

812 San Antonio

812 San Antonio St



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60,103 SF | Class A | Office Building



NEW TENANT LOUNGE



OVERVIEW

- Prime CBD Location
- 7 Stories
- Attached, Structured Parking Garage (3.8 per 1,000 RSF leased)
- SWC of 9th St and San Antonio St

AVAILABILITIES

Suite L-12 - 831 SF - 30 Days' Notice

[360° Virtual Tour](#)

Suite 310 - 2,519 SF - Available within 45 days

[360° Virtual Tour](#)

Suite 600 - 8,130 SF - Available 6/1/2026

FEATURES

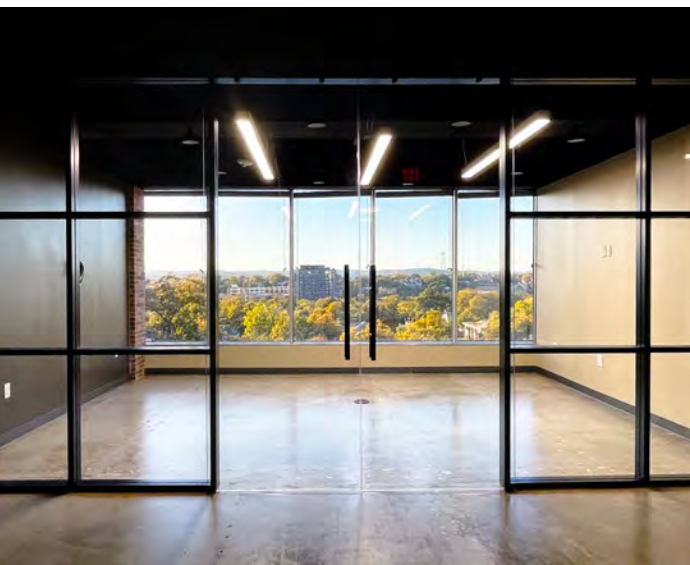
- Located in the heart of Downtown Austin with scenic views, excellent driving, and pedestrian access
- 3 blocks from West 6th Street restaurants and entertainment
- 4 blocks from State Capitol
- 1 block from the Travis County Courthouse
- Building conference room and tenant lounge

FERNANDO URRUTIA
512.682.5551
furrutia@endeavor-re.com

TYLER DENTON
512.682.5582
tdenton@endeavor-re.com

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Interiors and Entry



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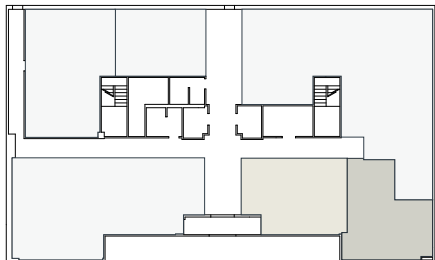
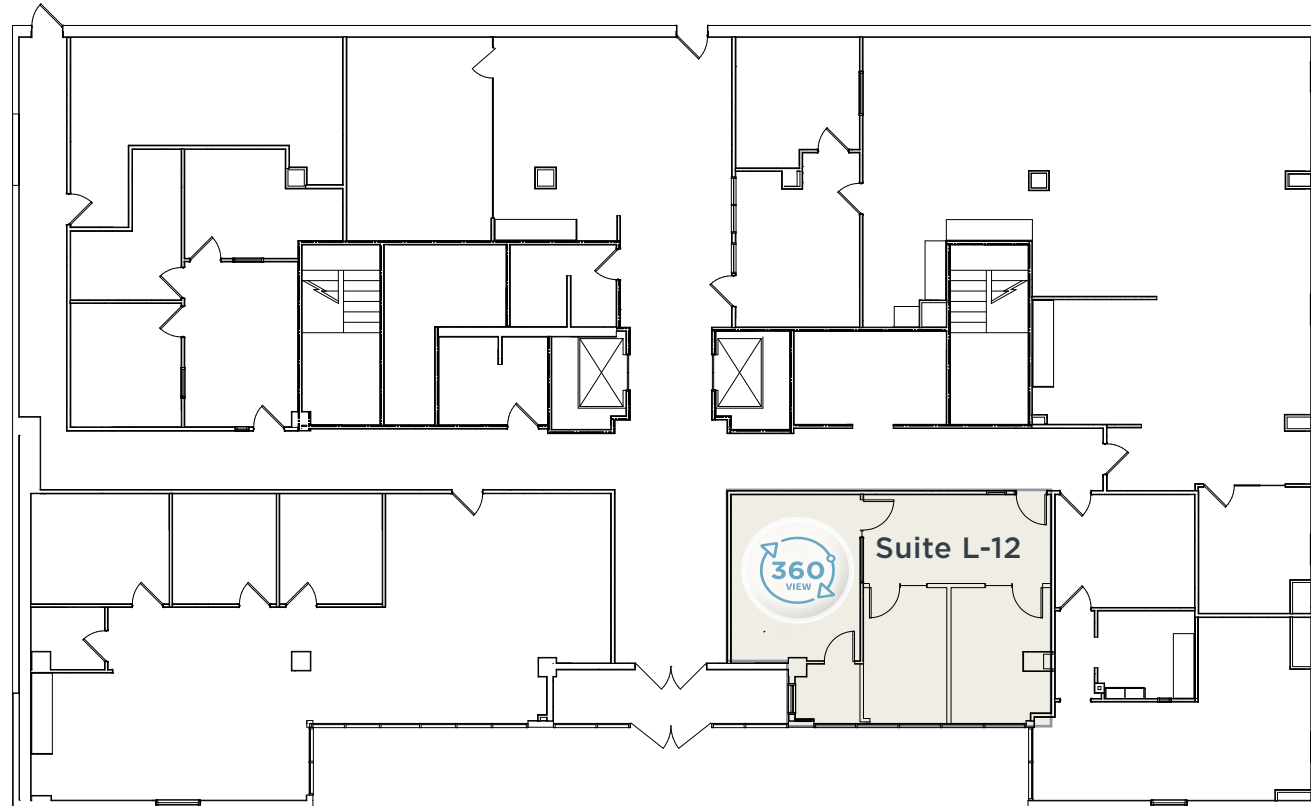
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Availability

