

816 ★ CONGRESS



REGENT PROPERTIES

ENDEAVOR

HEIGHT

20 stories

YEAR BUILT

1984

ARCHITECT

Original:

Holt+Fatter+Scott

2014 Renovation:

Graeber Simmons & Cowan

2022 Renovation:

IA | Interior Architects

BUILDING AREA

434,801 RSF

FLOOR SIZES

10,000 RSF - 34,000 RSF

PARKING RATIO

1.9/1,000 Structured
Parking Ratio

SECURITY

On-site lobby-concierge
24 hours a day,
7 days a week

HVAC HOURS

Monday to Friday:

7AM to 6PM

Saturday:

8AM to 12PM

WALK/BIKE SCORE

99-Walkers Paradise

96-Bikers Paradise

ELEVATORS

9 passenger elevators

1 freight elevator

2 garage elevators

BUILDING ACCESS

Tenants have access

24 hours a day,

7 days a week

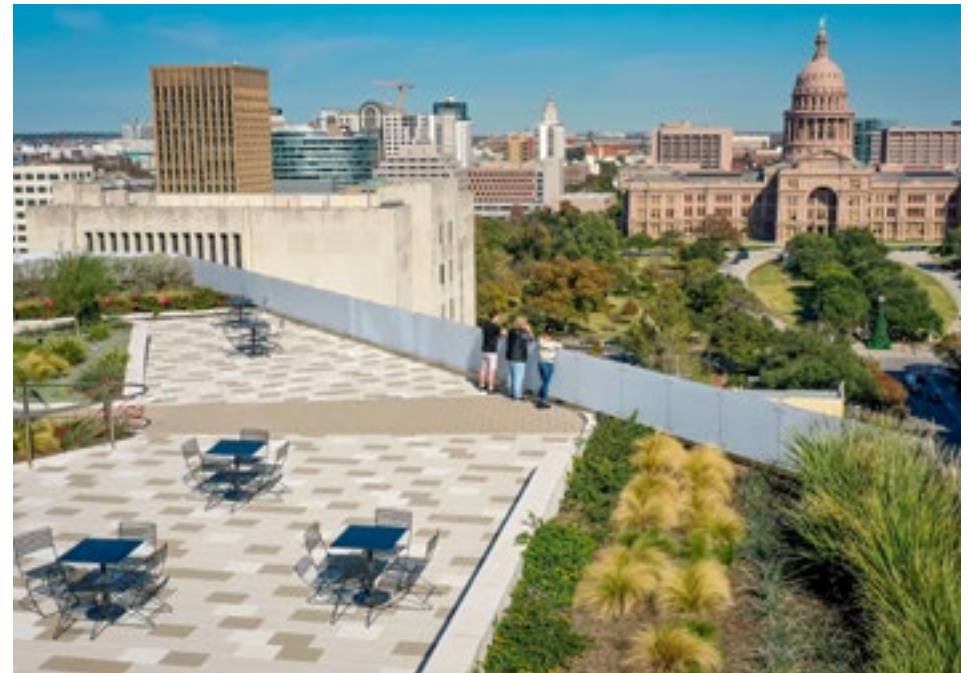
SUSTAINABILITY

LEED Platinum

Austin Energy Star

Rating 90

816
★
CONGRESS



NORTH CONGRESS MARKET DISTRICT



NORTH CONGRESS MARKET DISTRICT FOOD & BEVERAGE



While 816 Congress' neighborhood is quaint and historic - it is also home to some of the most popular coffee shops and restaurants downtown Austin has to offer. It's quietly emerging as the next "go-to" destination in the Central Business District for daily office users as well as weekend travelers and fine dining connoisseurs.



42 BARS & RESTAURANTS, INCLUDING:

Café Medici^①
 Hideout Coffee
 Starbucks Coffee
 Lucky Lab Coffee Co
 CoffeeHouse at Caroline

Royal Blue Grocery
 Swift's Attic^②
 Roaring Fork
 Perry's Steakhouse
 Simi Estiatorio

PTerry's Burgers
 Quatro Gatti^③
 Chipotle
 Cava
 Chick-Fil-A

Higher Ground
 Velvet Taco
 Punch Bowl Social
 Caroline's
 Caroline's Upstairs^④

Garage Bar
 Little Woodrows
 Starbar
 Burger Bar
 Fareground

NORTH CONGRESS MARKET DISTRICT HOTELS



HYATT CENTRIC
246 Rooms

8th & Congress
(Opening 2022)

CITIZENM HOTEL
344 Rooms

7th & Colorado
(Opening 2023)



THE DRISKILL

ALOFT DOWNTOWN

STEPHEN F. AUSTIN - ROYAL SONESTA



WITHIN 1 BLOCK

The Avenue -
Hyatt Centric

Stephen F. Austin -
Royal Sonesta

WITHIN 2 BLOCKS

CitizenM Hotel

Driskill

Aloft

Omni Hotel

WITHIN 4 BLOCKS

Club Wyndham

WITHIN 6 BLOCKS

Canopy by Hilton

NORTH CONGRESS MARKET DISTRICT GREEN SPACES



WITHIN 2 BLOCKS

| Capitol Complex Park

WITHIN 3 BLOCKS

| Indeed Tower Park

| Wooldridge Square

WITHIN 6 BLOCKS

| Waterloo Park

CAPITOL COMPLEX PARK



INDEED TOWER PARK



WOOLDRIDGE SQUARE PARK



WATERLOO PARK



LET US HELP YOU EARN YOUR EMPLOYEES' COMMUTE!



SKY LOUNGE & TERRACE

Indoor and Outdoor amenity areas with expansive downtown and Capitol views for daily use or tenant events



