

Frost Bank Tower Retail

401 Congress Ave, Austin, TX 78701

Endeavor Real Estate Group

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- Ground Floor of 33-Story, 535,000 SF, Class "A" Office Building

Available Space

- 865 SF

Lease Rates

- Call broker for pricing
- NNN's estimated to be \$28.55 per SF

Demographics



Population Estimate

1 mi	3 mi	5 mi
20,008	197,741	357,558

Daytime Population

1 mi	3 mi	5 mi
110,151	270,456	419,712



Avg. Household Inc.

1 mi	3 mi	5 mi
\$141,175	\$88,446	\$91,096



Traffic Counts

- 18,300 VPD (Congress Ave)



Area Retailers & Restaurants



Texas State Capital

W 6th District

- 1-Ranch 616 2-Bess 3-Wahoo's 4-Key Bar 5-StarBar
- 6-Walton's 7-Hoffbrau 8-219West 9-J Black's 10-Benji's
- 11-Dogwood 12-Molotov 13-Kung Fu Saloon
- 14-Lil Woodrow's 15-Rattle Inn 16-Rio
- 17-Austin Wine Merchant 18-Hut's 19-Frank and Angie's
- 20-Favorite Liquor 21-The Ranch

Warehouse District

- 1-Imperia 2-The Market 3-Truluck's 4-Lonesome Dove Western
- Bistro 5-Sullivan's 6-Searsucker 7-Qua
- 8-Oil Can Harry's 9-Frank 10-Halcyon 11-Lavaca St Bar
- 12-Cedar Street 13-Gingerman 14-Fado 15-Speakeasy
- 16-Hudson Lounge 17-Lucky Lounge 18-Chinatown
- 19-Shiner Bar 20-Jos. A Bank 21-Patagonia 22-La Traviata
- 23-Manuel's 24-Cork & Co 25-Hanger

Market St District

- 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

W 6th St District

- 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Whse District

- 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

6th St Entertainment District

- 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Convention Center District

- 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Convention Center District

- 1-Max's Wine Dive 2-Fogo de Chao 3-Melting Pot 4-PF Chang's
- 5-Fleming's 6-Moonshine 7-Vince Young Steakhouse
- 8-Piranha Sushi 9-Uncle Julio's 10-Cedar Door 11-Café Crepe
- 12-Gus' Fried Chicken 13-Brass House Tavern 14-Casa Chapaia
- 15-AFI Racing 16-Ironworks BBQ 17-Champions

Rainey St District

- 1-IHOP 2-96 3-Bomb Tacos 4-Bungalow 5-Container Bar
- 6-Clive 7-Blackheart 8-Nova 9-El Naranjo 10-Icenhauer's
- 11-Banger's 12-Lucille 13-Tapas Bravas 14-G'Raj Mahal 15-Javalina
- 16-Via 313 17-Royal Blue Grocery 18-Salvation Pizza 19-Blossom

Market St District

- 1-Whole Foods 2-Anthropologie 3-OfficeMax 4-West Elm
- 5-REI 6-Book People 7-Waterloo Records 8-24 Diner
- 9-Chico's 10-Mecca Gym 11-Free People 12-Starbucks
- 13-Pure Austin Gym 14-AT&T 15-By George 16-Title Nine
- 17-Ruiz Salon 18-Nest 19-Whit Hanks Antiques

2nd St District

- 1-St Bernard Sports 2-Royal Blue Grocery 3-La Condesa
- 4-III Forks 5-Lambert's 6-Estilo 7-Girl Next Door
- 8-Design Within Reach 9-Bo Concept 10-Cru 11-Joe's Austin Java
- 12-Urban Outfitters 13-Violet Crown Cinema 14-Coal Vines 15-ACL Live
- 16-Taverna 17-Langford Market 18-Café Ruckus
- 19-Ecetera, Etc. 20-How Do You Roll