Lobby

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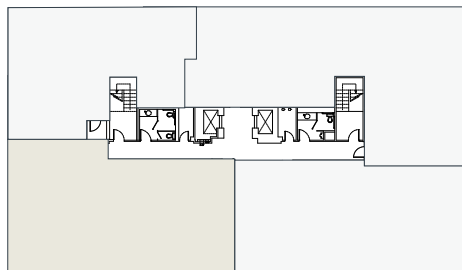
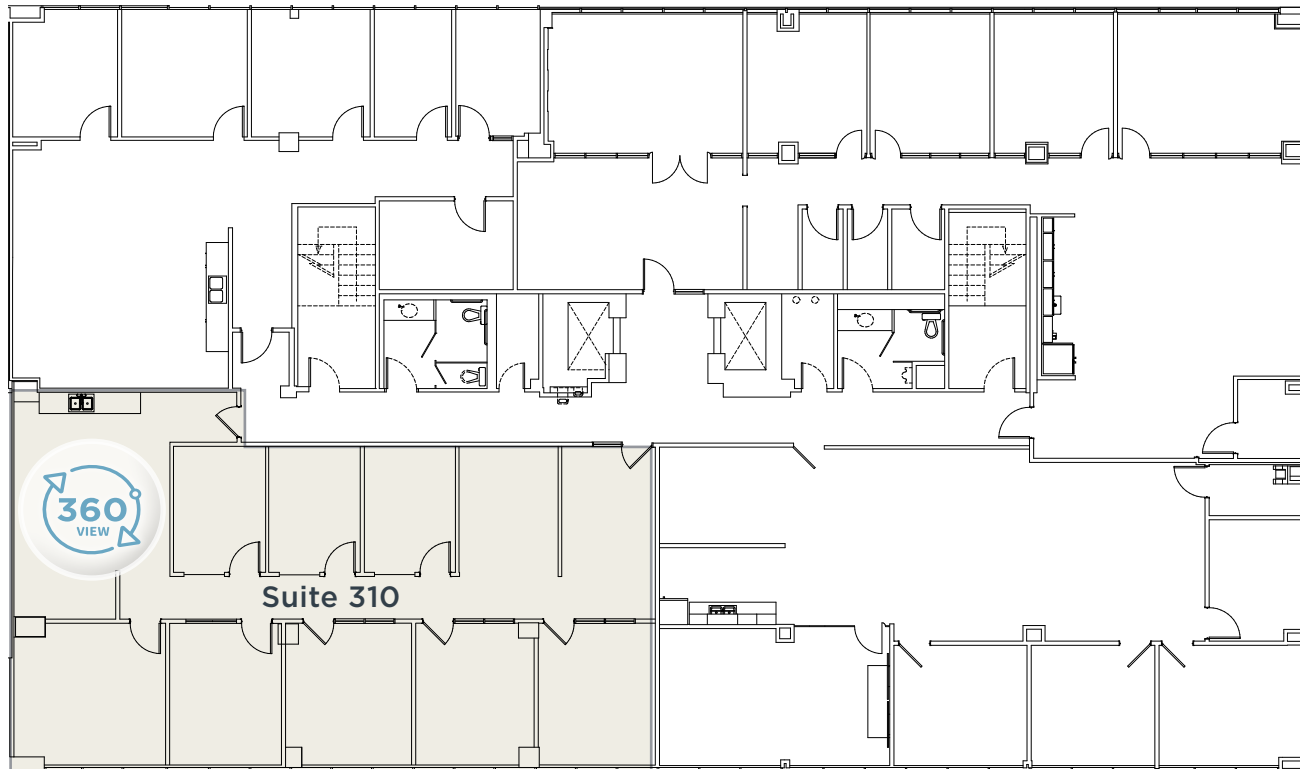
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Availability