WELLNESS CENTER

6,000+ SF Fitness Center with Yoga Room
Spa-quality Locker Rooms and Showers



CONFERENCE FACILITIES

2,500+ SF Conference Facility
3 Private Rooms | Seating 42, 18 and 8



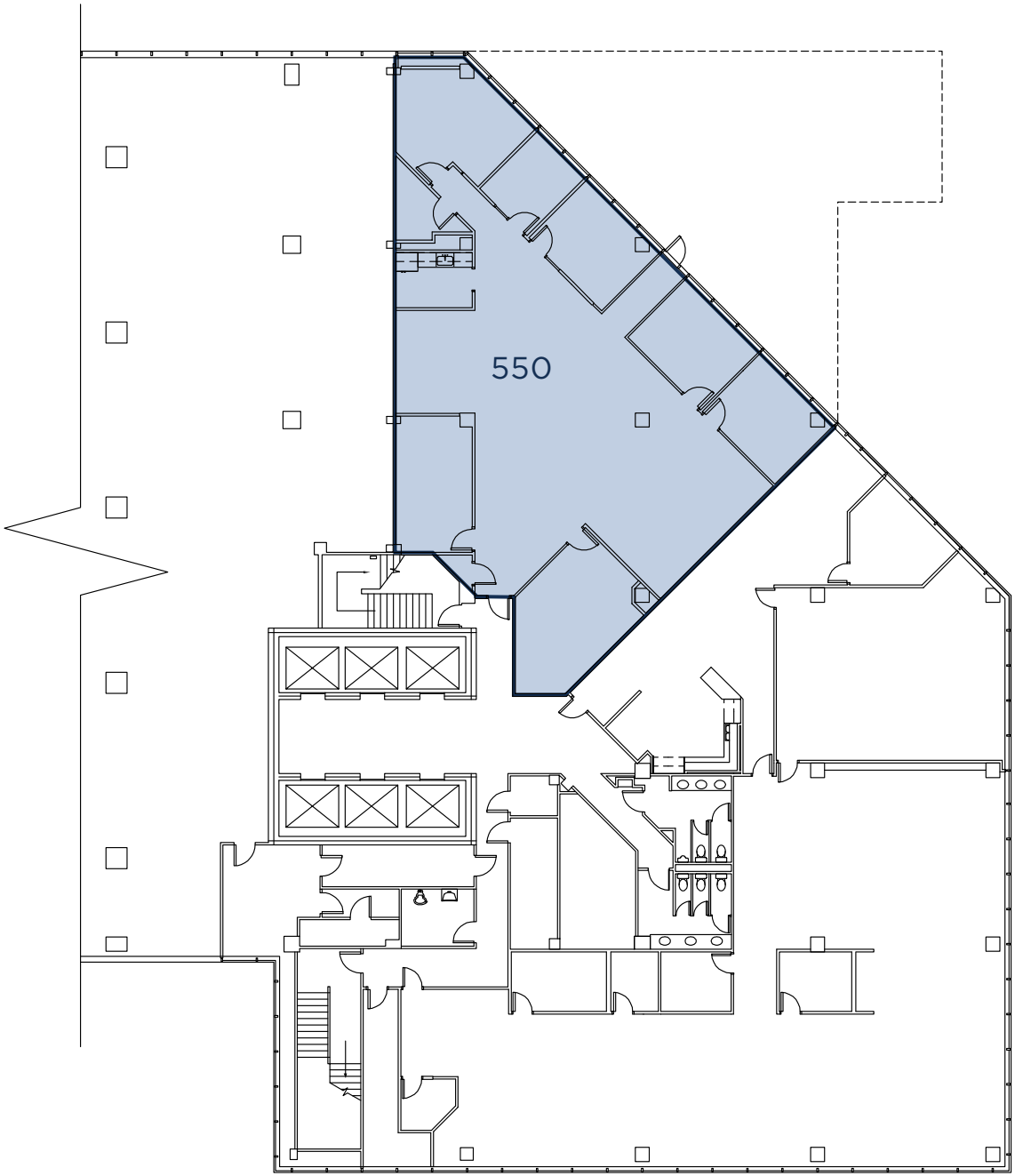
A MODERN URBAN OFFICE EXPERIENCE

816
★
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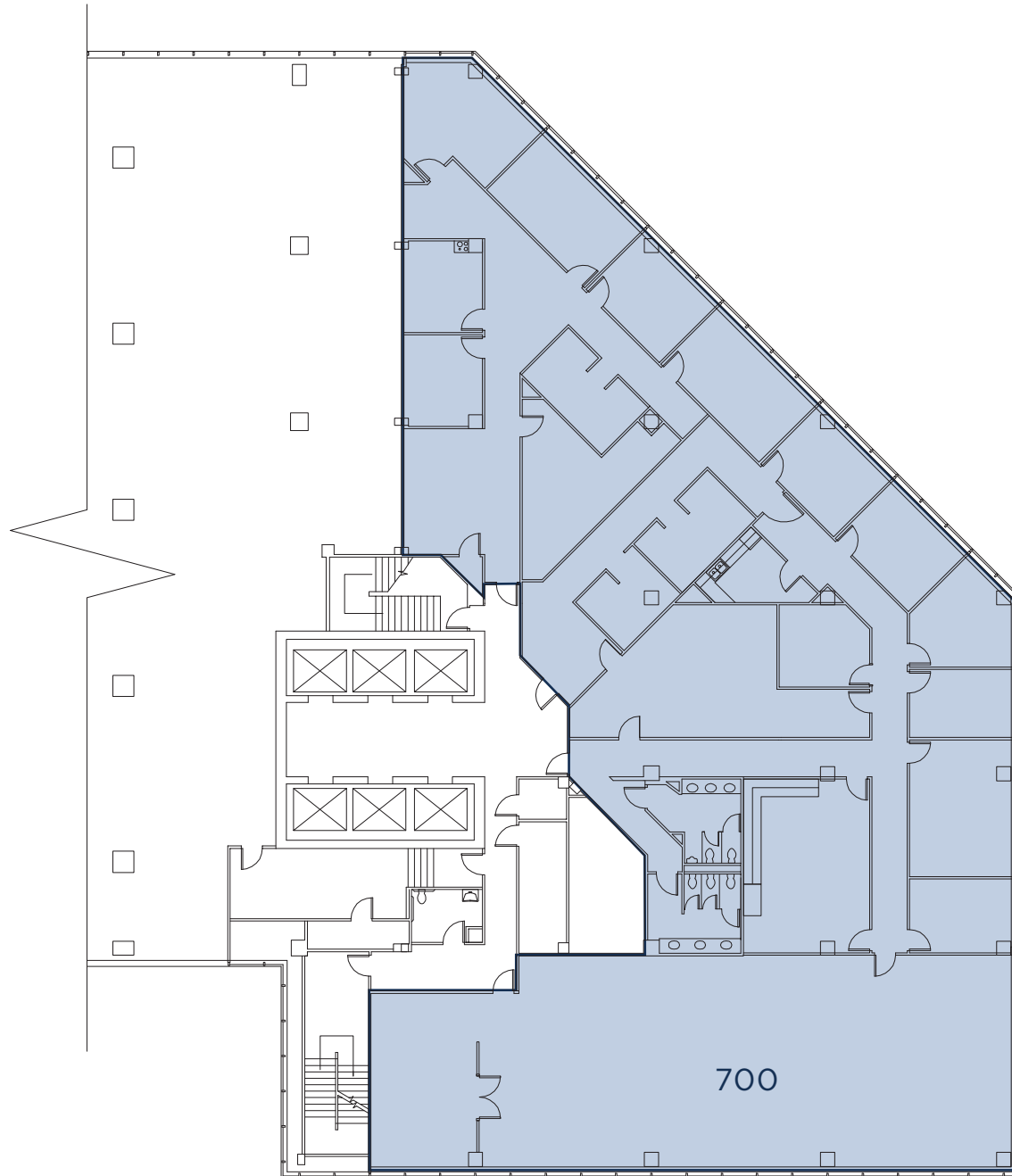
5TH FLOOR AVAILABILITIES

