

610 Brazos



FOR LEASE

610 BRAZOS

610 BRAZOS STREET // AUSTIN, TEXAS // 78701

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610 Brazos

OFFICE // FOR LEASE



AVAILABILITY

Suite 500 3,152 RSF*

Suite 600 3,152 RSF*

*Contiguous floor, up to 6,304 RSF

FEATURES

- High-end creative office finishes with exposed ceilings, brick/stone, and wood.
- Full building restoration in 2020
- Ideal for professional or creative office users
- Adjacent to the historic Driskill Hotel
- Parking rights available at Littlefield Garage at 6th & Brazos (1 minute walk)
- Within one block of Jugo, Eureka, Voodoo Donuts, Caroline's, P. Terry's, Slake, and Royal Blue
- One block east of Congress Ave.

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800 BRAZOS STREET // AUSTIN, TEXAS 78701

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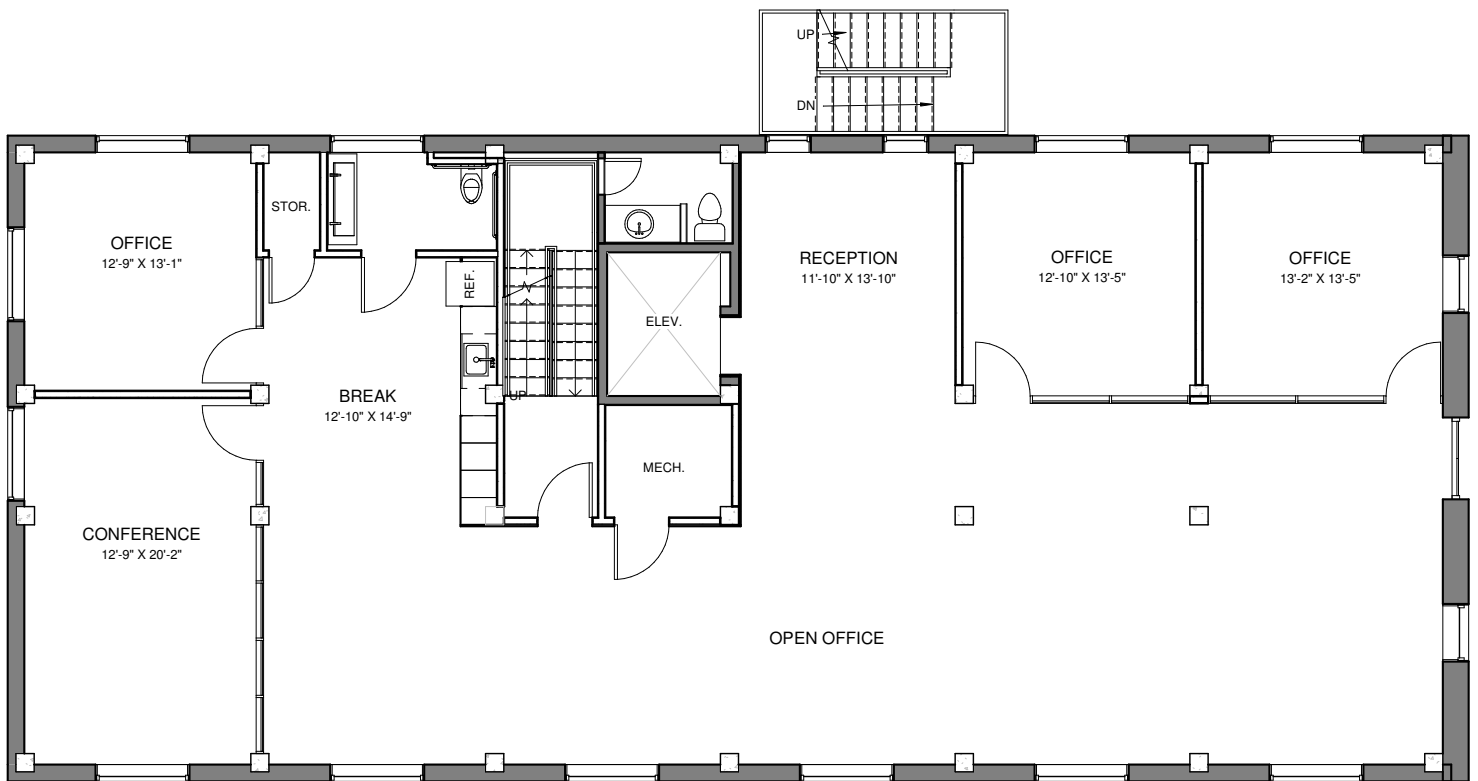
LEVEL
FIVE

