

DOWNTOWN · AUSTIN, TEXAS

# The Sampson Building

620 CONGRESS AVENUE · 19,606 SF · ON THE AVENUE SINCE 1859

Est.  
**1859**



AVAILABLE

3,700–15,809 <sup>SF</sup>

STORIES

3

WALK SCORE

99 / 100

LEASE RATE

\$21.66 / SF



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ON THE AVENUE SINCE 1859

# The Oldest Building on Congress.

Partners is pleased to present **The Sampson Building** — a 19,606 SF historic landmark at the corner of 7th & Congress Avenue, widely regarded as the oldest building on The Avenue and one of the most distinctive office addresses in downtown Austin.

Designed and built by Abner Cook — the architect of the Texas Governor's Mansion — and completed in 1859 for merchants George Washington Sampson and Abraham Henricks, the three-story stone building has been thoughtfully restored to pair its original stone walls, tile and hardwood floors with the connectivity and systems a modern tenant expects. During the Civil War it housed the Confederate Treasury of the Trans-Mississippi Division — gold was stored in the basement while the upper floors served as courtrooms. The result is a rare opportunity to occupy a piece of Austin history on its most prominent street.

- 3,700 SF–15,809 SF move-in ready spaces across three floors
- Original stone, tile and hardwood, restored throughout
- Skylit interior atrium and arched-window private offices
- Fiber connectivity · Walker's Paradise location
- Newly remodeled restrooms throughout building

|              |                 |
|--------------|-----------------|
| AVAILABLE    | 3,700–15,809 SF |
| STORIES      | Three           |
| BUILT        | 1859            |
| ARCHITECT    | Abner H. Cook   |
| STATUS       | NRHP, 1978      |
| FINISHES     | Stone · wood    |
| CONNECTIVITY | Fiber           |
| LEASE RATE   | \$21.66 / SF    |