SUITE 550: 4,712 RSF
AVAILABLE: IMMEDIATELY



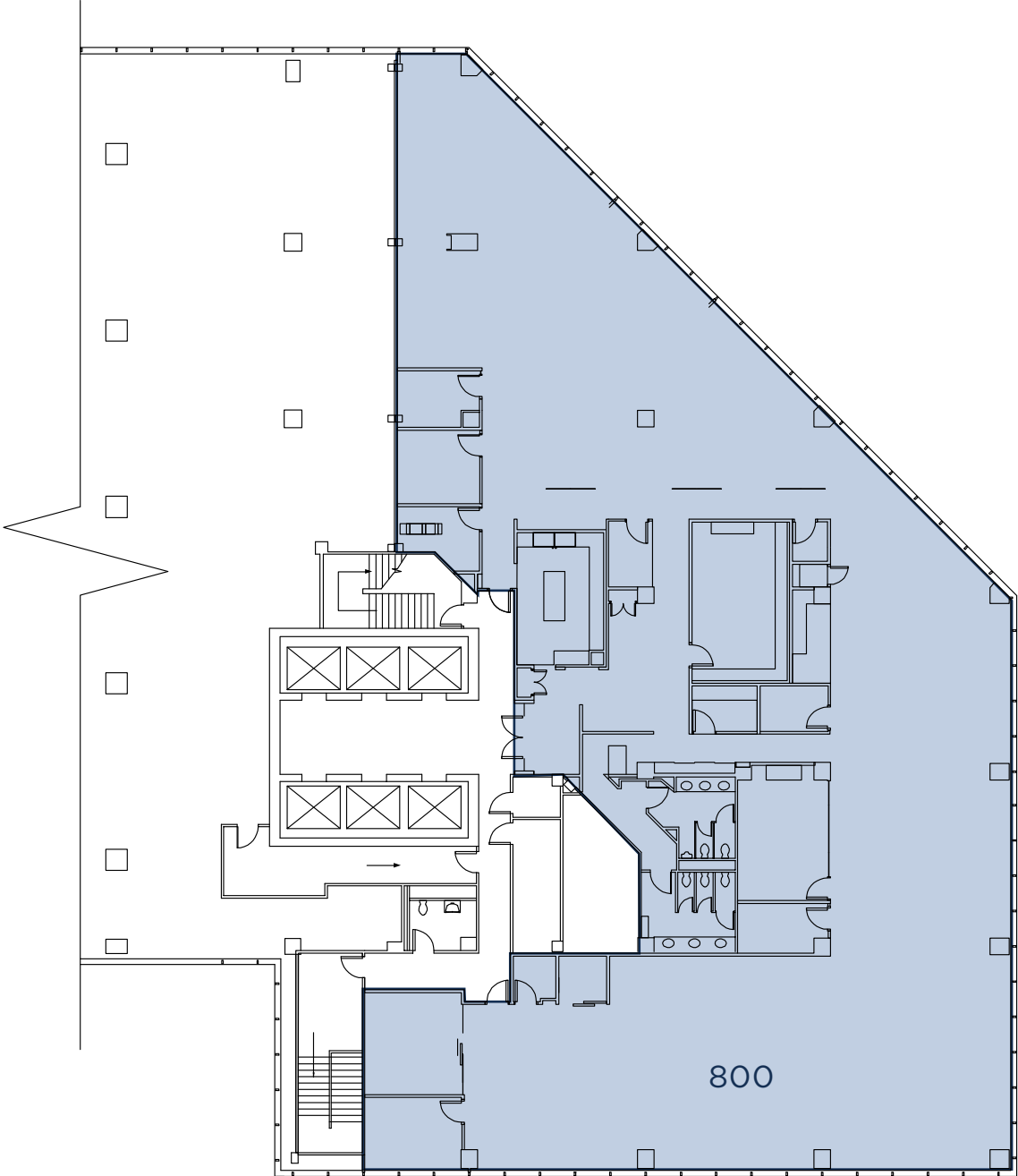
7TH FLOOR AVAILABILITIES

SUITE 700: 10,171 RSF
AVAILABLE: IMMEDIATELY



8TH FLOOR AVAILABILITIES

SUITE 800: 10,660 RSF
AVAILABLE: 5/1/2022



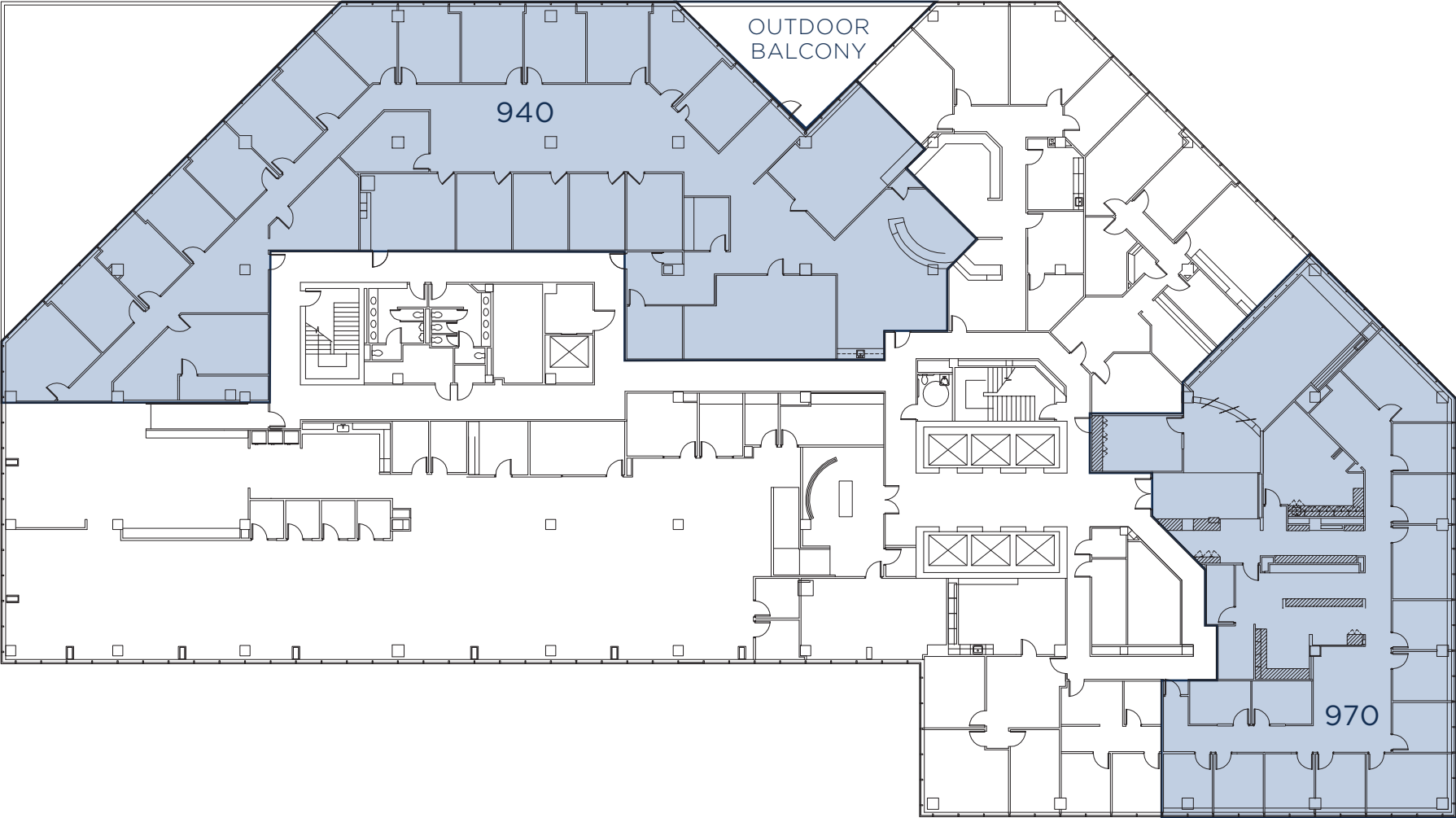
9TH FLOOR AVAILABILITIES

SUITE 940: **10,555 RSF**

AVAILABLE: 9/1/2022

