



316 CONGRESS

SHOP COS.

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ABOUT

DETAILS

- First Floor: 6,780 SF Available January 1, 2025
- Second Floor: 7,990 SF Available Now
- Total SF: 14,770 SF
- Call for rates | \$12 PSF/NNN
- Historic building with possibility for rooftop patio
- Rare chance to lease a single tenant property in downtown Austin

TRAFFIC COUNTS

- o 4th Street: 6,740 VPD-23
- o Congress Ave: 24,376 VPD-23

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	23,993	188,464	352,840
Avg. HH Income	\$182,919	\$124,144	\$125,260
Total Housing Units	14,472	90,664	163,876
Daytime Population	137,035	361,826	568,506
Median Home Value	\$791,230	\$732,151	\$646,243

JOIN:

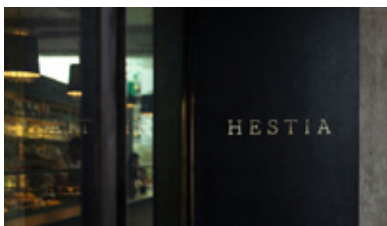




SITE AERIAL



NEIGHBORHOOD RESTAURANTS



HESTIA

Live Fire Restaurant from Kevin Fink. One of best in Austin



JUICELAND

Austin's OG juice and smoothie hangout



BILL'S OYSTER

Bill Oyster is a neighborhood cocktail bar and specialty seafood restaurant located in downtown Austin's 2nd Street District.



UCHIBA

Hai Hospitality's latest killer concept making its mark downtown



FLOWER CHILD

Fox Concept's healthy fast casual with lines out of the door every day



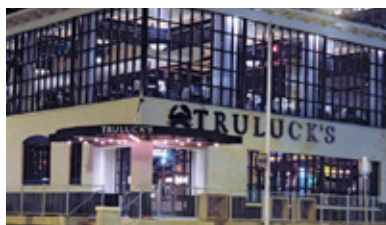
NORTH

Trusted Italian with a great patio and good vibe



RED FARM

RedFarm brings a greenmarket sensibility to modern and inventive Chinese food and super-charged dim sum complemented by modern, rustic décor.



TRULUCKS

We make choices that honor the plate, the palate, and the planet by maintaining an unwavering commitment to serving the highest-quality sustainable seafood.



LOCAL FOODS

Houston fast casual comes to Austin and brings their imaginative menu to downtown



INTELLIGENTSIA

A more refined coffee outpost than Austin's typical coffeshop, the Austin location features a huge intricate tiled wall



CODEPENDENT

A beautiful space on Shoal Creek offering great coffees and breakfast all the way through to imaginative cocktails and drinks at night



TORCHY'S

Austin's original fast casual that blew up nationwide – spot for trusty tacos and margs



ATX COCINA

A take on interior Mexican from one of Austin's best restaurant groups. The bar is always a happening place



PEACOCK + LA PISCINA

Located in Austin's scieniest hotel, the Proper, these two outposts of MMLG are two of the hottest reser vations in town



RED ASH

Craft Italian fare, from wood-fired specialties to housemade pasta, plus wine in rustic-modern digs.

NEIGHBORHOOD SERVICE



ELIZA PAGE

Eliza Page showcases curated, fine jewelry collections by select artists based in Austin, Texas and around the world.



SNEAKER POLITICS

Has strong roots in the fashion industry and has identified itself as one of the premier sneaker boutiques in the country.



KINDBODY

At Kindbody, we offer a full-suite of fertility services, including conception care, egg freezing, fertility testing and virtual wellness & coaching services.



SOLID CORE

[solidcore] is a high-intensity, low-impact full-body workout on a pilates-inspired reformer.



SUGAR & BRONZED

We want to make it possible for people to feel flawless by enjoying all-natural hair removal & attaining a healthy bronze without having to endure the dangerous effects of the sun's UV rays.



SEV LASER

SEV Laser is a leading medspa chain providing an upscale boutique experience



DRY BAR

A premier blowout experience while providing professional quality products and tools to better help our clients achieve and maintain the perfect blowout at home.



BARRY'S BOOTCAMP

Quirky, rock-music-themed choice for trendy, urban clothing & accessories for men, women & kids.



FOXTROT

New one-stop-shop. From essentials to local finds—we've got you covered. 30 minute delivery of fine wine, craft beer, fresh eats, gifts and everyday essentials.



JO'S COFFEE

Drive through or drop in for hot coffee, Iced Turbos, good food, and great times. With tacos, snacks, sandwiches, salads, and so many beverages at the ready.



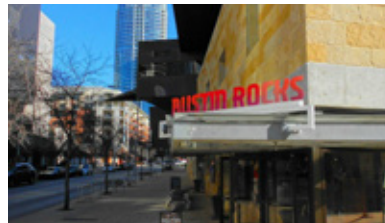
BONOBOS

We're a menswear company like no other. We've made every effort to make sure you got from point A to the best-fitting pants you've ever worn with ease, because finding your fit should never be unpleasant.



MILK & HONEY

milk + honey spa offers relaxing, luxurious treatments, healing therapies, medical aesthetics, friendly, gracious service, and the cleanest products possible.



AUSTIN ROCKS

Quirky, rock-music-themed choice for trendy, urban clothing & accessories for men, women & kids.



HEMLINE

emline is a local boutique that offers a personalized, unique shopping experience by curating on-trend pieces that help women feel and look their absolute best.



ROYAL BLUE GROCERY

Austin's own bodega with varied sandwiches and quick bites

PHOTOS



PHOTOS



SHOP^{COS.}

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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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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