Eastside District

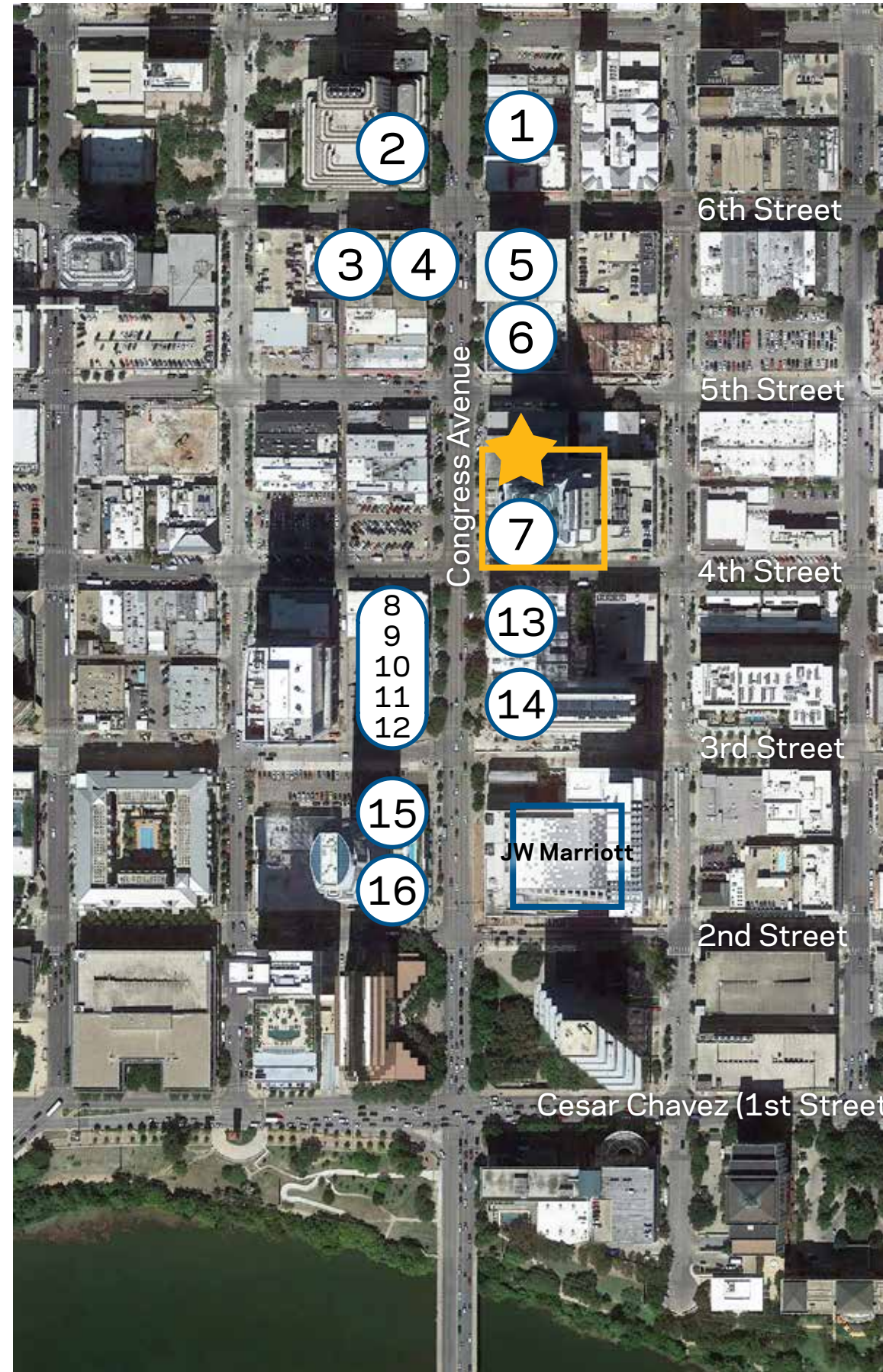
- 1-Franklin BBQ 2-Mijo's 3-Victory Grill 4-Blue Dahlia
- 5-Studio 501 6-Progress Coffee 7-North Door 8-The Vegan Yacht
- 9-Pig Vicious 10-East Side King 11-Via 313 12-Buenos Aires Cafe
- 13-Rio Rita 14-Wu Wu Sushi 15-Takoba 16-LaV 17-Cisco's
- 18-Scoot Inn

Frost Bank Tower

400 Congress Ave, Austin, TX 78701

Iconic Frost Bank Tower -Ground Retail

- ① Royal Blue Grocer
- ② Starbucks
- ③ Ruth's Chris
- ④ Punchbowl Social
- ⑤ Cava
- ⑥ Capital One Cafe
- ★ Site
- ⑦ Houndstooth Coffee
- ⑧ Joseph A. Banks
- ⑨ Patagonia
- ⑩ Traviata
- ⑪ Newk's
- ⑫ Manuel's
- ⑬ Way & Means
- ⑭ Swift's Attic
- ⑮ Caffe Medici
- ⑯ 2nd Bar + Kitchen



LADYBIRD LAKE

HIKE & BIKE TRAIL

CITY HALL

2ND ST DISTRICT

6 1/2 MINUTE WALK FROM SITE

FEDERAL COURTHOUSE

W 6TH STREET ENTERTAINMENT DISTRICT

Frost Bank Tower

WAREHOUSE DISTRICT ENTERTAINMENT

PROPOSED STREETCAR SERVICE

CONVENTION CENTER ENTERTAINMENT DISTRICT

W 4TH ST

BRAZOS ST

W 5TH ST

W 6TH ST

6TH STREET ENTERTAINMENT DISTRICT

CONGRESS AVE



SUITE	TENANT	SF
100-A	Modern Market	2,626
100-B	Frost National Bank	5,286
100-C	Juiceland	1,411
100-D	Available	865
100-E	SoulCyle	3,579
100-F	OneTaco	1,799
100-H	Houndstooth Coffee	2,104

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know, because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker’s records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)