

6,613 SF AVAILABLE FOR SUBLEASE

CREATIVE OFFICE SUBLEASE OPPORTUNITY



804 CONGRESS

804 CONGRESS AVE. AUSTIN, TEXAS 78701

COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com

HPI
TENANT ADVISORS

SUITE 100 HIGHLIGHTS



Size: 6,613 SF



Rate: Call Broker



Expiration: September 30, 2028



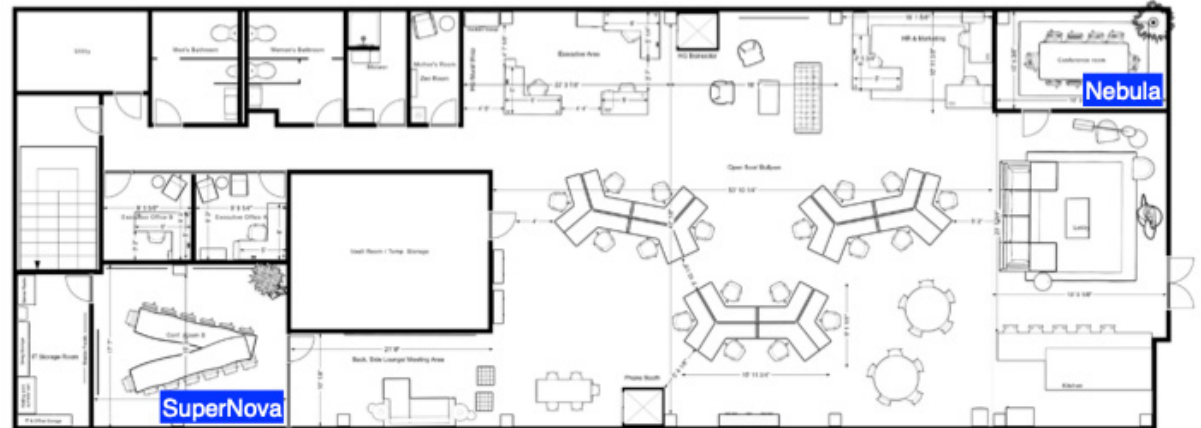
Available Now



Parking: Contract Parking



Furniture Available



CREATIVE OFFICE OPPORTUNITY

FEATURES:

- Vibrant downtown office
- 3 conference rooms, 2 private offices, mothers room, shower, 2 phone rooms, and creative open workspace
- Located within walking distance to numerous downtown restaurants, bars, and fitness studios



LOCATION AMENITIES



804 CONGRESS

NEARBY AMENITIES

- EDDIE V'S
- GUS'S FRIED CHICKEN
- CAPITAL GRILLE
- SPEAKEASY
- ELEPHANT ROOM
- COREPOWER YOGA
- ORANGE THEORY FITNESS

EST. DRIVE TIMES

THE DOMAIN: 20 Minutes

AUSTIN AIRPORT: 15 Minutes

AUSTIN COUNTRY CLUB: 20 Minutes



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■