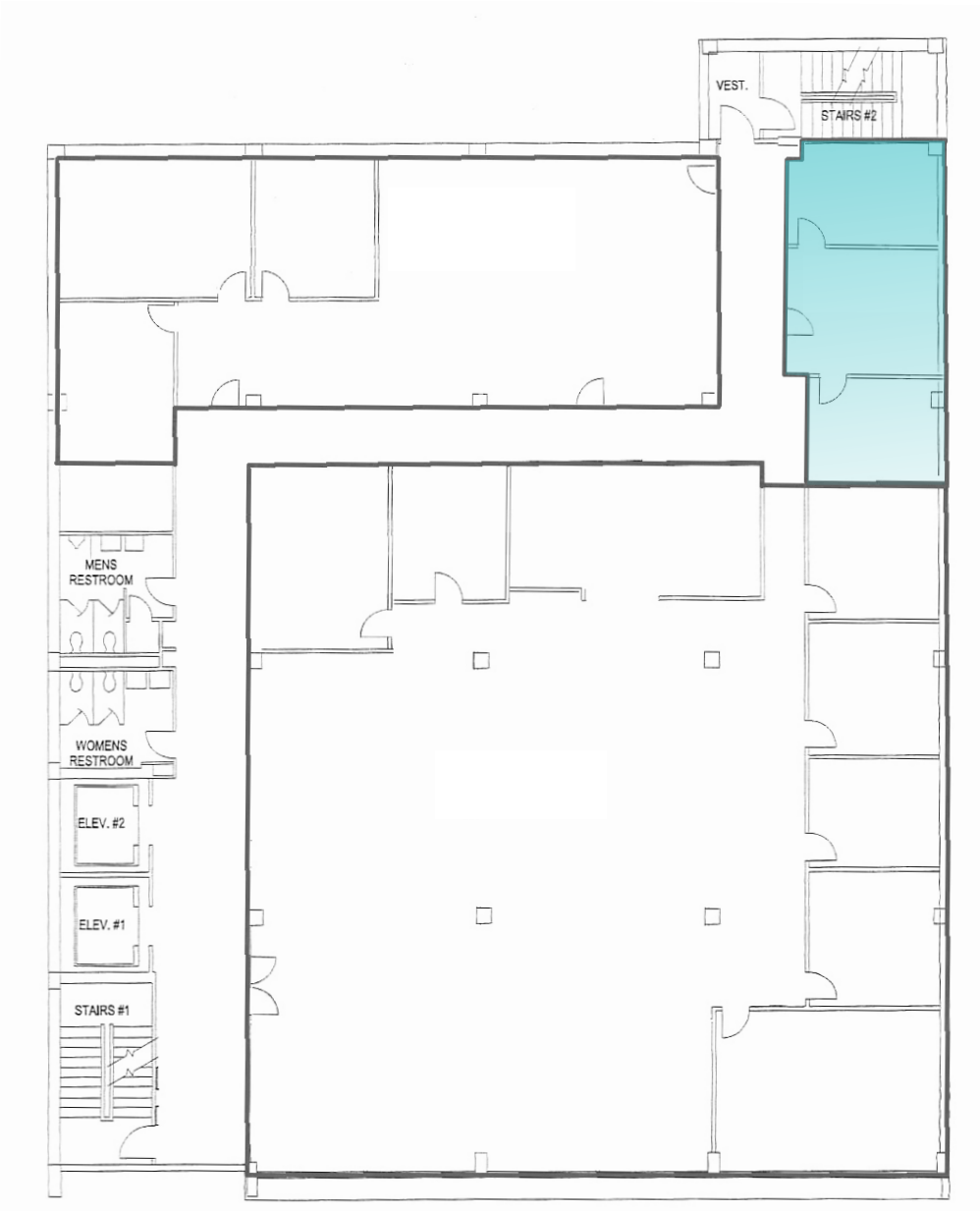


**603**  
965 RSF

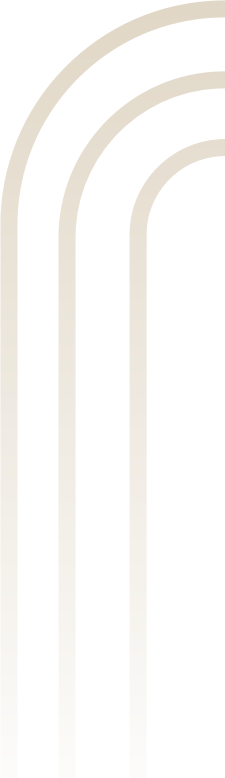


# FLOOR PLANS

9<sup>TH</sup> FLOOR - SUITE 910



**910**  
560 RSF



# FLOOR PLANS

9<sup>TH</sup> FLOOR - 7,020 SF  
*Photos*



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