

BREMOND BUILDING

801 CONGRESS AVE. | AUSTIN, TEXAS 78701

OFFICE | **FOR LEASE**



**FOR MORE
INFORMATION
PLEASE CONTACT**

JENNIFER JAMES
512.505.0005
jjames@ecrtx.com

REBECCA ZIGTERMAN
512.505.0003
rzigterman@ecrtx.com



801 CONGRESS AVE. | AUSTIN, TEXAS 78701

AVAILABILITY

Suite 300 – 3,711 RSF (Divisible)



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PROPERTY DESCRIPTION

Three-story historic building with excellent walkability to hotels, high-end and fast food restaurants, cafes, Royal Blue Grocery, USPS and more. Chipotle onsite. Located on Congress Avenue in Austin's entertainment district, three blocks from the State Capitol. Nearby walkable points of interest and businesses include the Austin Museum of Art (AMOA), The Paramount Theatre, The Townsend, and five hotels within two blocks.

FEATURES

BUILDING

- Local Ownership
- Restaurant On-site
- Three Blocks from Capitol
- 3/1,000 Parking

LOCATION

- Downtown Austin
- Corner of 8th & Congress
- Walking Distance to Restaurants and Attractions

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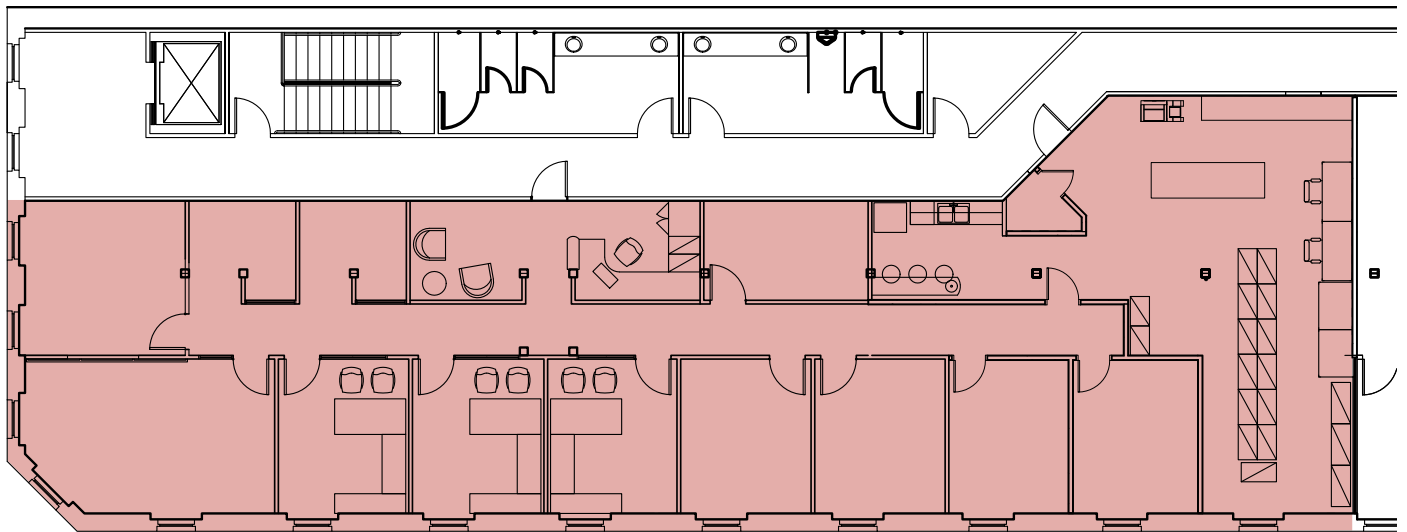
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LEVEL THREE **3**

SUITE 300

3,711 RSF (DIVISIBLE)

