

816

CONGRESS



REGENT PROPERTIES



IMPROVING YOUR OFFICE EXPERIENCE

STREET SMART IMPROVEMENTS IN PROGRESS

New retail store fronts, awnings and landscaping create a new retail opportunity.



IMPROVING YOUR OFFICE EXPERIENCE

RENOVATED OUTDOOR SPACES

New entry, expanded courtyard and new restaurant patio spaces add to the elevated exterior environment.



IMPROVING YOUR OFFICE EXPERIENCE

A HOSPITALITY-INSPIRED EXPERIENCE

Curated seating providing spaces for a quick meeting, coffee, or out of office working.



**LET US HELP YOU EARN YOUR
EMPLOYEES' COMMUTE!**

COLLABORATE IN STYLE AT THE 3RD FLOOR CONFERENCE CENTER

3,000 SF conference center provides space for gathering, catering and 2 large conference rooms.



FITNESS CENTER

6,000+ SF Fitness Center, Yoga Room and Full Service Locker Rooms



LET US HELP YOU EARN YOUR EMPLOYEES' COMMUTE!

MEZCAL MONDAYS? SKY LOUNGE REFRESH

Comfortable seating and a bar create the perfect location for hosting an event or for employees to meet and have lunch.



15TH FLOOR TERRACE

Connected to the sky lounge, the building terrace is an inspiring place to get fresh air and take in the view.



HEIGHT

20 stories

BUILDING AREA

460,352 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

WALK/BIKE SCORE

99-Walkers Paradise
96-Bikers Paradise

ELEVATORS

9 passenger elevators
1 freight elevator
2 garage elevators

BUILDING ACCESS

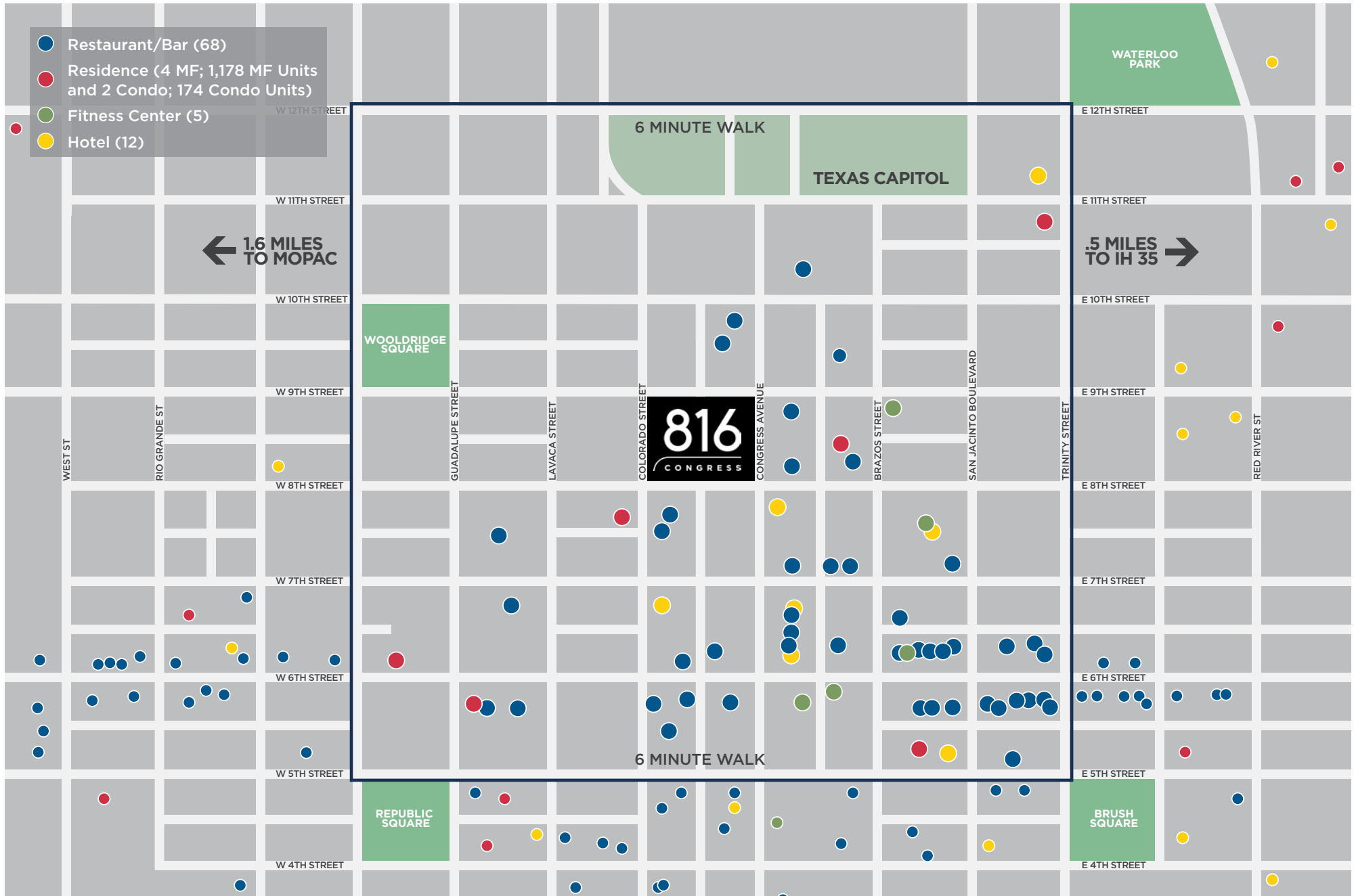
Tenants have access
24 hours a day,
7 days a week

SUSTAINABILITY

LEED Gold
Austin Energy Star
Rating 90



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
Quattro 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



CITIZENM HOTEL
344 Rooms

7th & Colorado
(Opening 2023)



