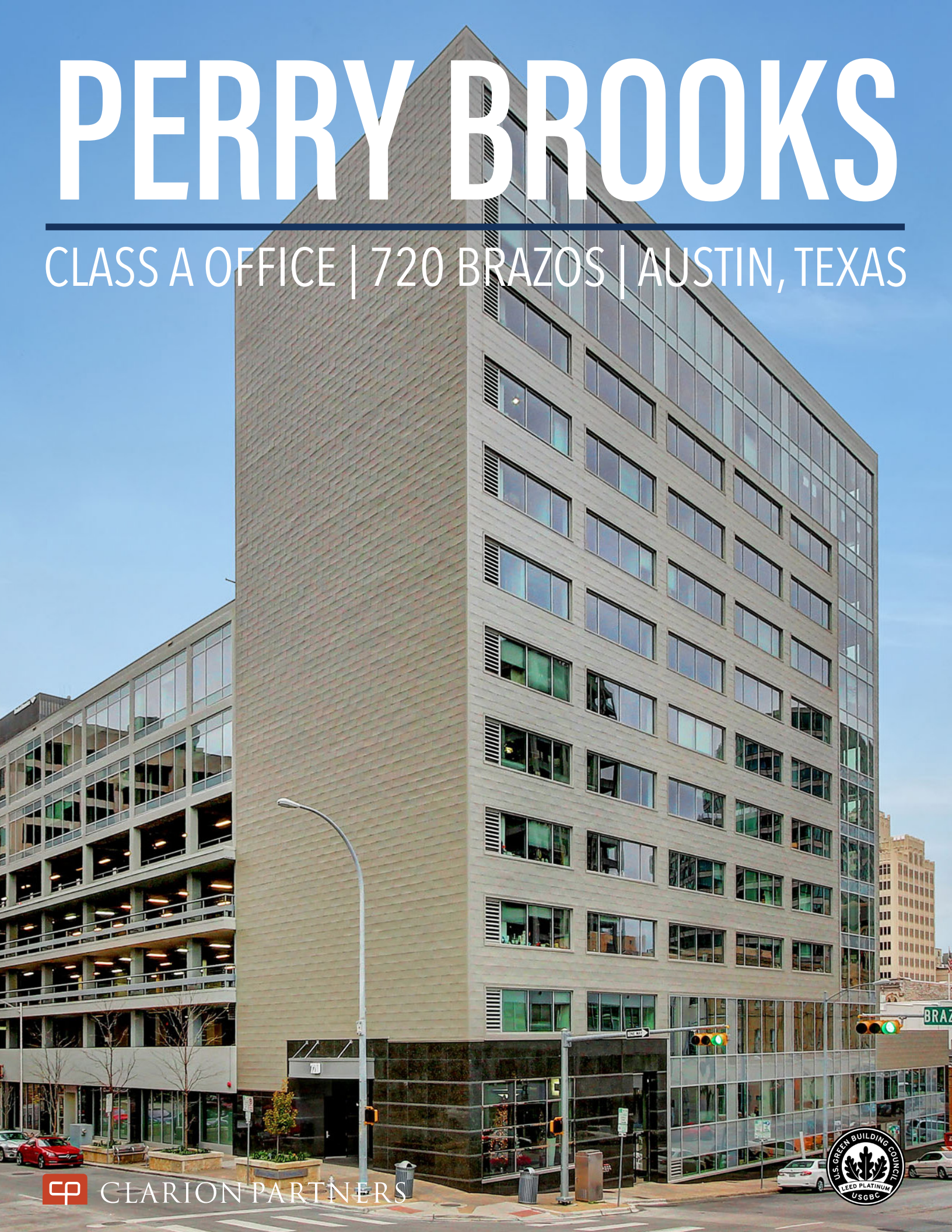


PERRY BROOKS

CLASS A OFFICE | 720 BRAZOS | AUSTIN, TEXAS



PERRY BROOKS BUILDING



The historic Perry Brooks Tower located at 720 Brazos Street has been reborn as Perry Brooks Tower - a modern, energy-efficient office tower within walking distance of the State Capitol of Texas. Perry Brooks Tower is located in the heart of Austin's vibrant Central Business District. It's proximity to the multitude of hotels, restaurants, condominiums, and Austin's thriving entertainment districts provide tenants the ultimate in Live | Work | Play environments.

