



712 CONGRESS

AUSTIN, TX

GENERATIONAL OPPORTUNITY
FULL BUILDING AVAILABLE ON
AUSTIN'S "MAIN STREET"



EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Capital Markets Team is pleased to present 712 Congress, an exclusive opportunity for potential owner occupants and investors to acquire an exceptionally maintained historic building with a coveted Congress address. The property offers 26,313 square feet of space across three floors and two mezzanine levels. The property is currently vacant offering a unique opportunity for a full building owner occupant to establish a presence and plant a flag along a prominent Congress corridor. The property also presents a blank canvas for investors for a variety of uses and has potential for vertical redevelopment with certain restrictions. 712 Congress is a generational opportunity to acquire an exceptional asset in one of the highest barrier to entry corridors in the country.



Irreplaceable Historic Building in Exceptional Condition



Iconic and Timeless Architectural Design



Prominent Congress Location Near Paramount Theater



Flexibility for Office, Retail, or Entertainment Uses



Offered Vacant - Blank Canvas for User or Investor



Vertical Redevelopment Potential

PROPERTY OVERVIEW

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LOCATION
712 Congress Ave, Austin, TX



STORIES
3 + 2 Mezzanine Areas



GROSS AREA
26,313 SF



LAND AREA
+/- 0.169 Acres



OCCUPANCY
Vacant



YEAR BUILT
1877; Ren. 2021



INVESTMENT CONTACTS

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