Third Floor

Suite 310 2,519 SF Available within 45 days [360° Virtual Tour](#)



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Availability

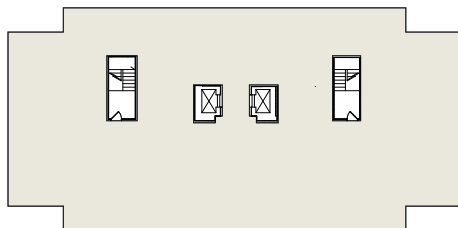
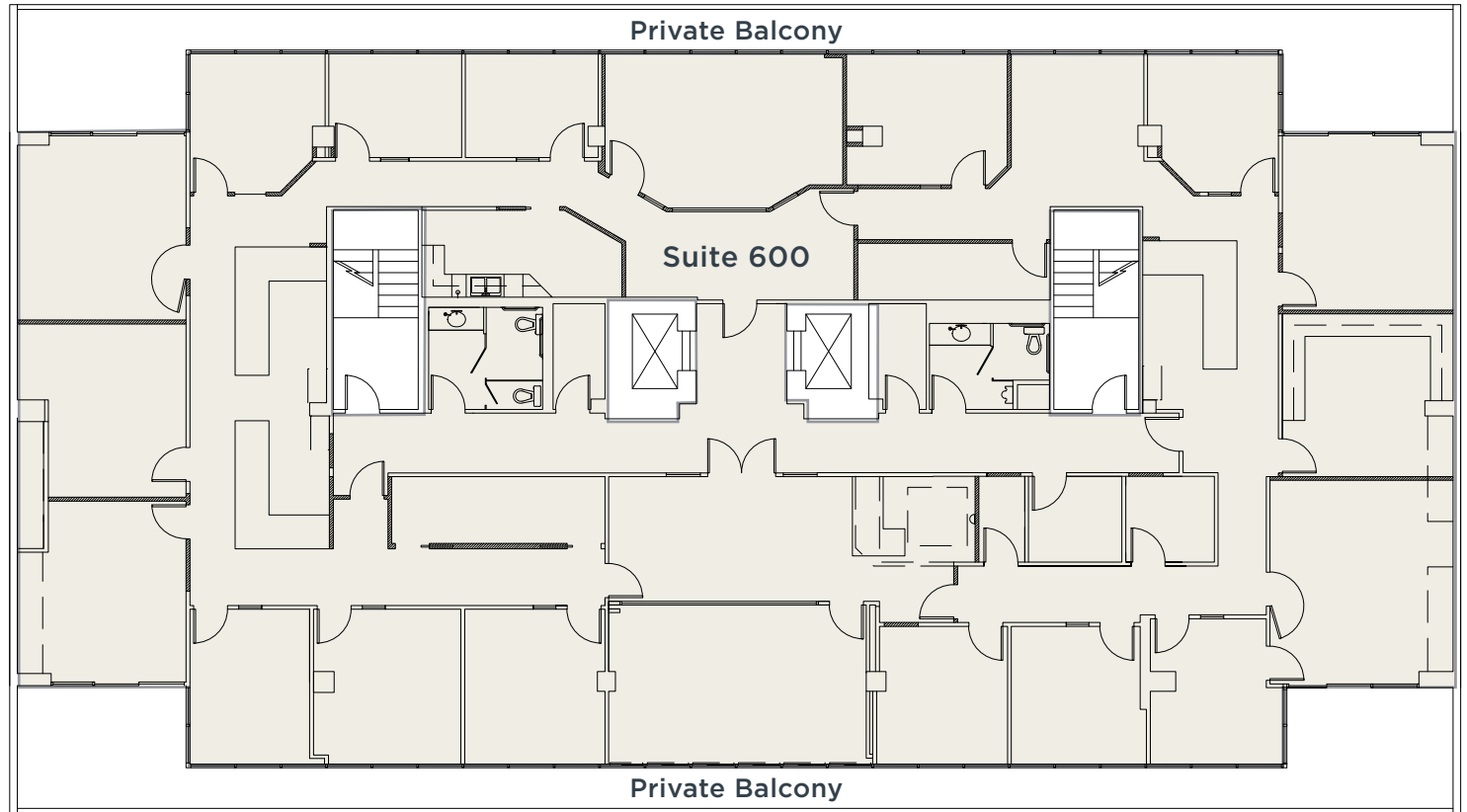
Sixth Floor

