



HELM

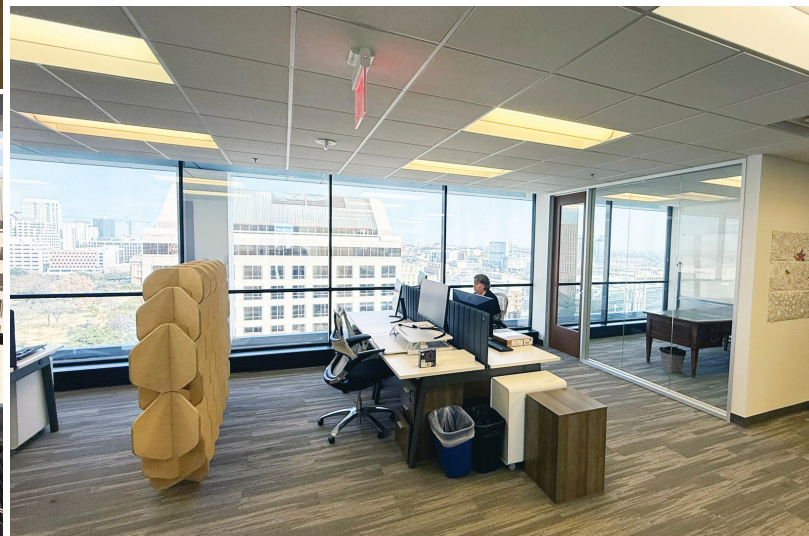
CORPORATE REAL ESTATE STRATEGY



2,950 Square Foot Creative Office - Sublease

Austin, Texas - Central Business District

823 CONGRESS AVENUE, SUITE 1405, AUSTIN, TEXAS 78701



Creative Office - Sublease

823 CONGRESS AVENUE, SUITE 205, AUSTIN, TEXAS 78701

AVAILABLE NOW

2,950 Rentable Square Feet

Below Market Rental Rate: \$35.00 + NNN (vs. \$38.00)

2024 NNN: \$26.15

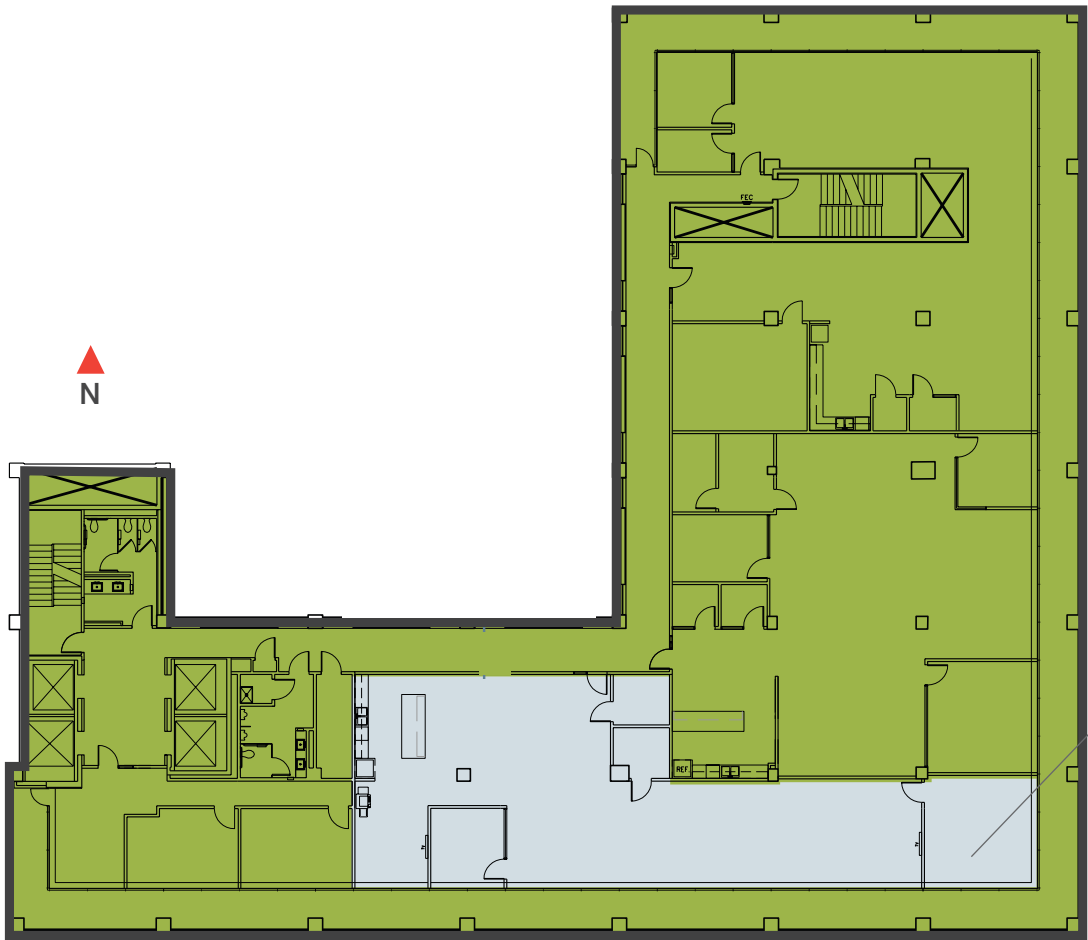
Term Expiration: May 31, 2027

Furniture: Negotiable

[CLICK HERE FOR VIDEO TOUR](#)

Property Amenities:

- Conference Center
- Tenant Lounge
- Gym
- Pocket Park



[CLICK HERE FOR VIDEO TOUR](#)

FLOOR PLAN
SUITE 205
2,950 RSF



Property Description:

Floor-to-ceiling windows inspire invigorating workspaces by bringing in natural light and showcasing the surrounding city views while common conference rooms create space for seamless collaboration.

Located in the bustling Central Business District, the building boasts flexible suite sizes and a stellar location, so users have more space to spread out and more opportunities to save time. Originally built in 1974, the landmark tower has recently undergone major renovations, including a new conference center, tenant lounge, and gym with showers, as well as upgraded elevator cabs, corridors, restrooms, and a new modern lobby. To round out the reno, a thoughtfully designed pocket park sprinkled with beautiful foliage and outdoor seating sits along the street frontage creating an urban activation and pedestrian gathering space.



Nearby Restaurants

- 1 PERRY'S STEAKHOUSE
- 2 PUNCH BOWL SOCIAL
- 3 CAROLINE
- 4 OMNI HOTEL
- 5 CHICK-FIL-A
- 6 THE DRISKILL
- 7 CHIPOTLE
- 8 CAVA
- 9 VELVET TACO
- 10 QUATTRO GATTI RISTORANTE PIZZERIA

823 CONGRESS AVENUE, SUITE 1405, AUSTIN, TEXAS 78701



SOURCE: STREAM REALTY PARTNERS

Notable Information

823 Congress Is an **Iconic Downtown Austin Office Tower** located on the corner of Congress Avenue and 9th Street. Just steps from the Texas State Capitol.

With its sweeping views of the Capitol, Downtown, and the Hill Country and its proximity to countless restaurants, retail, and nightlife, 823 Congress is an ideal workplace for companies seeking space, time, and amenities in the heart of Downtown Austin.

Helm CRE, LLC ("Helm") has been engaged by the owner of the property to market it for sale. Information concerning the property(s) described herein has been obtained from sources other than Helm, and neither Owner nor Helm, nor their respective equity holders, officers, directors, employees, and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Helm and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.



1824 E. Oltorf Street
Ste. 300
Austin, TX 78741
www.helmcre.com