BUILDING AMENITIES

- 137,709 SF, 12-story office building
- Austin's first existing building to achieve LEED Platinum
- Newly renovated lobby equipped with inviting collaborative areas and a gourmet coffee station.
- High-speed fiber
- Direct access to garage from floors 1-5
- New, energy-efficient HVAC system
- Upgraded mechanical systems
- Updated elevator cab finishes
- Floor-to-ceiling glass available in some suites
- Professional on-site management
- Walking distance from the State Capitol Complex, restaurants and entertainment

AVAILABILITY

Suite 101	5,558 SF - TOUR LINK BELOW
Suite 200	1,022 SF
Suite 500	2,209 SF
Suite 800	1,925 SF



TERMS

Rental Rate	CALL BROKER
Est. 2020 OpEx:	\$26.73 PSF
Parking:	2.79/1,000 SF
Floorplates:	Approx. 5,400 SF to 25,000 SF

FOR LEASING INFORMATION OR TO TOUR CONTACT:

LUKE WHEELER ■ 512.314.3553 ■ luke.wheeler@transwestern.com

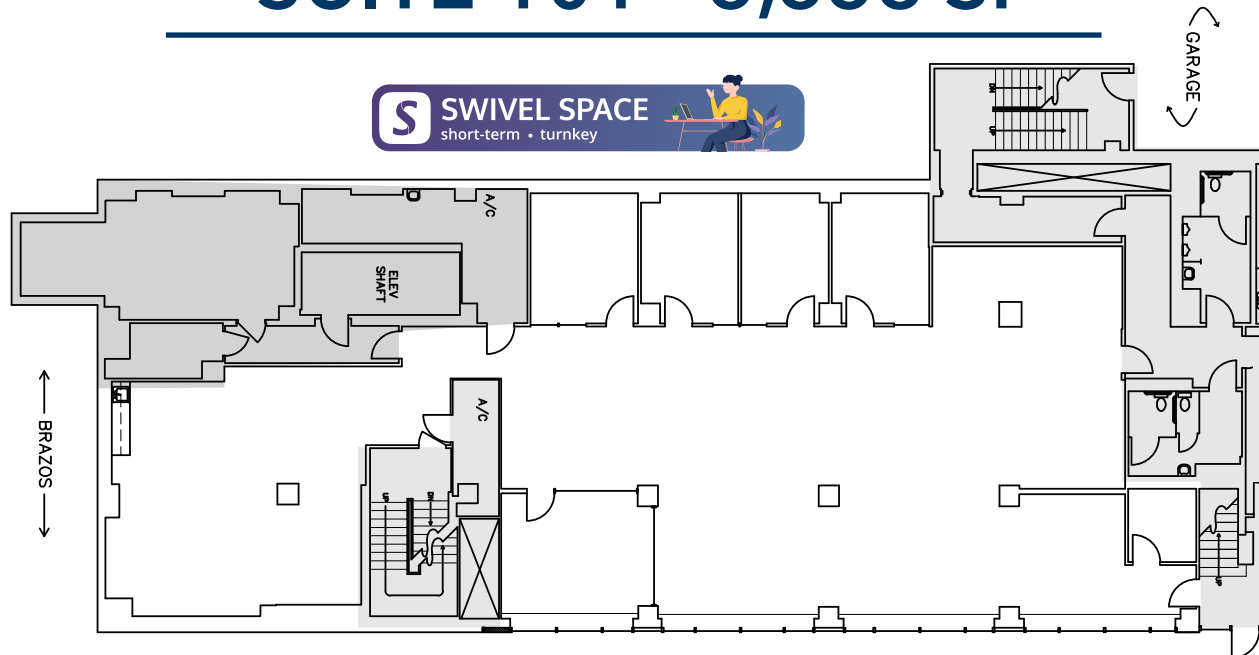
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PERRY BROOKS BUILDING

SUITE 101 - 5,558 SF



SUITE NOTES

- Private Entrance from 8th Street
- 4 Offices
- 1 Conference Room
- Bullpin for Bench Seating
- Breakroom / Lounge
- Exposed Ceiling
- Lots of Natural Light