Suite 500

3,152 RSF

*Contiguous floor to Suite 600, up to 6,304 RSF

**SAMPLE FURNITURE PLAN ON
FOLLOWING PAGES**



ADDITIONAL RESTROOM
LOCATED AT EACH HALF FLOOR ALONG
COMMON STAIRS

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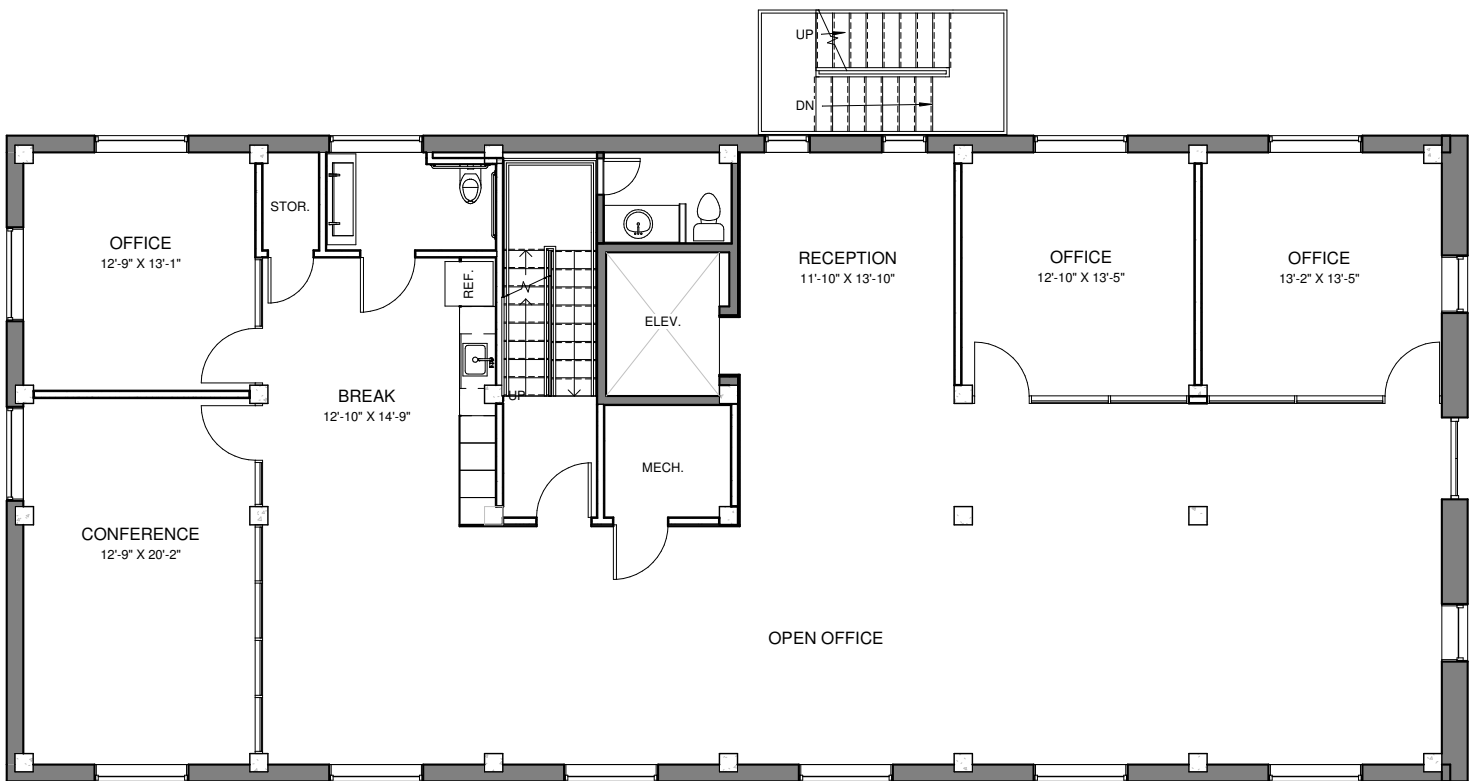
LEVEL
SIX