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

THE DRISKILL



ALOFT DOWNTOWN



STEPHEN F. AUSTIN - ROYAL SONESTA



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



A MODERN URBAN OFFICE EXPERIENCE

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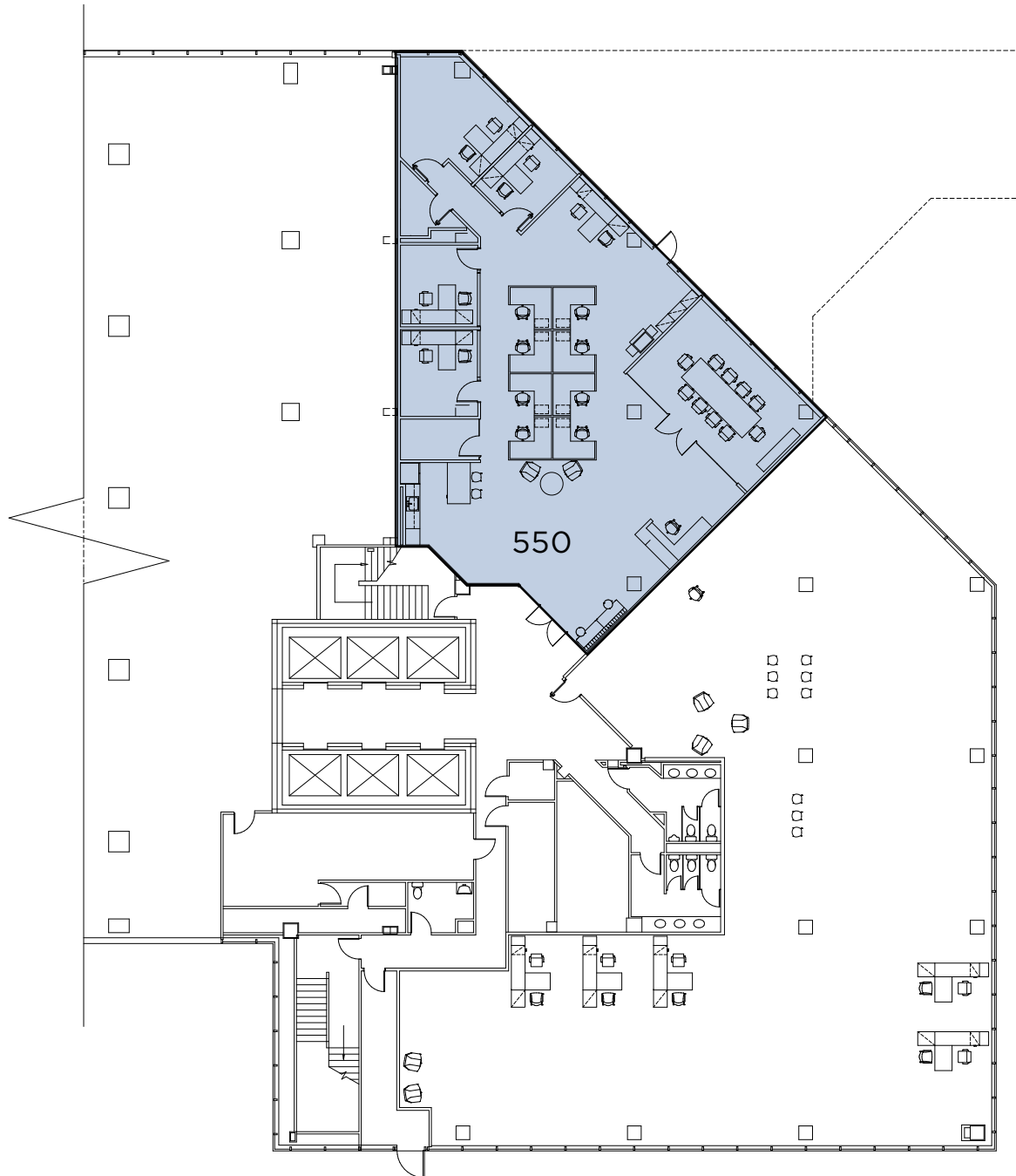


