



FOR LEASE

412 CONGRESS

412 CONGRESS AVENUE • AUSTIN, TEXAS 78701

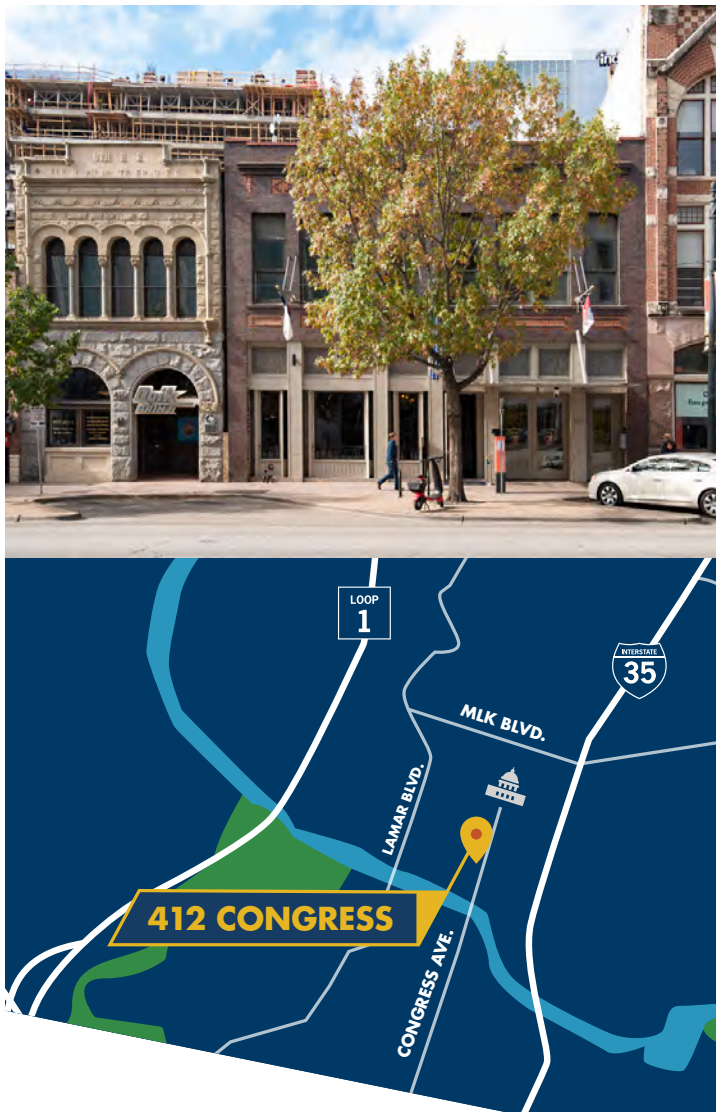


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412 Congress is a unique office opportunity located on Congress Avenue in the heart of downtown Austin. The property is situated in an amenity-rich area, just seven blocks from the State Capitol and less than two blocks from the 6th Street entertainment district. This space is across the street from Modern Market, Houndstooth Coffee and SoulCycle, and there are countless amenities within a five-minute walk. This second-floor office space sits above Speakeasy, an iconic Austin lounge. The tenant has access to a rooftop patio and building signage is available if desired. The 7,021-sf space is divisible.



Availability

1,000 - 7,021 SF unique office opportunity (space is divisible)



Historic Congress Location

Below-market operating expenses due to the building's historic designation



Private Rooftop Patio

Tenant has access to a private rooftop patio



Amenity Rich Area

Numerous amenities within a five minute walk, including dozens of restaurants



Signage

Building signage is available



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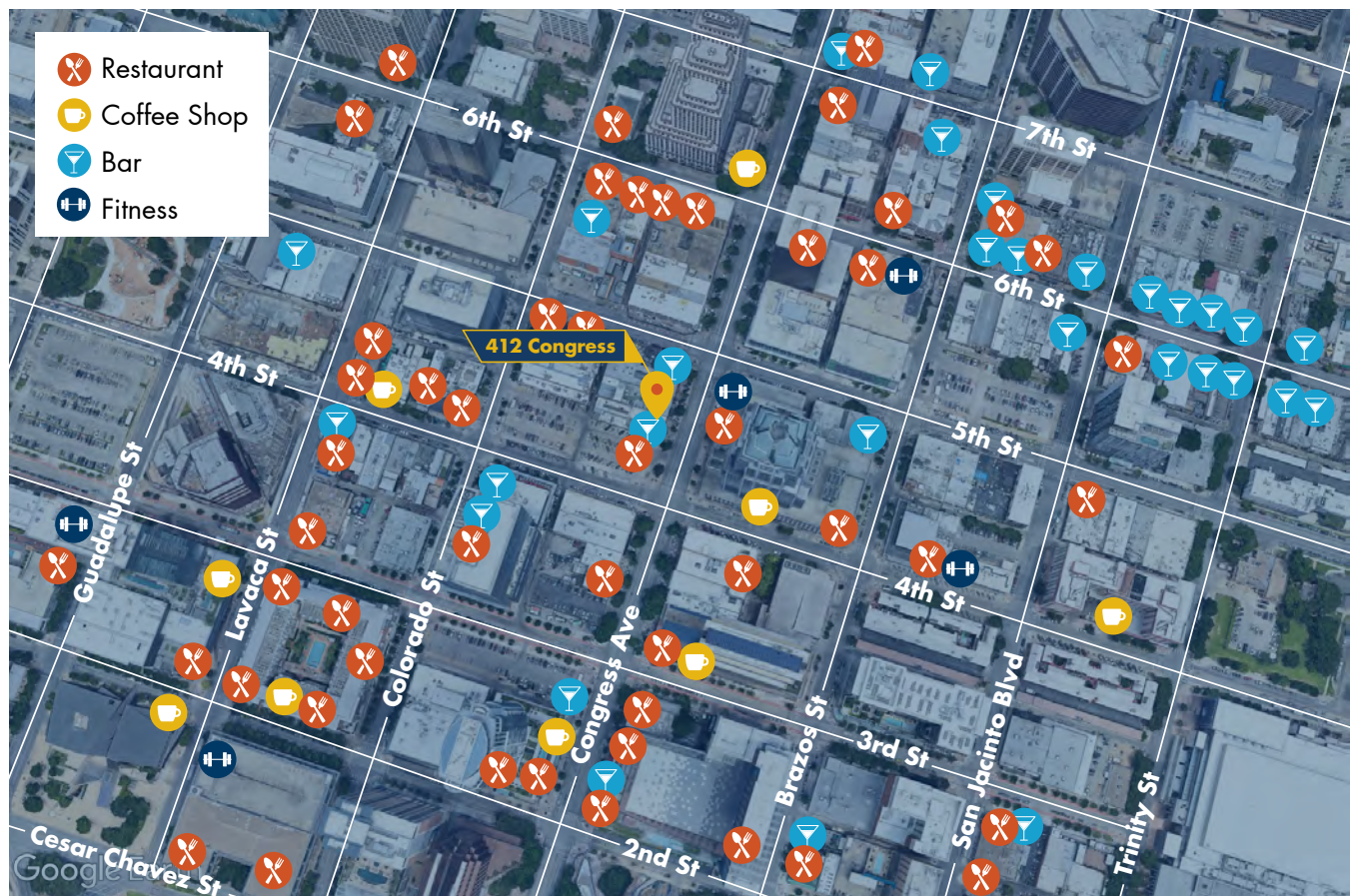
aune@aquilacommercial.com