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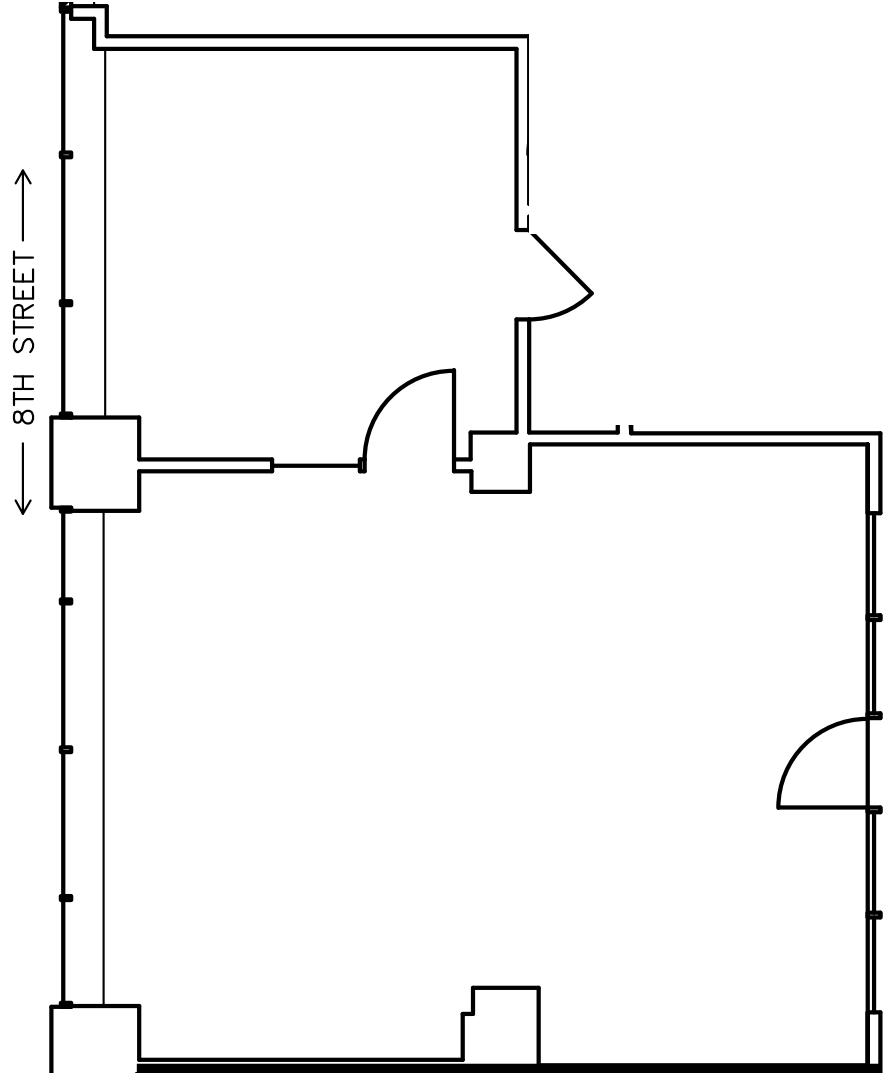
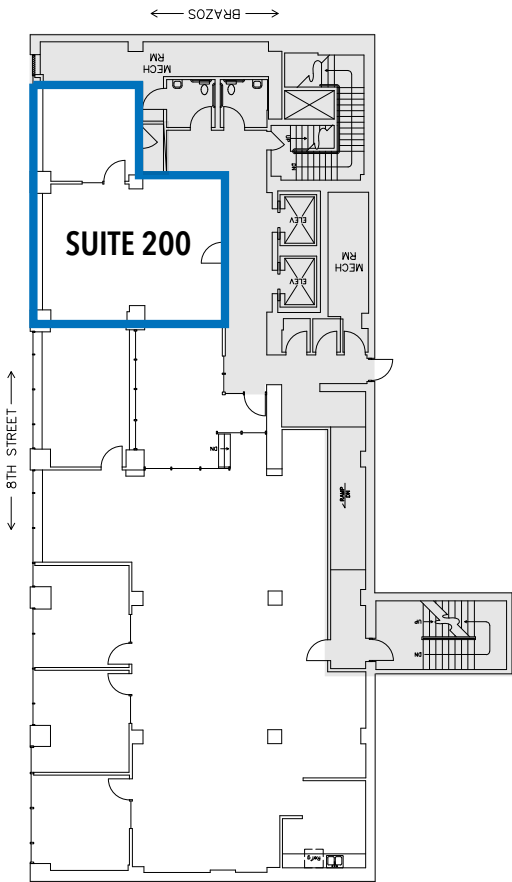
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PERRY BROOKS BUILDING