5TH FLOOR AVAILABILITIES

SUITE 550: **3,997 RSF**
AVAILABLE: IMMEDIATELY
SPEC SUITE

 **SUITE 550
VIRTUAL TOUR**

 **VIEW SPEC
SUITE FLYER**



7TH FLOOR AVAILABILITIES

SUITE 700: **3,942*** RSF
AVAILABLE: IMMEDIATELY
SPEC SUITE

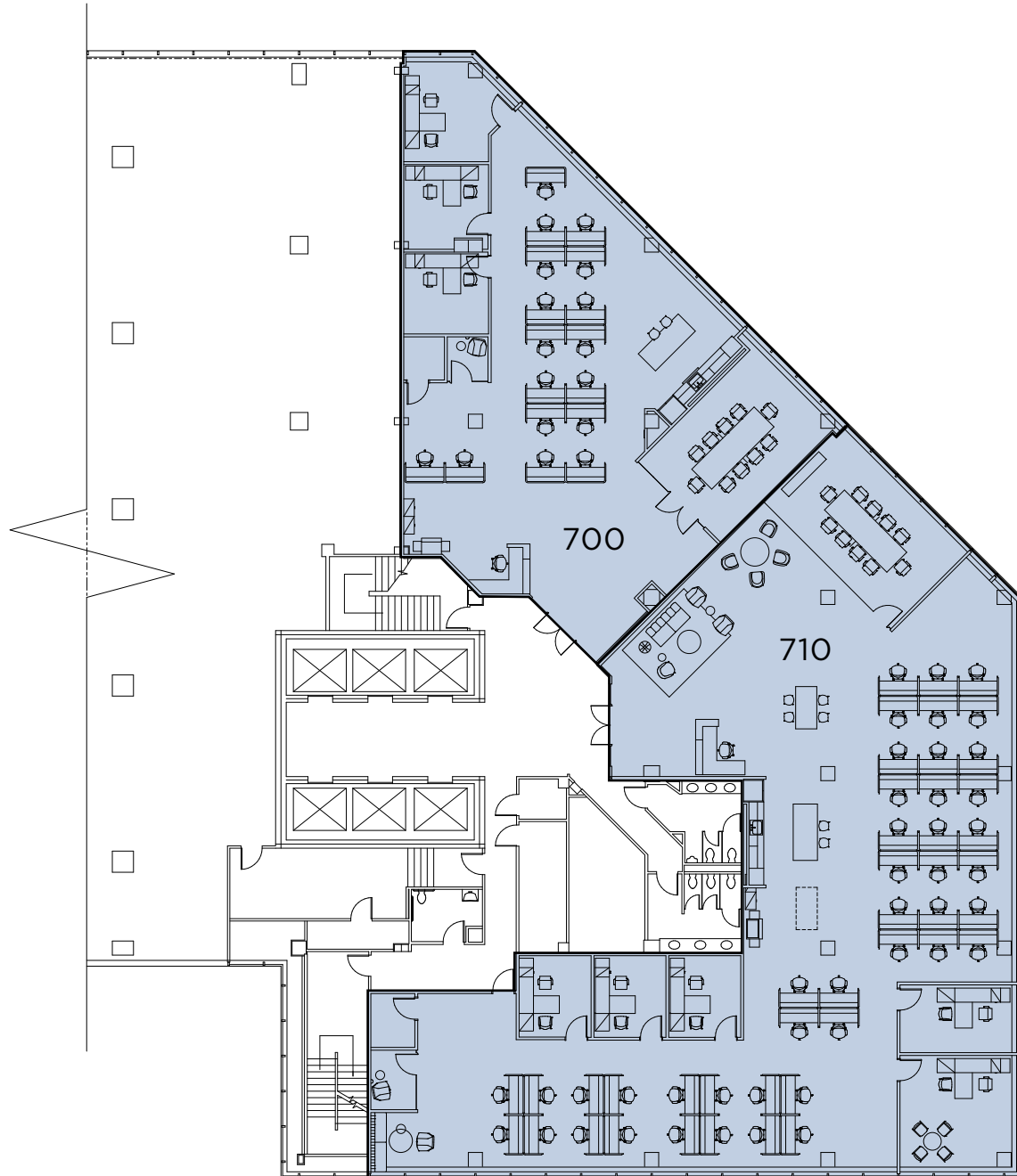
SUITE 710: **7,411*** RSF
AVAILABLE: IMMEDIATELY
SPEC SUITE