Suite 600

3,152 RSF

*Contiguous floor to Suite 500, up to 6,304 RSF

**SAMPLE FURNITURE PLAN ON
FOLLOWING PAGES**



ADDITIONAL RESTROOM
LOCATED AT EACH HALF FLOOR ALONG
COMMON STAIRS

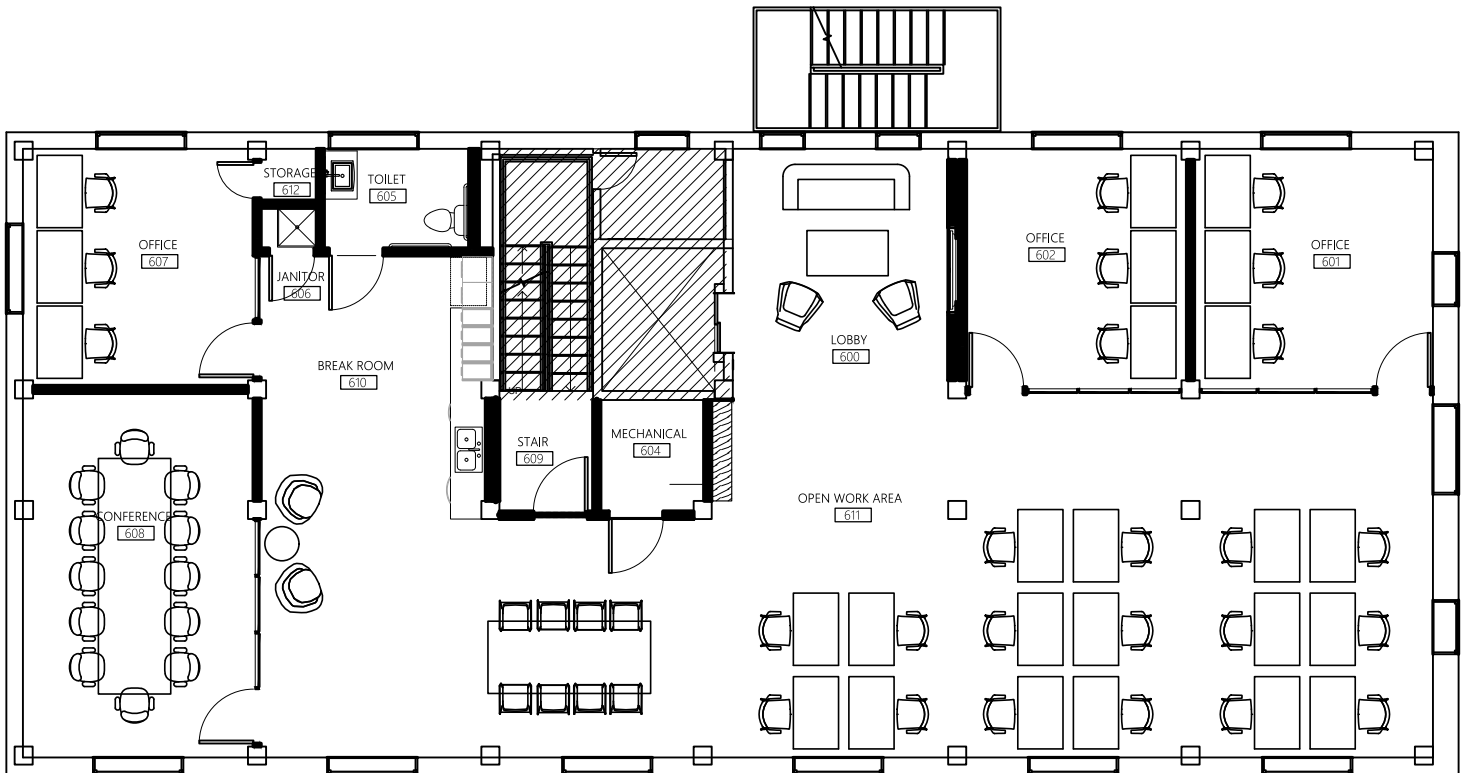
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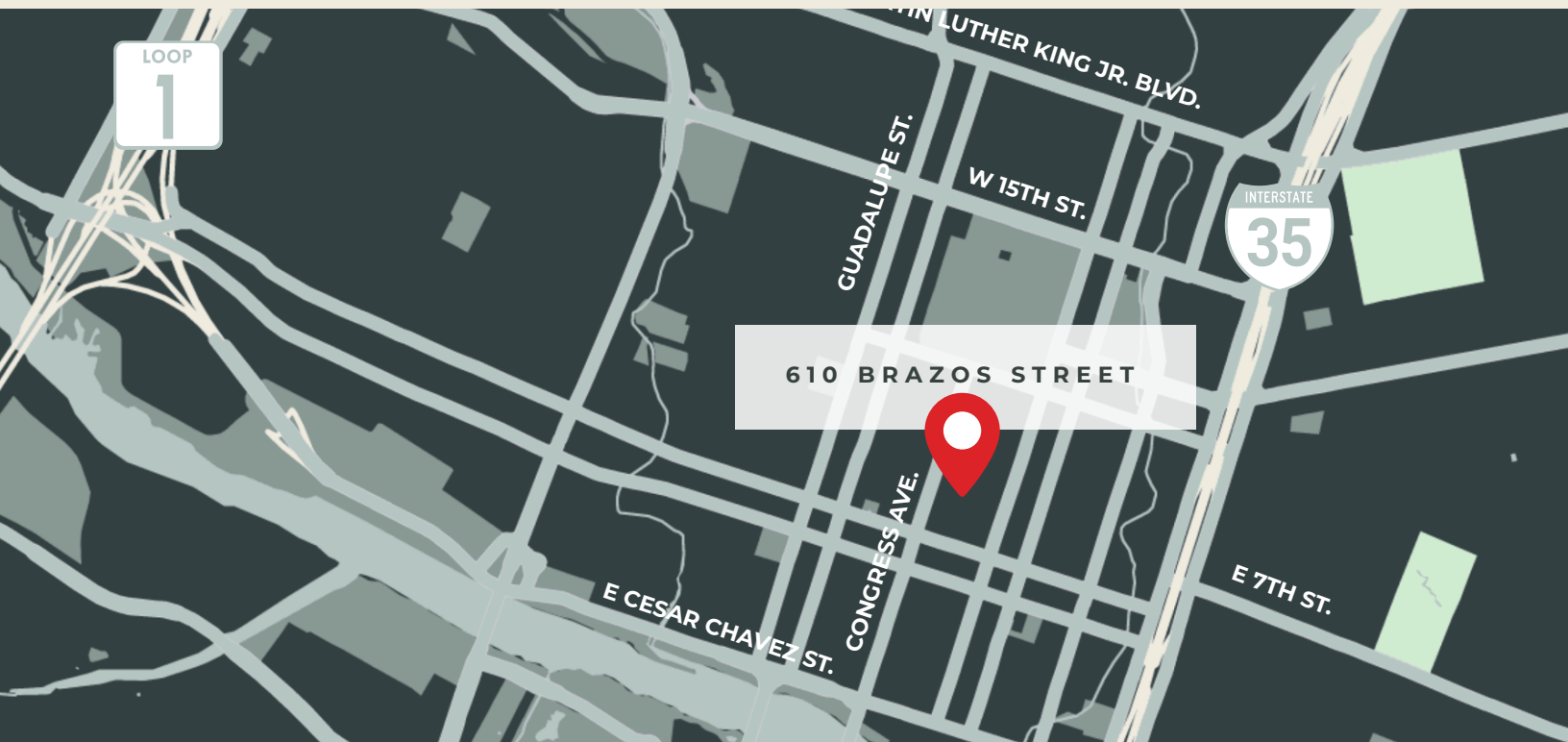
FURNITURE PLAN



