

DOWNTOWN

316 CONGRESS



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CREATIVE OFFICE

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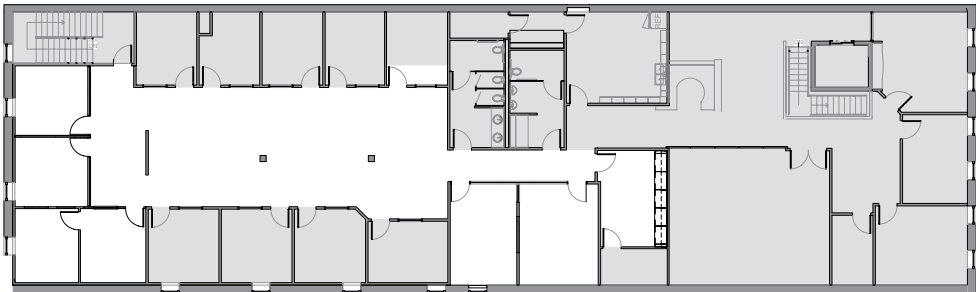
7,900 - 15,100 SF LOCATED IN THE HEART OF DOWNTOWN AUSTIN

Built in 1900, the W.B. Smith Building has been a fixture on Congress Avenue for well over a century. This two-story, 15,000 SF building has been carefully renovated and remodeled into class A creative office that still honors the original building. With abundant natural light, exposed ceilings, Congress views and frontage, this listing is a one-of-a-kind opportunity for a single tenant wanting to be in the mix of the core CBD.

FLOORPLAN

7,900 - 15,100 SF

[360° Click to view
interactive tour](#)







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BASE RATE

CONTACT BROKER

OPEX

\$12.00/SF/YR

+ ELECTRICAL & JANITORIAL

CREATIVE OFFICE

HISTORICAL BUILDING

TWO SKYLIGHTS

WITH INCREDIBLE NATURAL LIGHT

OFFICE SPACES

AMENITIES MAP

ALL WITHIN ONE MILE

DINING

III FORKS
AUSTIN JAVA
CAFFE MEDICI
CAROLINE'S
CAVA
CEDAR DOOR
CHIPOTLE
CORNER BAR
COOPER'S BBQ
EDDIE V'S
EUREKA
FRANK'S
GUS'S FRIED CHICKEN
HOUNDSTOOTH COFFEE
ITALIC
IRON CACTUS
JUICELAND

LONESOME DOVE
LUCKY LAB COFFEE
JO'S COFFEE
MAMA FU'S
MODERN MARKET
PARKSIDE
PERRY'S STEAKHOUSE
P.TERRY'S
RA SUSHI BAR
ROARING FORK
SLAKE CAFE
STARBUCKS
TACO SHACK
THISTLE
TRULUCK'S
LA TRAVIATA

STAY

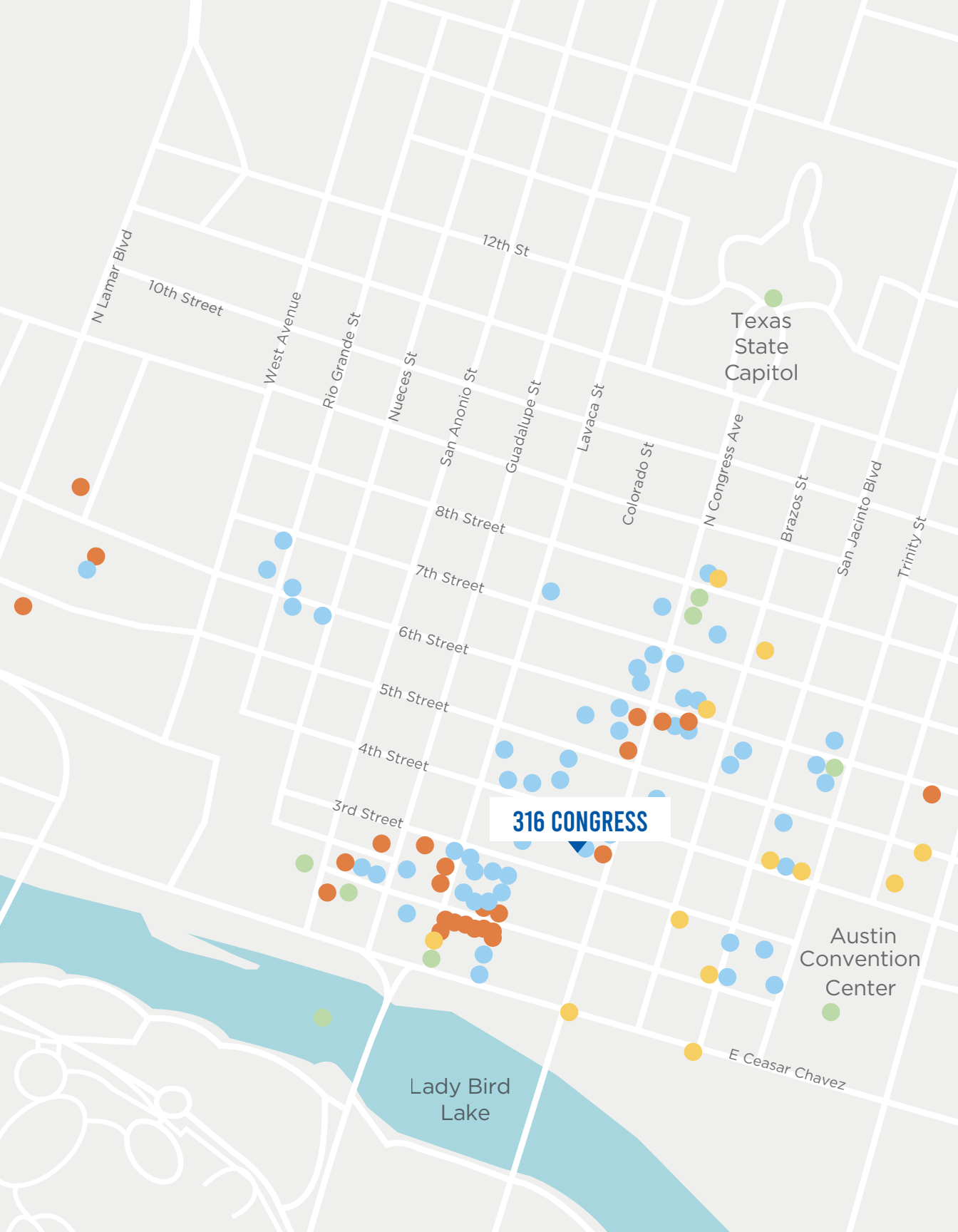
ALOFT HOTEL
COURTYARD MARRIOTT
FOUR SEASONS
HAMPTON INN
HOTEL ZAZA
HYATT PLACE
JW MARRIOTT
OMNI HOTEL
THE DRISKILL
THE FAIRMONT
THE LINE HOTEL
THE PROPER
THE WESTIN
THE W
RESIDENCE INN