1859

ON THE NATIONAL REGISTER OF HISTORIC PLACES, 1978  
DEDICATED A TEXAS HISTORICAL LANDMARK, 1982

WHY THE SAMPSON BUILDING

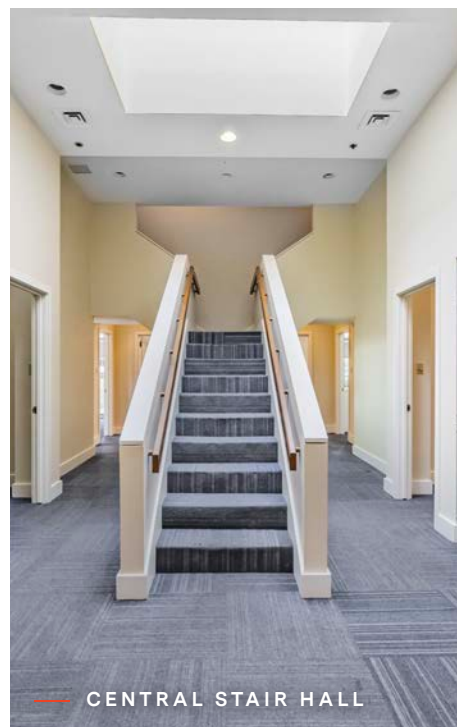
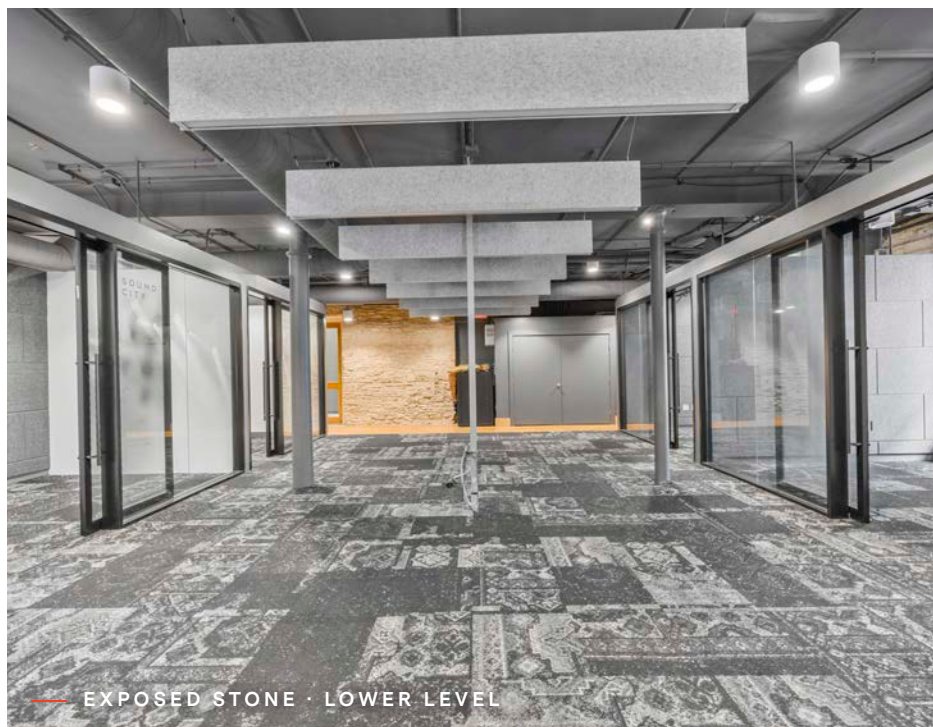
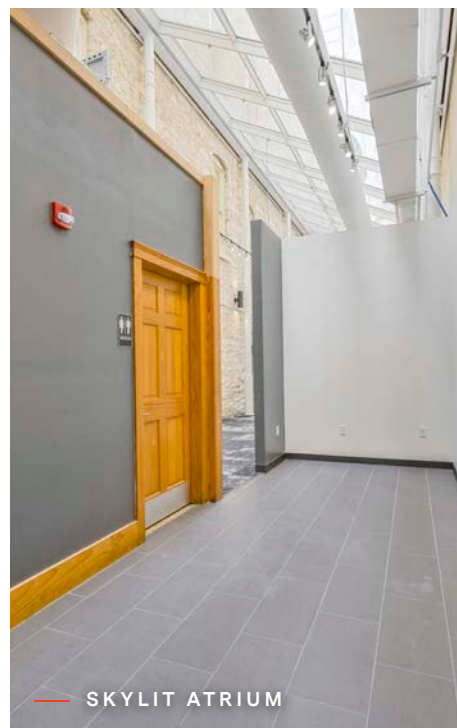
|                                                                                                                                                 |                                                                                                                                  |                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>01</p> <p><b>A Landmark Address</b></p> <p>The corner of 7th &amp; Congress — steps from the Capitol, on Austin's most prominent street.</p> | <p>02</p> <p><b>Genuine History</b></p> <p>Abner Cook–built in 1859 · National Register 1978 · Texas Landmark 1982.</p>          | <p>03</p> <p><b>Original Character</b></p> <p>Stone walls, tile and hardwood floors and Italianate arched windows you simply cannot rebuild.</p> |
| <p>04</p> <p><b>Move-In Ready</b></p> <p>Restored and modernized with fiber, a skylit atrium and a finished lower level.</p>                    | <p>05</p> <p><b>Walker's Paradise</b></p> <p>A Walk Score of 99 — hotels, dining and the entertainment district at the door.</p> | <p>06</p> <p><b>Branded Identity</b></p> <p>A whole building with signage and a front door on Congress — a true corporate statement.</p>         |

INSIDE THE SAMPSON BUILDING

# Restored, and Ready.

BUILDING FEATURES

Checkerboard lobby · Skylit atrium  
Arched-window offices · Hardwoods  
Exposed stone · Finished lower level