SUITE 200 - 1,022 SF

SUITE NOTES

- 1 Office
- Open Area



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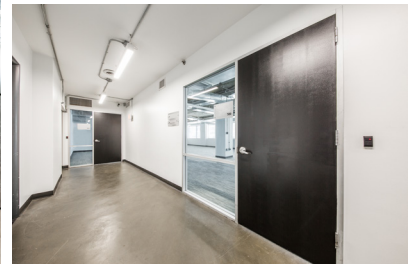
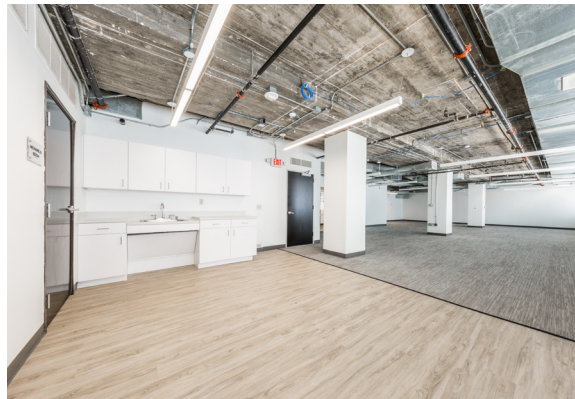
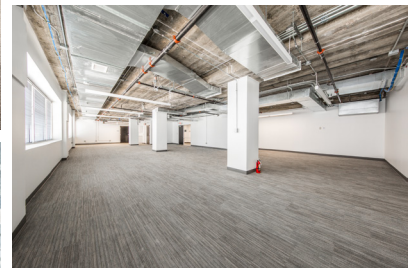
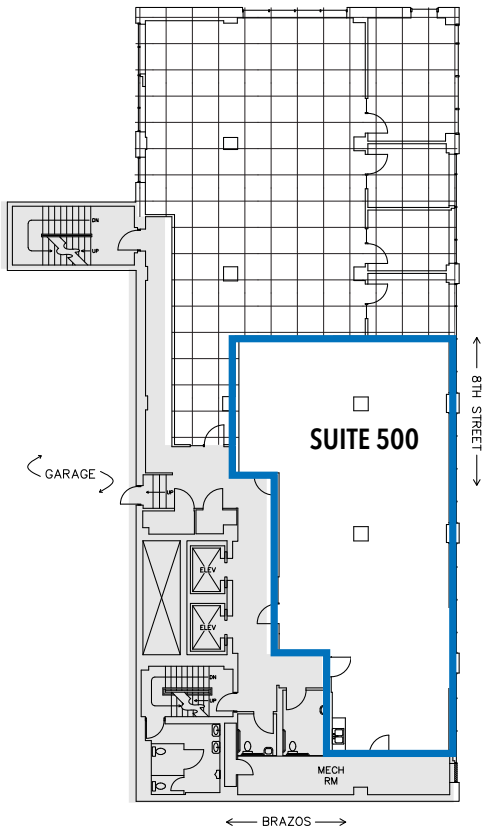
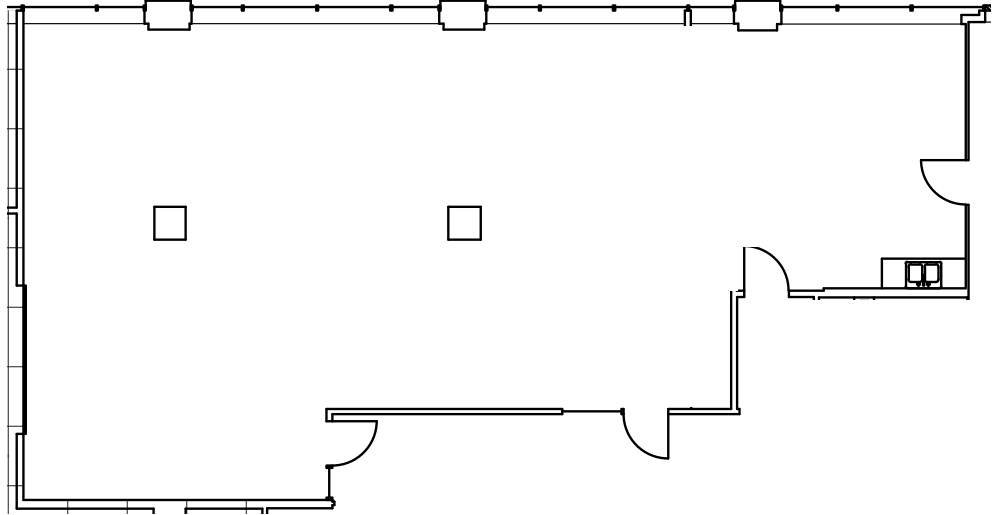
PERRY BROOKS BUILDING