*CONTIGUOUS TO 11,353

 **SUITE 700
VIRTUAL TOUR**

 **SUITE 710
VIRTUAL TOUR**

 **VIEW SPEC
SUITE FLYER**

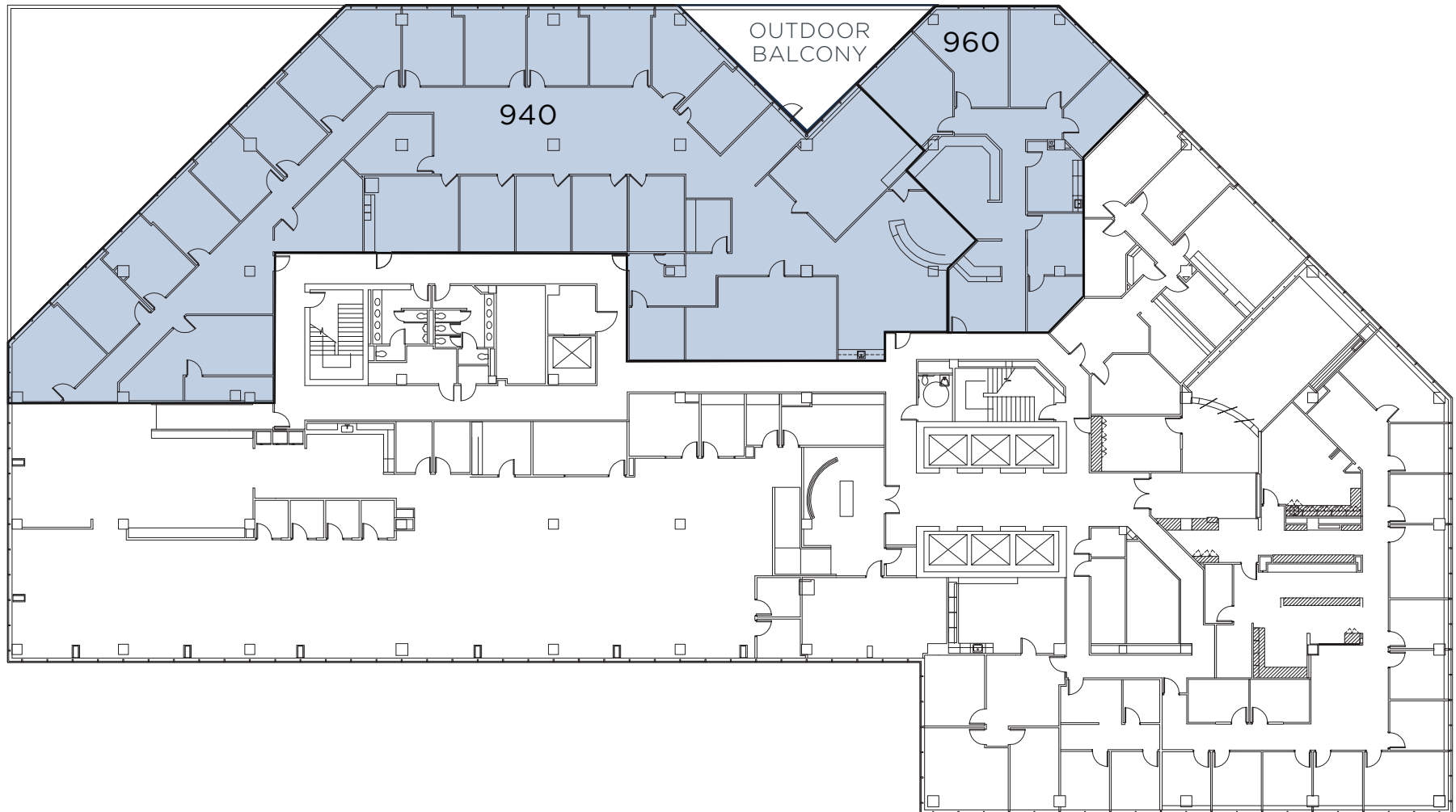


9TH FLOOR AVAILABILITIES

SUITE 940*: **11,132 RSF**
(INCLUDING 392 RSF BALCONY)
AVAILABLE: IMMEDIATELY

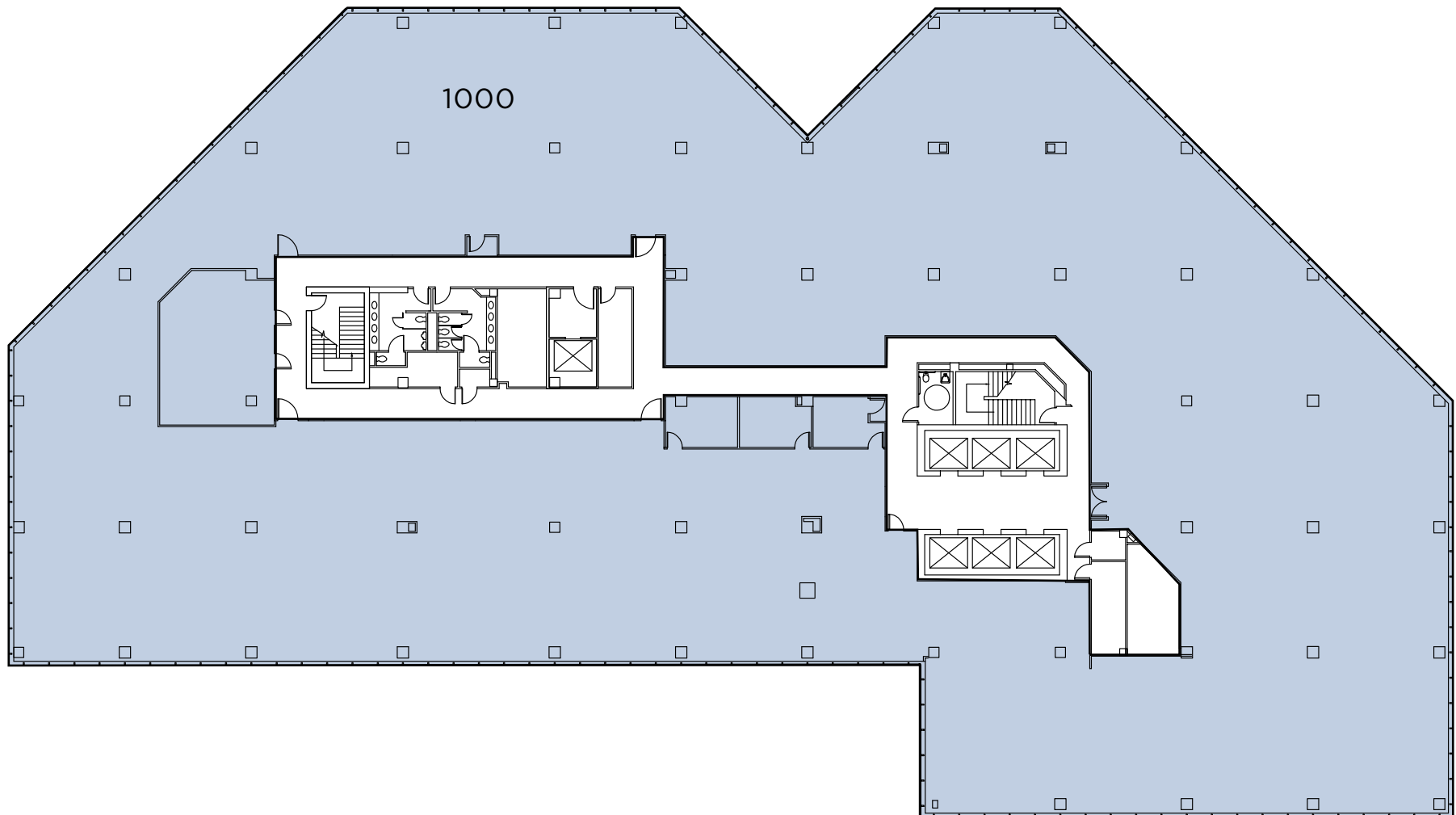
SUITE 960*: **2,673 RSF**
AVAILABLE: IMMEDIATELY