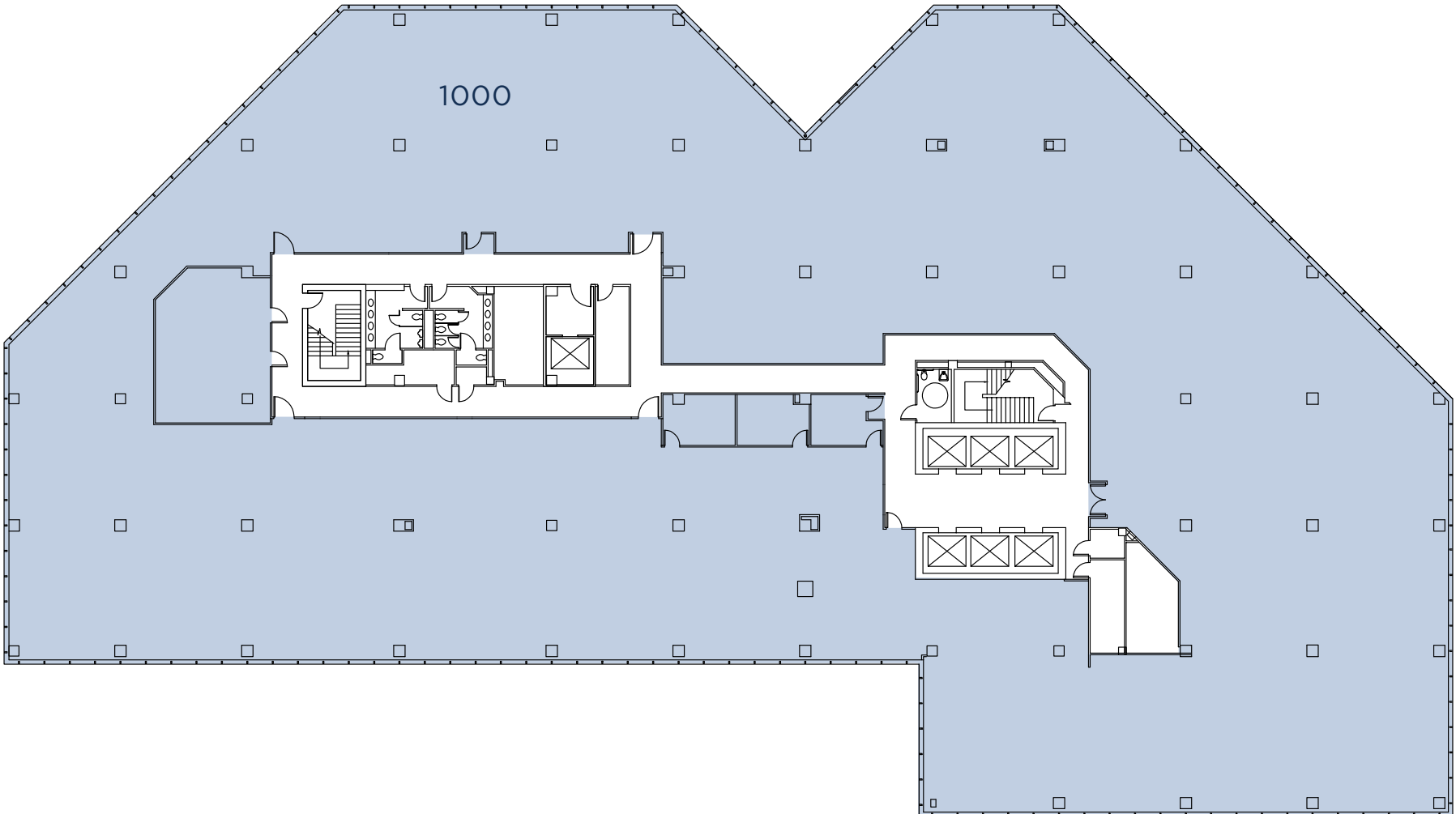
SUITE 970: **6,422 RSF**

AVAILABLE: 12/1/2022



10TH FLOOR AVAILABILITIES

SUITE 1000: **33,371 RSF**
AVAILABLE: IMMEDIATELY



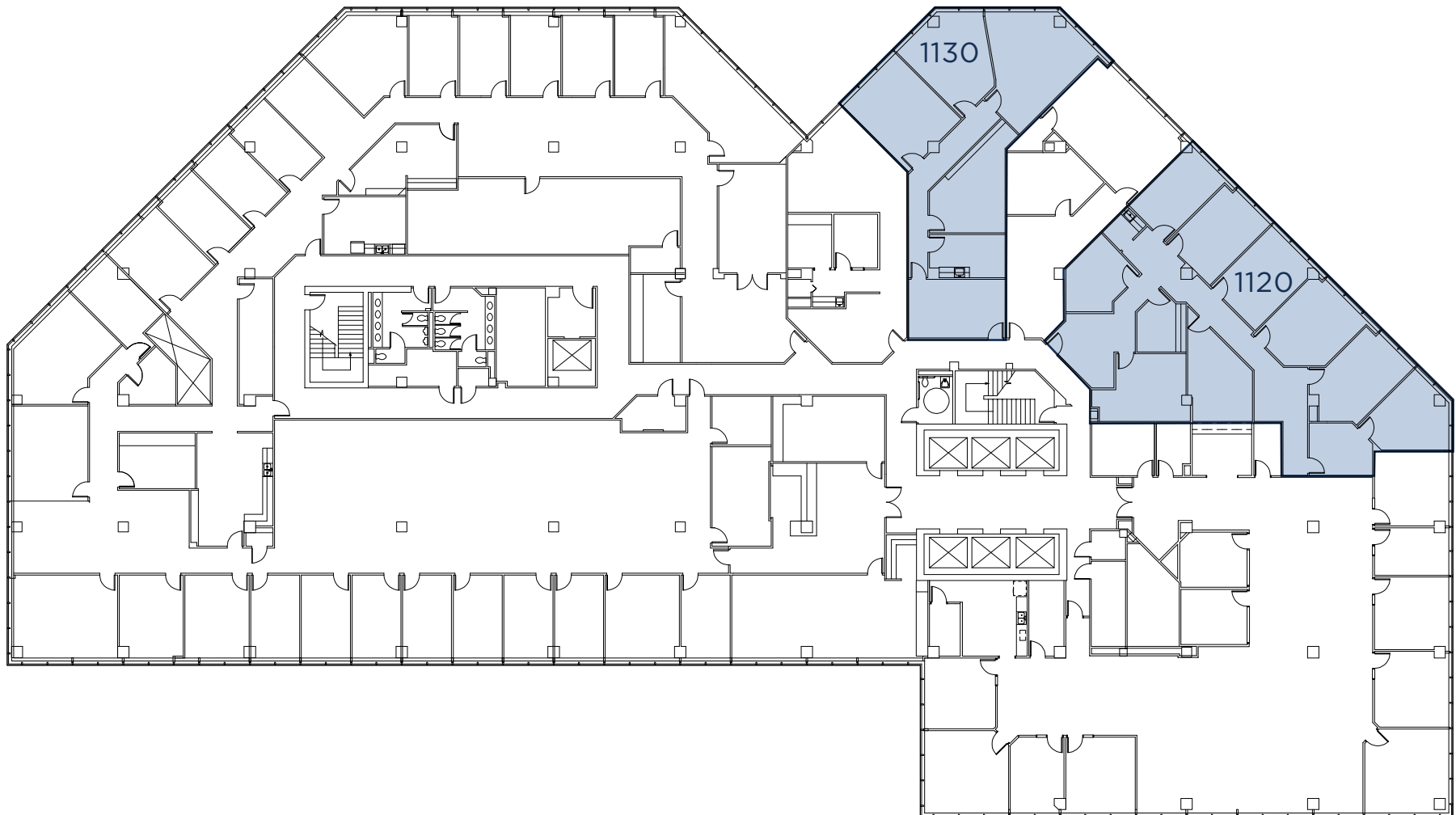
11TH FLOOR AVAILABILITIES

SUITE 1120: **3,345 RSF**

AVAILABLE: IMMEDIATELY

SUITE 1130: **2,027 RSF**

AVAILABLE: 6/1/2022