 360° VIRTUAL TOUR



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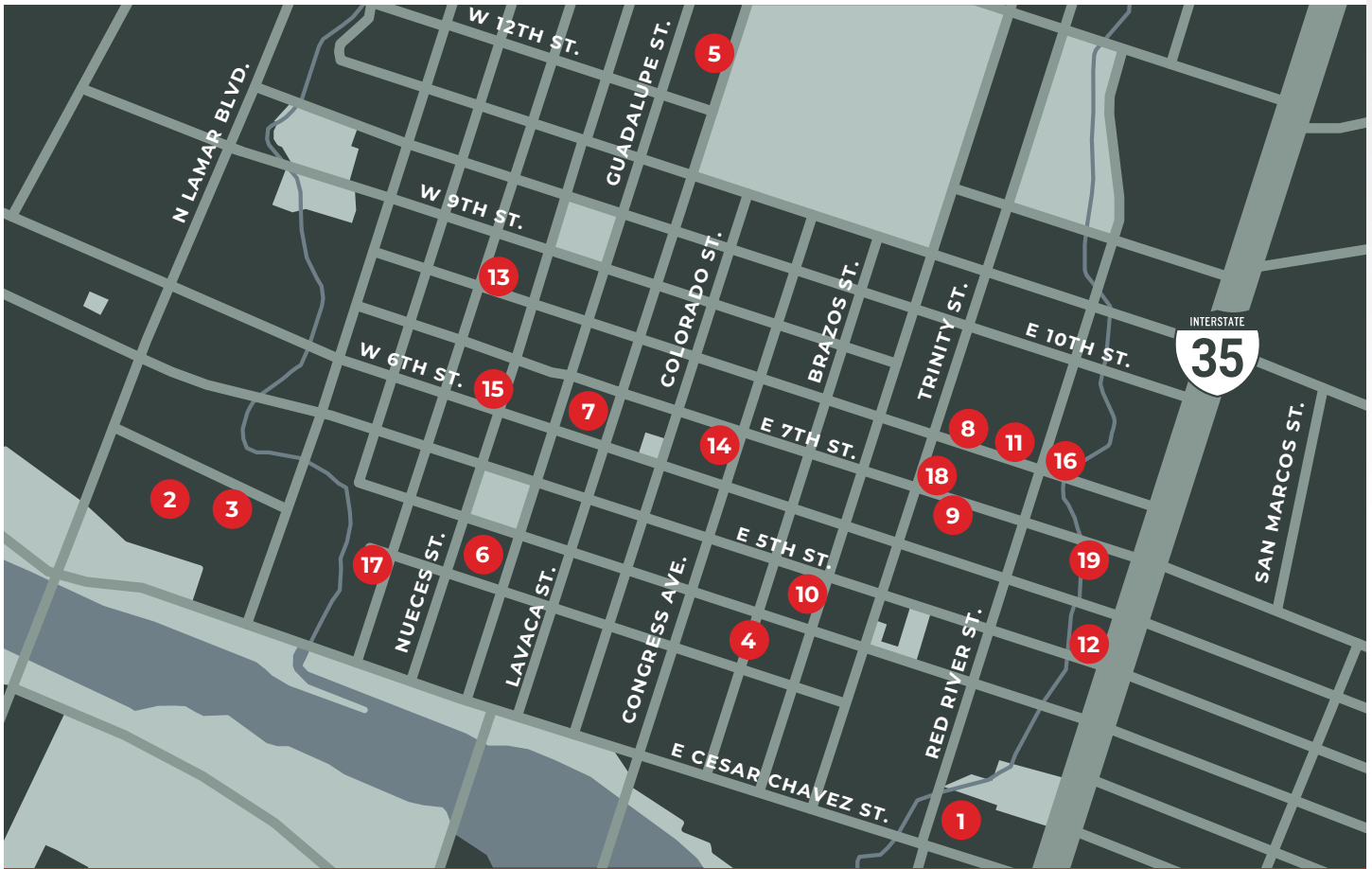
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PARKING OPTIONS

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ADDRESS	CONTACT NAME	PHONE NUMBER
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1.	101 Red River St	Towne Park	(610) 708-2563
2.	111 Sandra Muraida Way	Hospitality Parking	(512) 318-2761
3.	211 Walter Seaholm Dr	Premier Parking	(512) 499-0409
4.	250 Brazos St	Marriott/Towne Park	(610) 708-2563
5.	301 W 13th St	Premier Parking	(512) 499-0409
6.	308 Guadalupe St	Premium Parking	(512) 777-1563
7.	339 W 7th St	Premier Parking	(512) 499-0409
8.	400 E 8th St	Premier Parking	(512) 499-0409
9.	415 E 7th St	Premium Parking	(512) 777-1563
10.	498 San Jacinto Blvd.	Peak Parking	(512) 481-3034
11.	500 E 8th St	Platinum Parking	(512) 236-8415
12.	500 N I-35 Frontage Rd	Hilton/Towne Park	(610) 708-2563
13.	516 W 8th St	Wyndham	(512) 907-4334
14.	600 Congress Ave.	Premier Parking	(512) 499-0409
15.	600 San Antonio St.	Premium Parking	(512) 777-1563
16.	606 E 8th St	Premium Parking	(512) 777-1563
17.	607 W 3rd St	Premier Parking	(512) 499-0409
18.	701 Trinity St.	Premium Parking	(512) 777-1563
19.	707 E 7th St	SP Plus	(512) 479-8818

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PHOTOS

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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 interest 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.

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.

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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Equitable Commercial Realty, PLLC	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
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Rebecca Zigterman	614782	rzigterman@ecrtx.com	512.505.0003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date