SHOP

AUSTIN ROCKS
BONOBOS
CVS PHARMACY
FRANCESCA'S
JOS. A. BANK
LUXE APOTHETIQUE
MILK + HONEY SPA
PATAGONIA
ROYAL BLUE GROCERY
TOY JOY
URBAN OUTFITTERS
W AUSTIN AWAY SPA
WILD ABOUT MUSIC

SEE & DO

ACL LIVE
ALAMO DRAFTHOUSE
ANTONE'S
AUSTIN PUBLIC LIBRARY
ESTHER'S FOLLIES
LADY BIRD LAKE
PALMER EVENTS CENTER
PARAMOUNT THEATRE
RIDE INDOOR CYCLING
SOULCYCLE
SPIN
THE CONTEMPORARY AUSTIN
VIOLET CROWN CINEMA



Texas State Capitol

Austin Convention Center

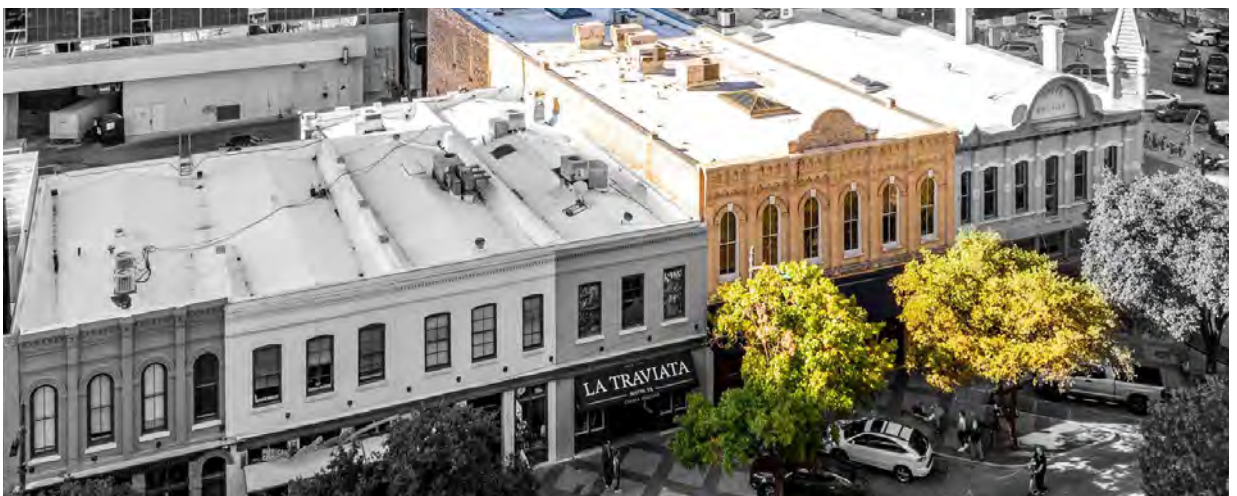
Lady Bird Lake

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DEMOGRAPHICS

ALL WITHIN ONE MILE

	1 MILE	3 MILE
Population	25,619	206,516
Households	15,314	91,123
Average Age	37	33
Median HH Income	\$108,086	\$62,437
Daytime Employees	107,952	216,162
Population Growth '19-'24	14.2%	10.3%





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