*13,805 RSF COMBINED



10TH FLOOR AVAILABILITIES

SUITE 1000: **35,759 RSF**
AVAILABLE: IMMEDIATELY



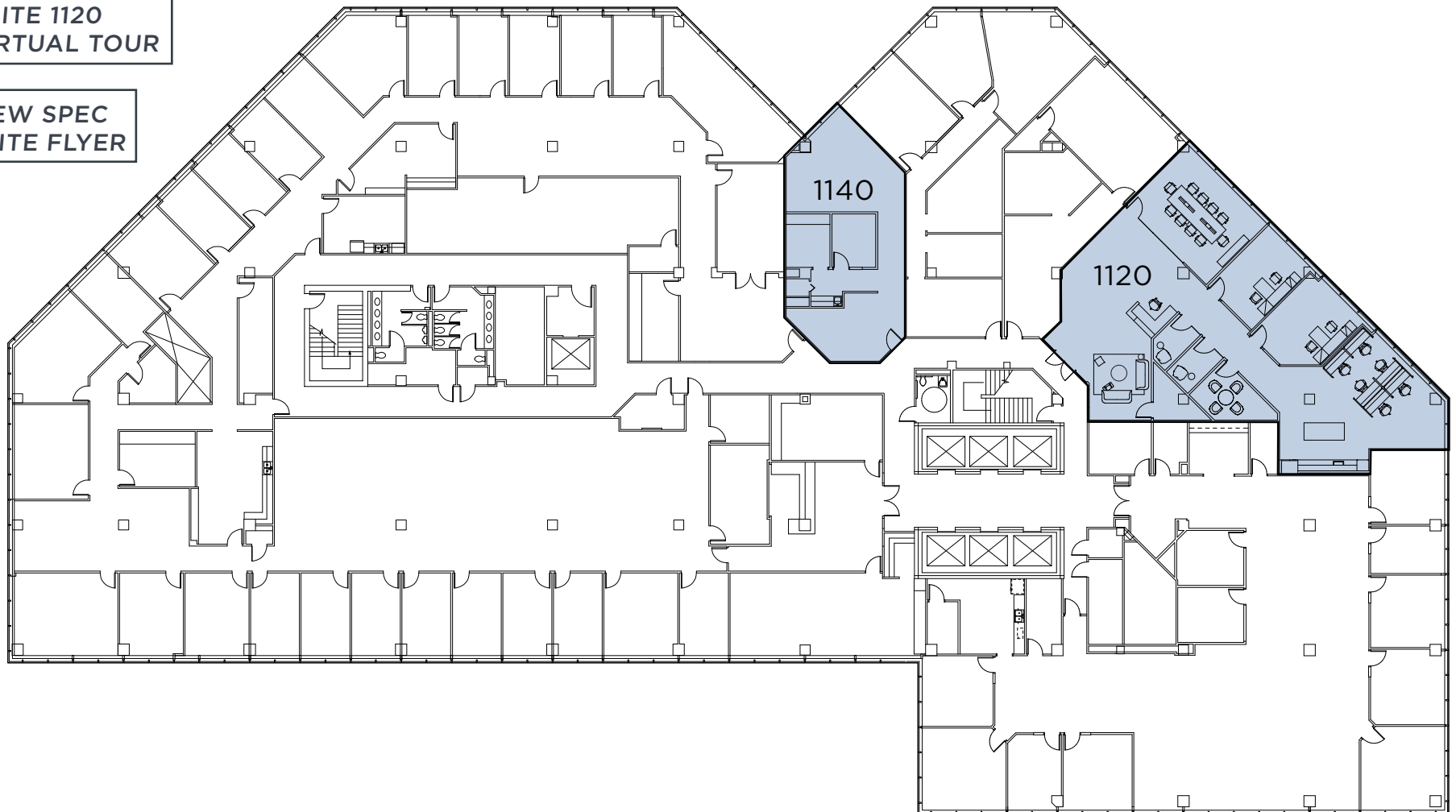
11TH FLOOR AVAILABILITIES

SUITE 1120: **3,575 RSF**
AVAILABLE: IMMEDIATELY
SPEC SUITE

SUITE 1140: **1,255 RSF**
AVAILABLE: IMMEDIATELY

 **SUITE 1120
VIRTUAL TOUR**

 **VIEW SPEC
SUITE FLYER**



12TH FLOOR AVAILABILITIES

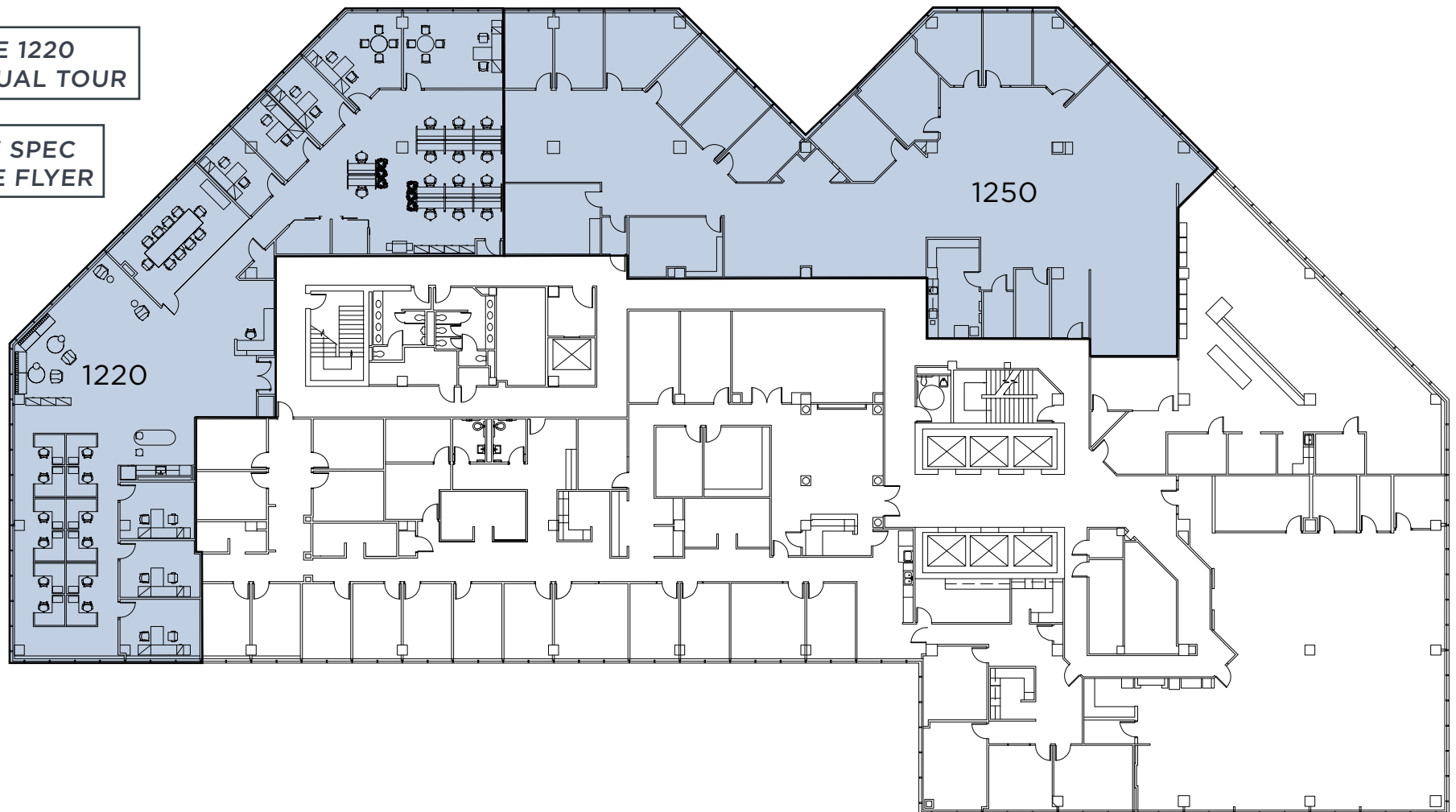
SUITE 1220: **7,610 RSF***
AVAILABLE: IMMEDIATELY
SPEC SUITE