Scan this QR code to watch property video!



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Walkable Amenities

DINE

- Bar Chi Sushi
- Berry Austin
- Blenders & Bowls
- Burger Bar on Congress
- Caroline
- Cedar Door
- Chinatown
- Chipotle
- Cooper's Old Time BBQ
- Corner Bar
- CRU
- Eddie V's
- Eureka!
- Fareground
- Gloria's
- Ill Forks
- Italic
- Jimmy John's
- Juiceland
- Kebabalicious
- La Condesa
- Lambert's BBQ
- Lavaca Street Bar
- Leaf
- Lonesome Dove
- Maiko Sushi Lounge
- Manuel's
- Modern Market
- Newk's Eatery
- P. Terry's
- Parkside
- Peche
- Perry's Steakhouse
- PF Chang's
- RA Sushi Bar
- Red Ash
- Royal Blue Grocery
- Ruth's Chris Steakhouse
- Second Bar + Kitchen
- Soup Peddler
- Swift's Attic
- Tacodeli
- Taverna
- The Backspace
- The Bonneville
- The Capital Grille
- The Driskill Grill
- Trace
- Truluck's
- Uncle Julio's
- Voodoo Doughnut
- Which Wich

CAFFEINATE

- Austin Java
- Caffe Medici
- Halcyon
- Houndstooth Coffee
- Jo's Coffee
- Starbucks Coffee (3)

UNWIND

- 6th Street Bar District
- Cedar Door
- Garage
- Halcyon
- HandleBar
- Lavaca Street Bar
- Speakeasy
- Stephen F's Bar & Terrace

EXERCISE

- Gold's Gym
- OrangeTheory
- RIDE Indoor Cycling
- SoulCycle
- Wanderlust Yoga

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Top, left, right: Interior space, building exterior, interior space



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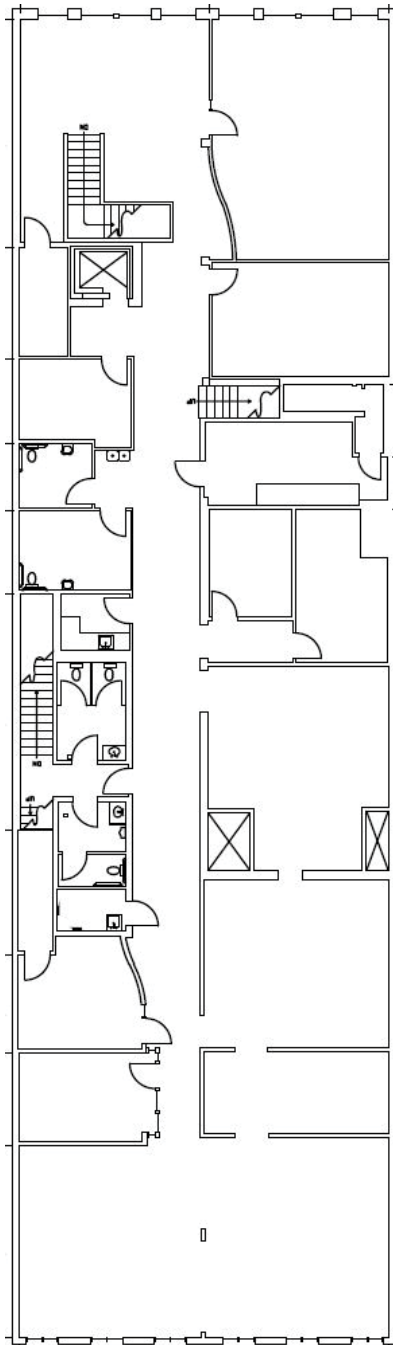
Left, top right, bottom right: Interior space, interior space, rooftop patio



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412 CONGRESS
SECOND FLOOR
1,000 - 7,021 SF (DIVISIBLE)





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 interests 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date