12TH FLOOR AVAILABILITIES

SUITE 1220: **7,072 RSF***

AVAILABLE: IMMEDIATELY

SUITE 1250: **4,125 RSF***

AVAILABLE: 4/1/2023

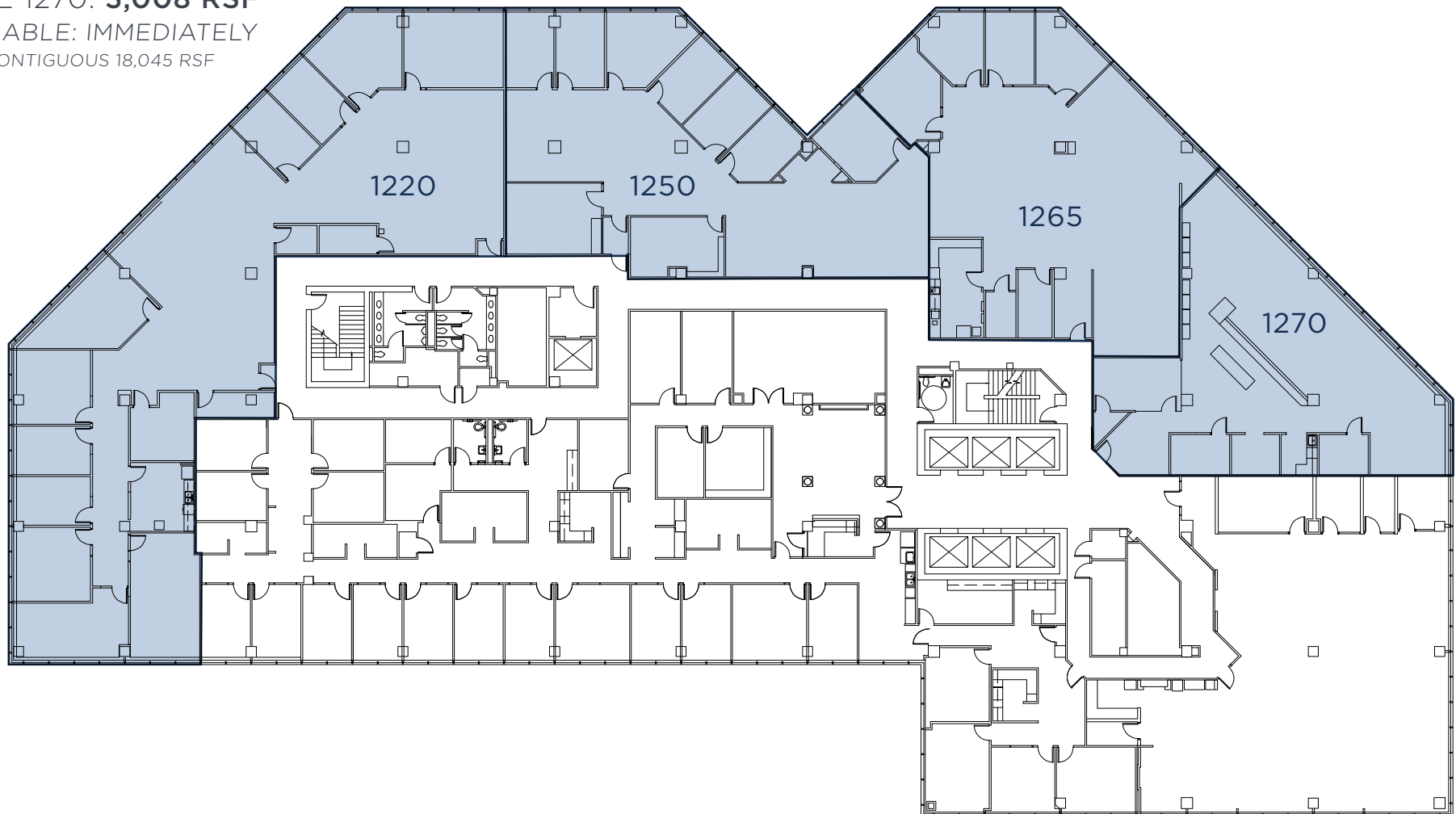
SUITE 1265: **3,840 RSF***

AVAILABLE: 4/1/2023

SUITE 1270: **3,008 RSF***

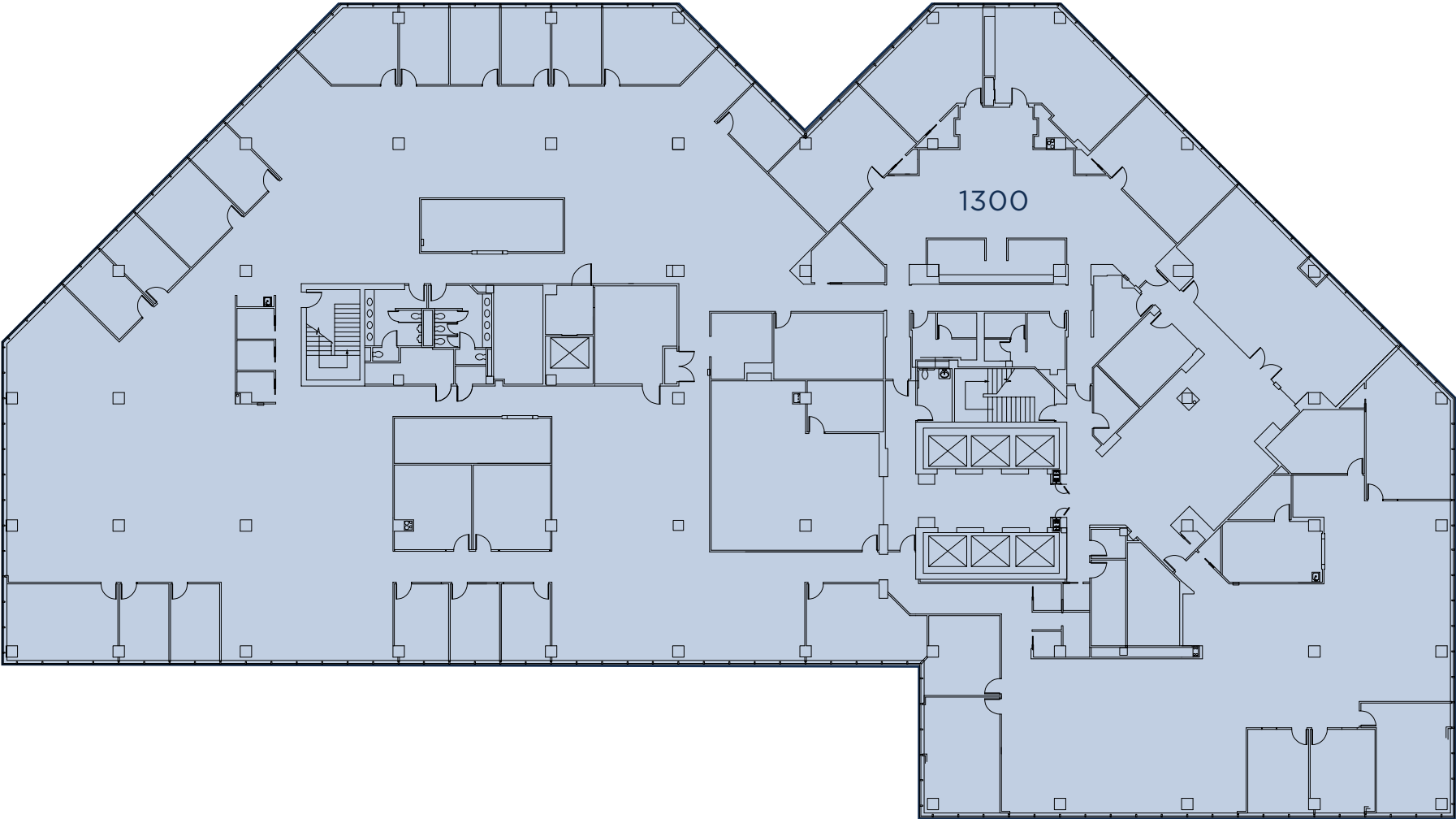
AVAILABLE: IMMEDIATELY

*MAX CONTIGUOUS 18,045 RSF