SUITE 1250: **8,527 RSF***
AVAILABLE: IMMEDIATELY

*FLOOR CONTIGUOUS 16,137 RSF

 **SUITE 1220
VIRTUAL TOUR**

 **VIEW SPEC
SUITE FLYER**

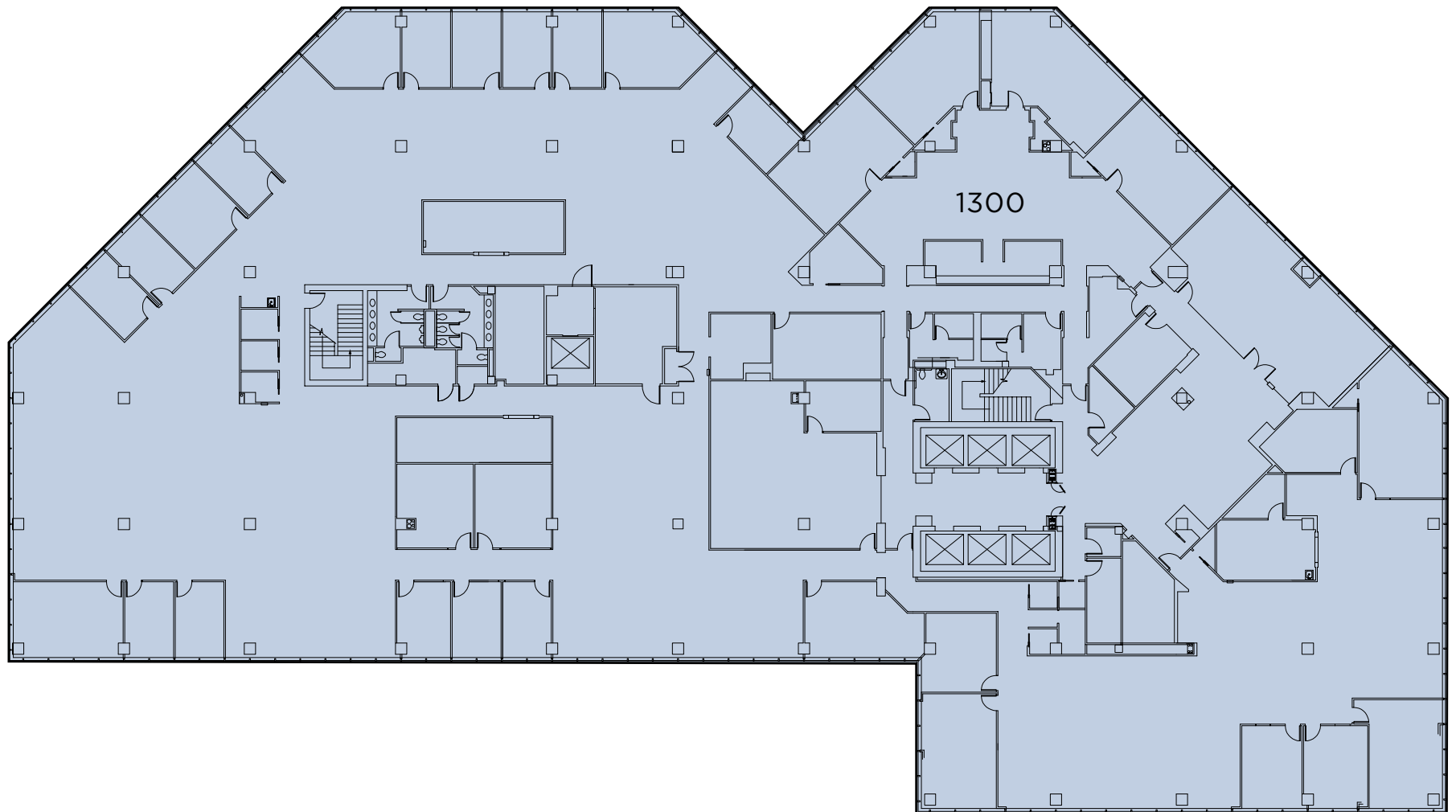


13TH FLOOR AVAILABILITIES

SUITE 1300: **36,848 RSF***

AVAILABLE: IMMEDIATELY

*CONTIGUOUS WITH FLOOR 14
UP TO 84,628 RSF

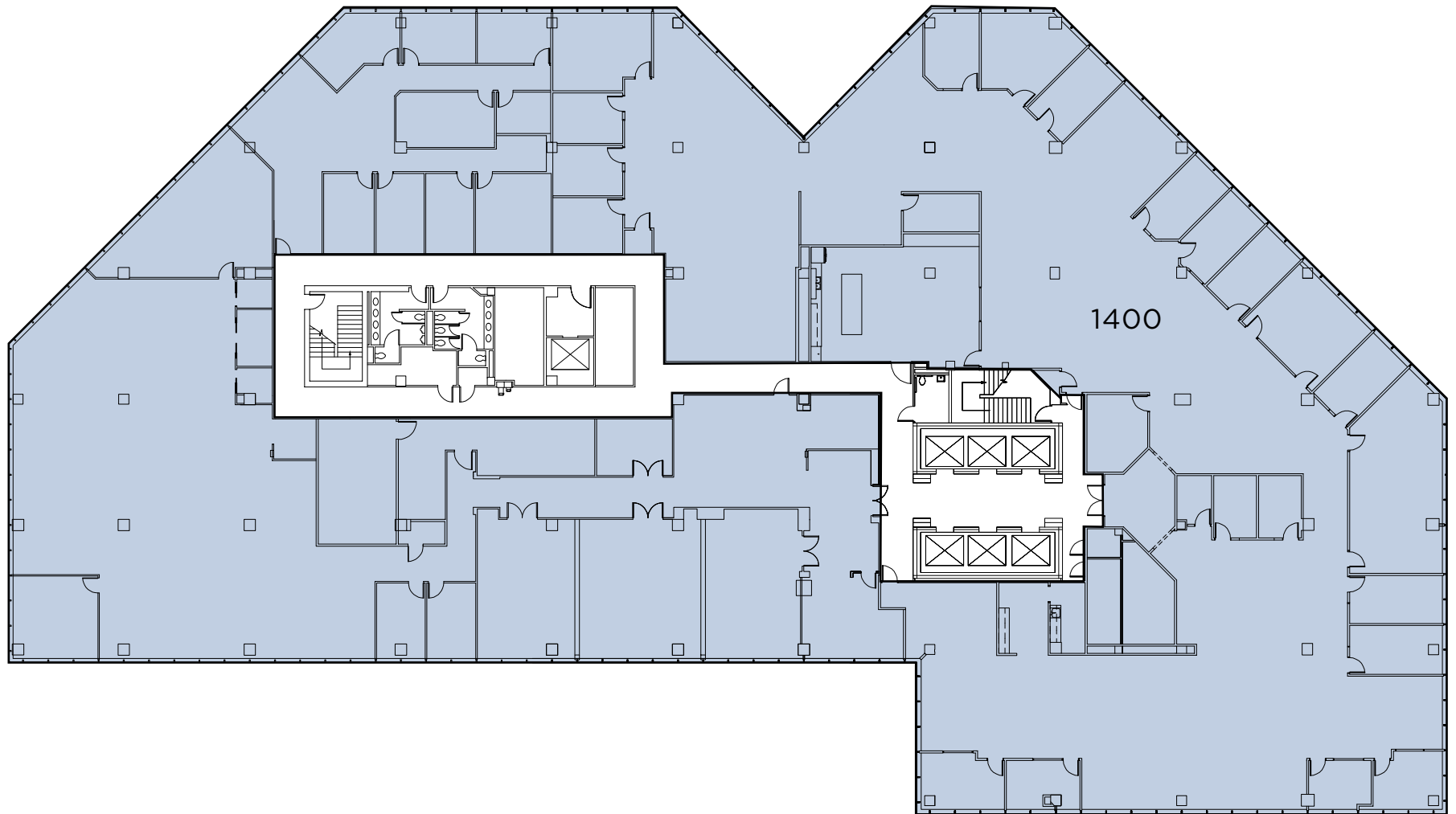