Suite 600 8,130 SF* 6/1/2026

*Divisible to 4,000 RSF

FEATURES

- Unique top-floor opportunity
- Exceptional signage
- Two Private balconies
- Ideal for Law Firm or other professional office users

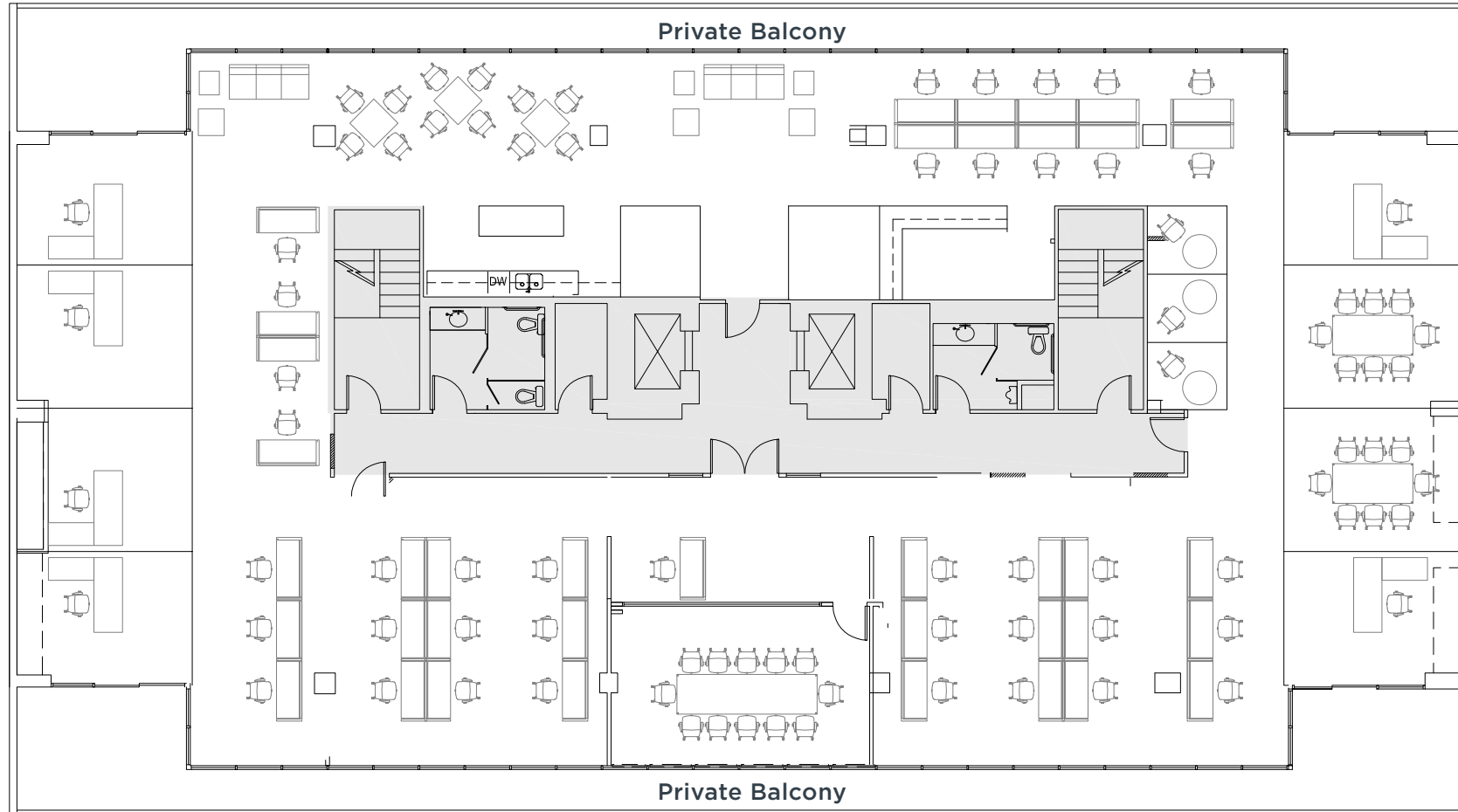


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Sixth Floor Potential Layout



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Hill Country and Capitol Views on Floors 2-6



Views From 6th Floor Tenant Balcony



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Location





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:
 - 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Tyler Denton	843641	TDenton@Endeavor-Re.com	512-682-5582
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	