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FOOD

ROARING FORK
PERRY'S
CAFFE MEDICI
QUATTRO GATTI
EUREKA!
LUCKY LAB COFFEE CO.
1886 CAFE & BAKERY
ROYAL BLUE GROCERY
CAROLINE
STARBUCKS
CHIPOTLE
LEAF
ITALIC
P. TERRYS
BIDERMAN'S DELI
QUIZNOS

ENTERTAINMENT

THE PARAMOUNT THEATRE
THE CONTEMPORARY AUSTIN
JONES CENTER
MOHAWK AUSTIN
STUBB'S BAR-B-Q
THE TOWNSEND

HOTELS

WESTIN
ELEMENT AUSTIN
JW MARRIOTT
THE OMNI
THE DRISKILL HOTEL
STEPHEN F. AUSTIN HOTEL

PARKING

720 BRAZOS ST. (PERRY BROOKS TOWER)
206 E. 9TH ST. (CAPITOL TOWER)
220 E. 8TH ST.
301 E. 8TH ST. (ST. DAVID'S CHURCH)
811 TRINITY ST. (8TH ST. & TRINITY ST.)
711 TRINITY ST. (7TH ST. & TRINITY ST.)
9TH ST. & COLORADO ST.
801 TRINITY ST. (8TH ST. & TRINITY ST.)
106 E. 6TH ST. (LITTLEFIELD GARAGE)
501 CONGRESS AVE.
515 CONGRESS AVE.
710 COLORADO ST. (BROWN BUILDING GARAGE)
812 SAN ANTONIO ST.
300 W. 6TH ST.
& MORE!

SURROUNDING AMENITIES



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.

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<u>Stephen Pannes</u>	<u>678894</u>	<u>spannes@ecrtx.com</u>	<u>512.505.0018</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date