14TH FLOOR AVAILABILITIES

SUITE 1400: **36,427 RSF***

AVAILABLE: IMMEDIATELY

*CONTIGUOUS WITH FLOOR 13
UP TO 84,628 RSF

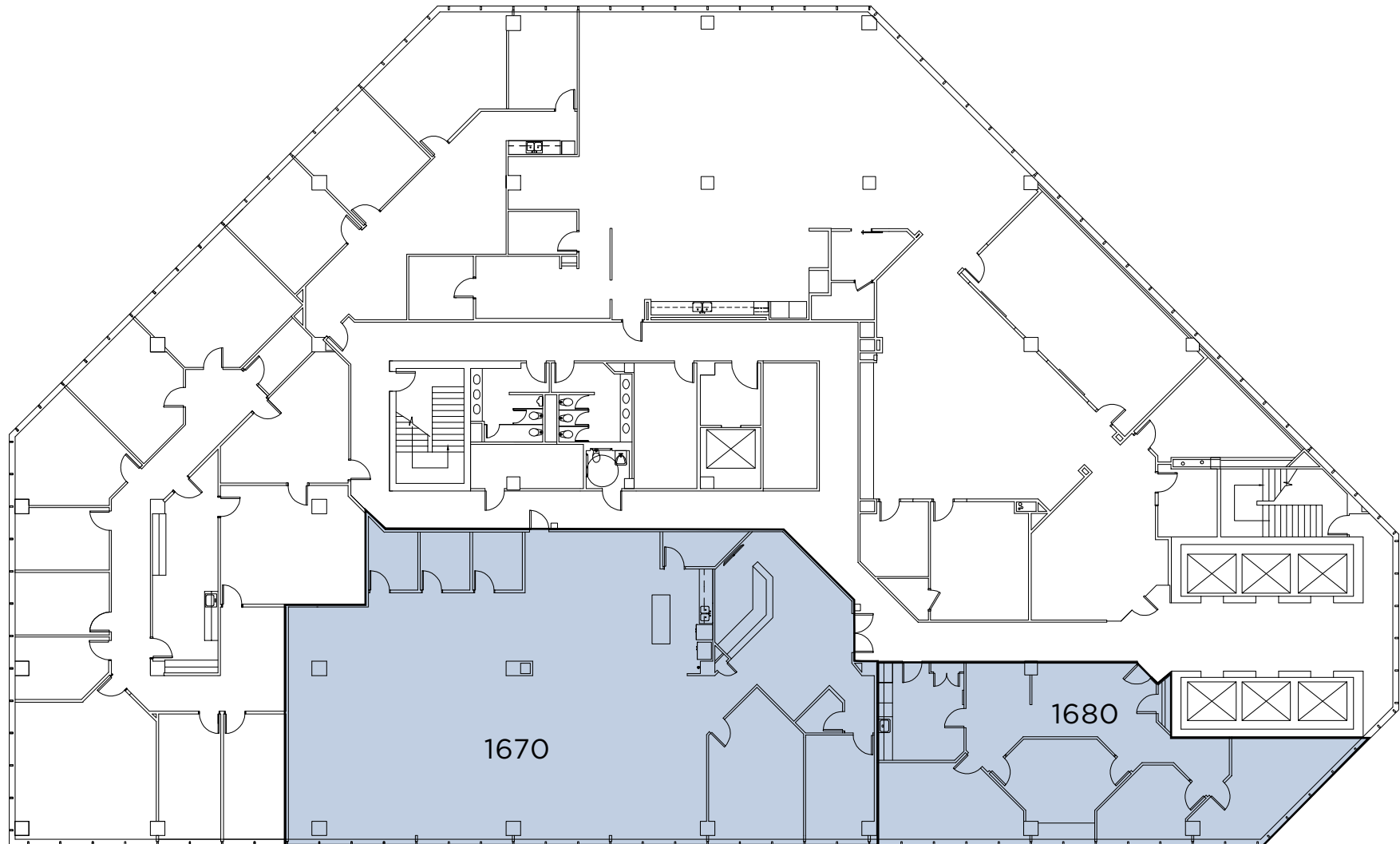


16TH FLOOR AVAILABILITIES

SUITE 1670: **5,215 RSF**
AVAILABLE: IMMEDIATELY

SUITE 1680: **1,994 RSF**
AVAILABLE: IMMEDIATELY