SUITE 500 - 2,209 SF

SUITE NOTES

- Open Office
- Break Room
- Exposed Ceiling
- Lots of Natural Light
- Floor Access to Garage

← 8TH STREET →



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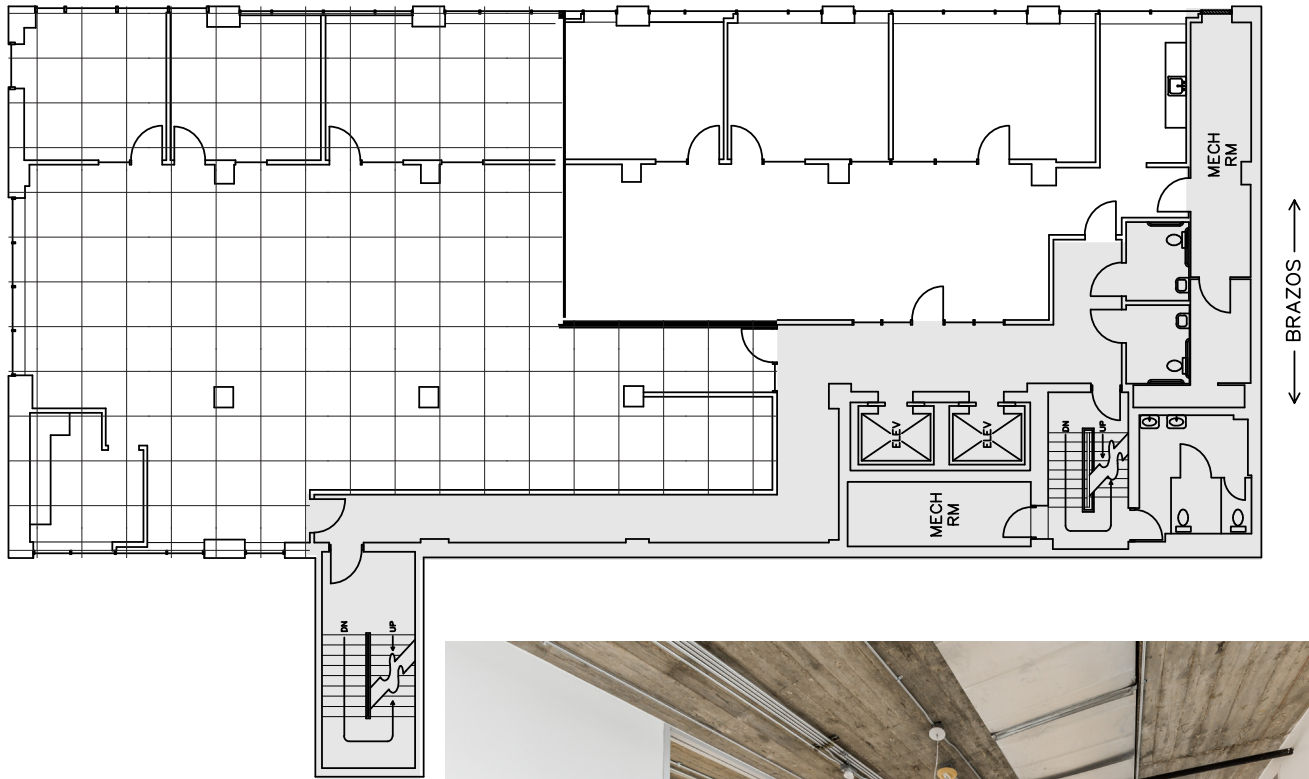
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PERRY BROOKS BUILDING

SUITE 800 - 1,925 SF



SUITE NOTES

- 2 Offices
- 1 Conference Room
- Break Room
- Exposed Ceiling
- Lots of Natural Light
- Views



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