13TH FLOOR AVAILABILITIES

SUITE 1300: **34,560 RSF**
AVAILABLE: 4/1/2023



14TH FLOOR AVAILABILITIES

SUITE 1400: **18,660 RSF***

AVAILABLE: 4/1/2023

SUITE 1430: **12,474 RSF***

AVAILABLE: 4/1/2023

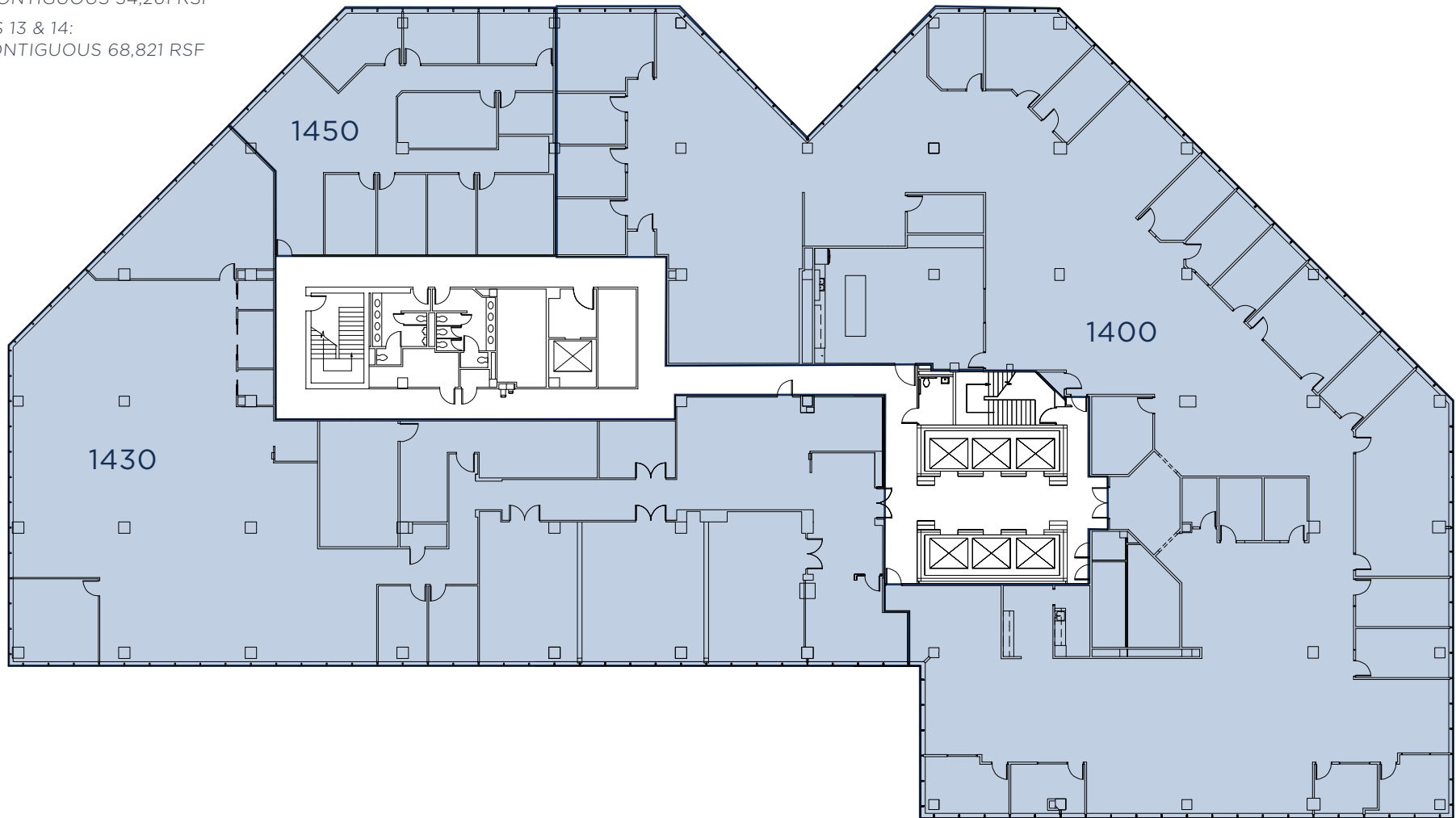
SUITE 1450: **3,127 RSF***

AVAILABLE: 4/1/2023

*MAX CONTIGUOUS 34,261 RSF

FLOORS 13 & 14:

MAX CONTIGUOUS 68,821 RSF



15TH FLOOR AVAILABILITIES

SUITE 1510: **6,405 RSF***

AVAILABLE: IMMEDIATELY

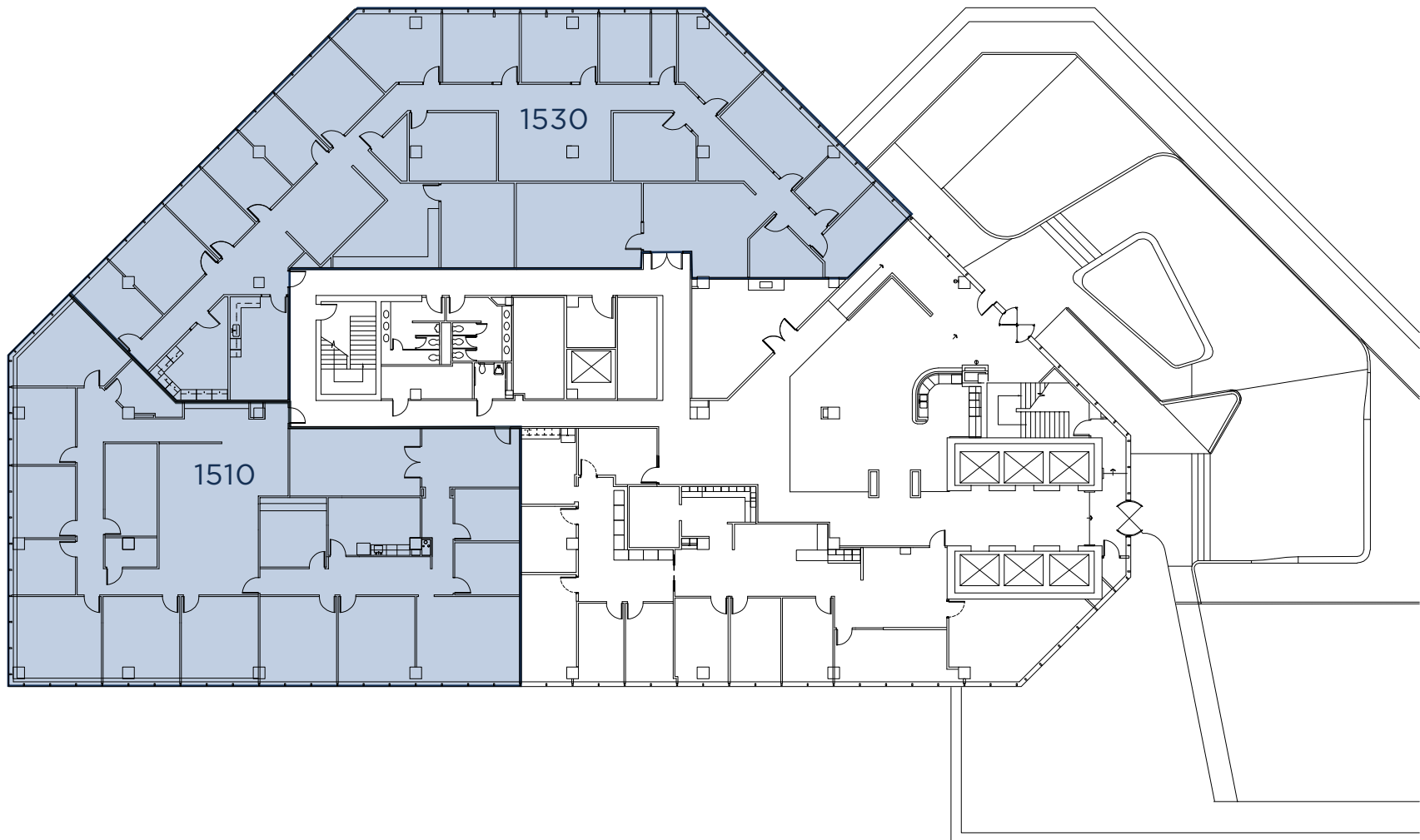
SUITE 1530: **7,668 RSF***

AVAILABLE: 9/1/2022

*MAX CONTIGUOUS 14,073 RSF

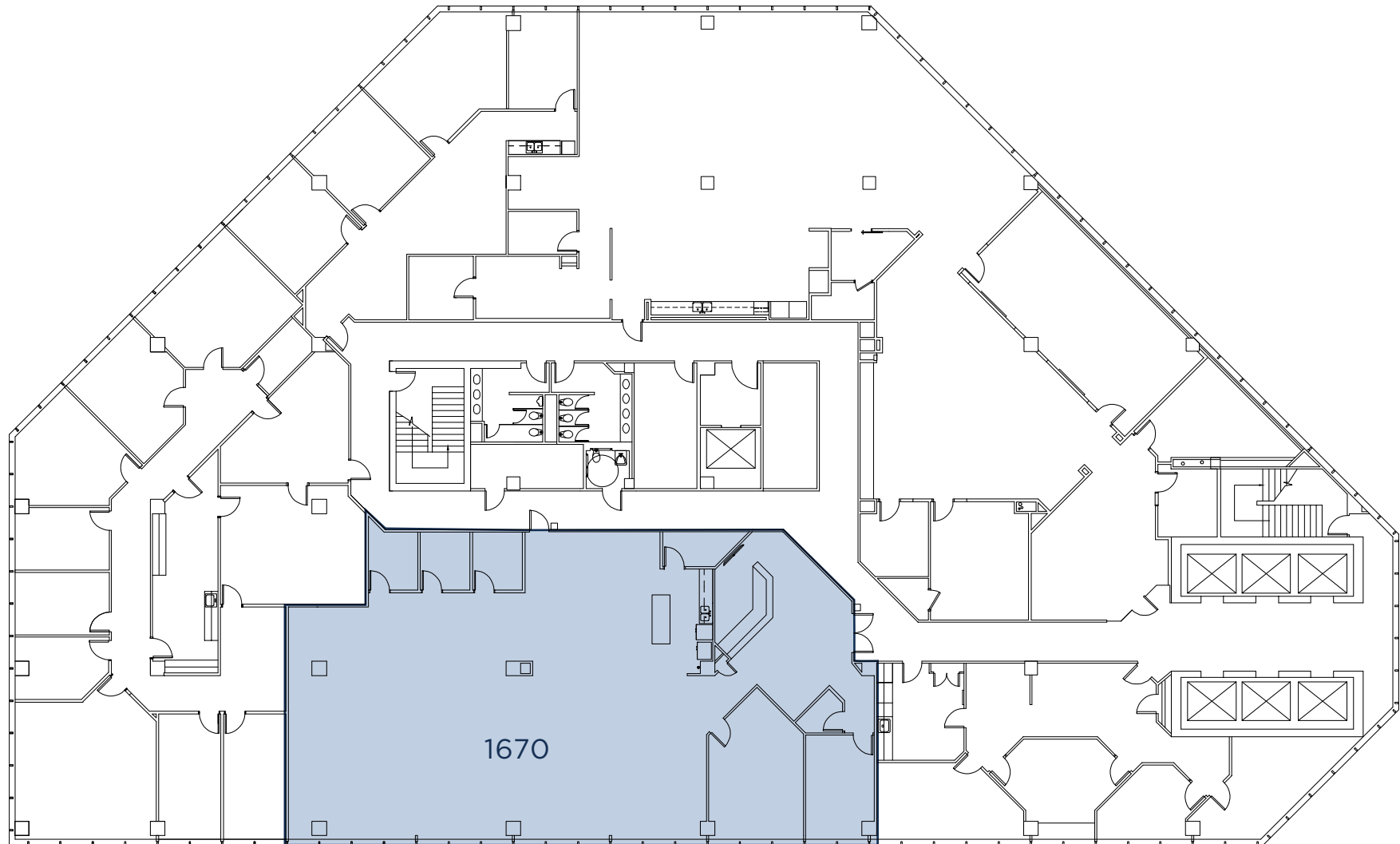
FLOORS 13, 14 & 15:

MAX CONTIGUOUS 82,894 RSF



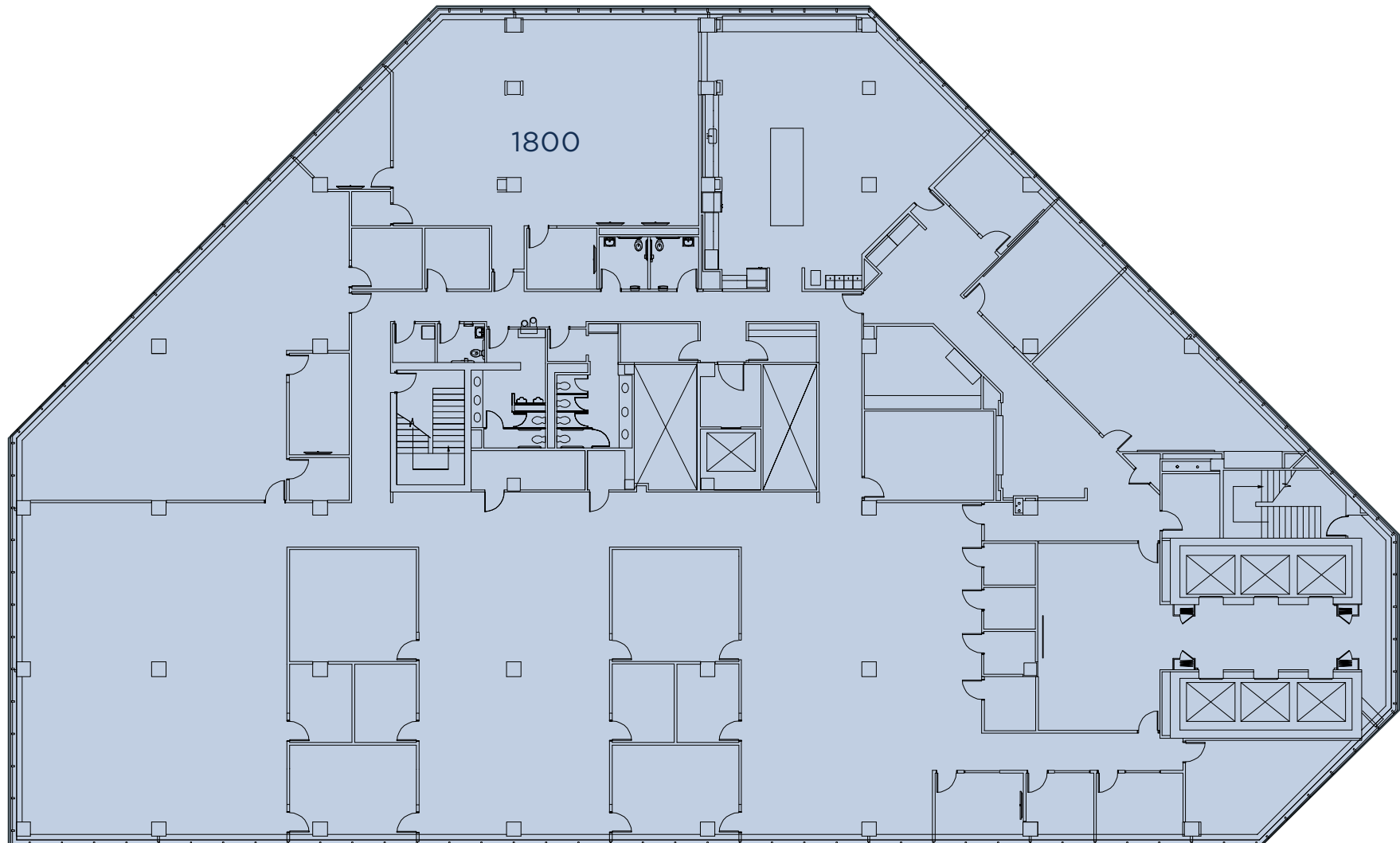
16TH FLOOR AVAILABILITIES

SUITE 1670: 4,827 RSF
AVAILABLE: 7/1/2022



18TH FLOOR AVAILABILITIES

SUITE 1800: **21,610 RSF**
AVAILABLE: IMMEDIATELY





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816 CONGRESS AVE
AUSTIN, TX 78701

OFFICE LEASING CONTACTS

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REGENT PROPERTIES

▶ ENDEAVOR



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
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Designated Broker of Firm	License No.	Email	Phone
Travis Gordon Dunaway	465786	TDunaway@Endeavor-Re.com	512-682-5570
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Eiland Crawley	615804	WCrawley@Endeavor-Re.com	512-682-5551
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____