*CONTIGUOUS 7,209 RSF



18TH FLOOR AVAILABILITIES

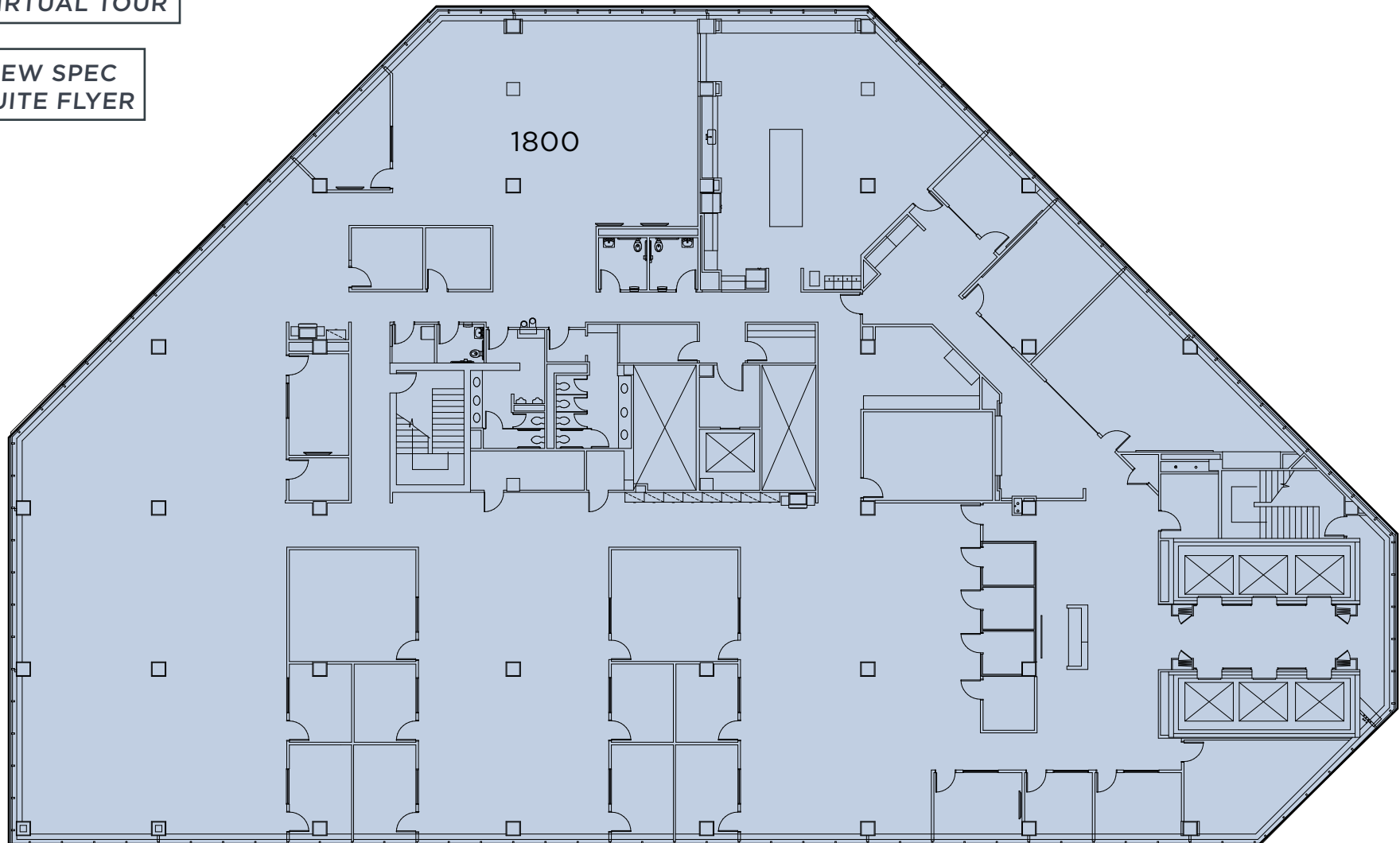
SUITE 1800: **21,900 RSF**

AVAILABLE: IMMEDIATELY

SPEC SUITE

360
VIEW
SUITE 1800
VIRTUAL TOUR

VIEW SPEC
SUITE FLYER





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CONGRESS

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 _____