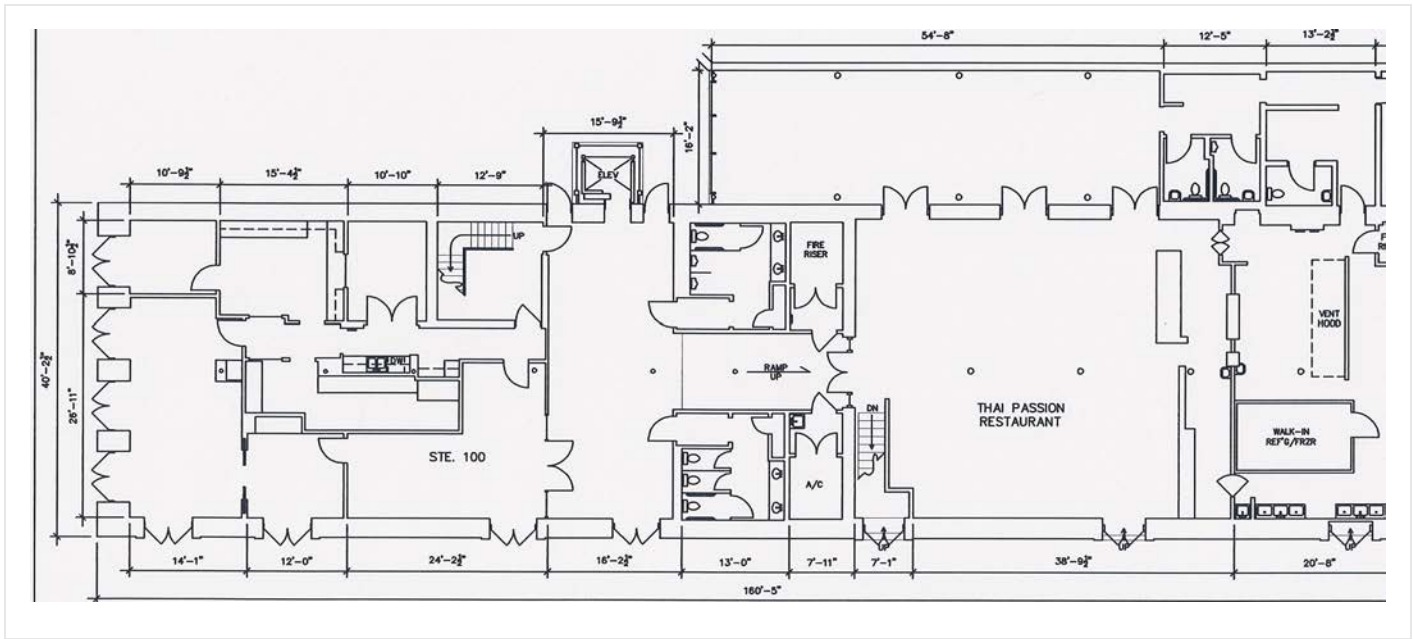


FLOOR PLANS

# The Plans.

Approximately 19,606 SF across three floors plus a finished lower level — available as a whole-building headquarters or divisible from 3,700 SF. Elevator and two stair cores connect every floor around the building's skylit central atrium.

**FIRST FLOOR** Suite 100 | 5,574 SF Street-level entrance on Congress · elevator and two stair cores · finished lower level below.



FLOOR PLANS

# The Plans, Continued.

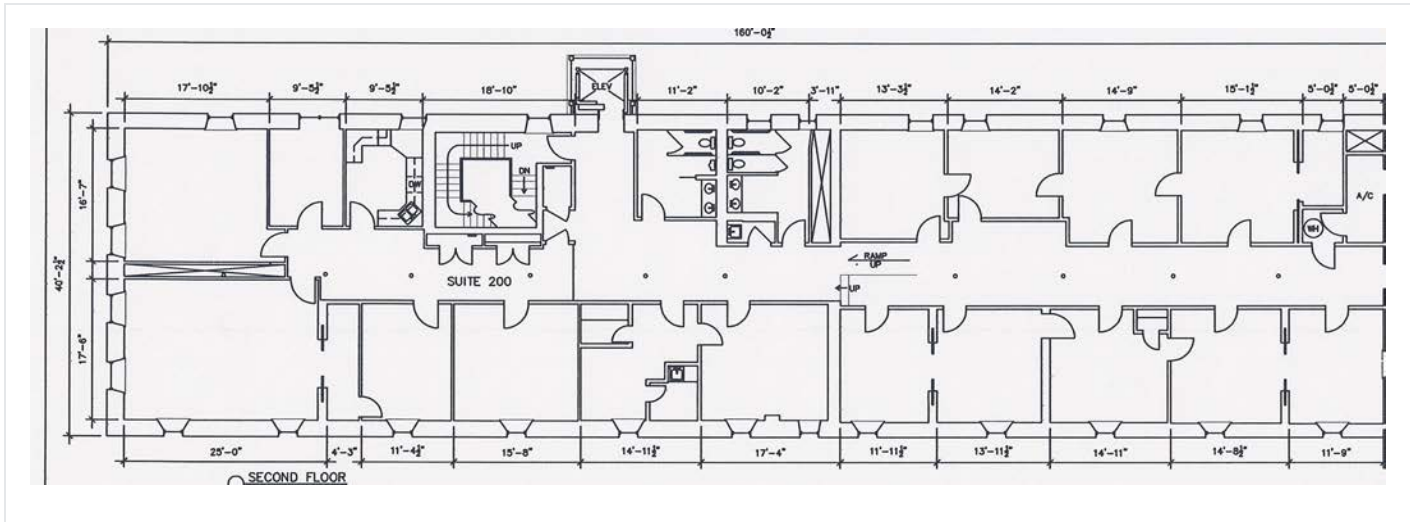
The second floor is offered as Suite 200, a full-floor office wrapped in arched windows. The third floor is offered as Suite 320 — a full upper-floor suite around the building's skylit central corridor. Both lease individually or combine with the floors below.

SECOND FLOOR

Suite 200

6,535 SF

Full-floor office · perimeter private offices with arched windows · elevator-served.

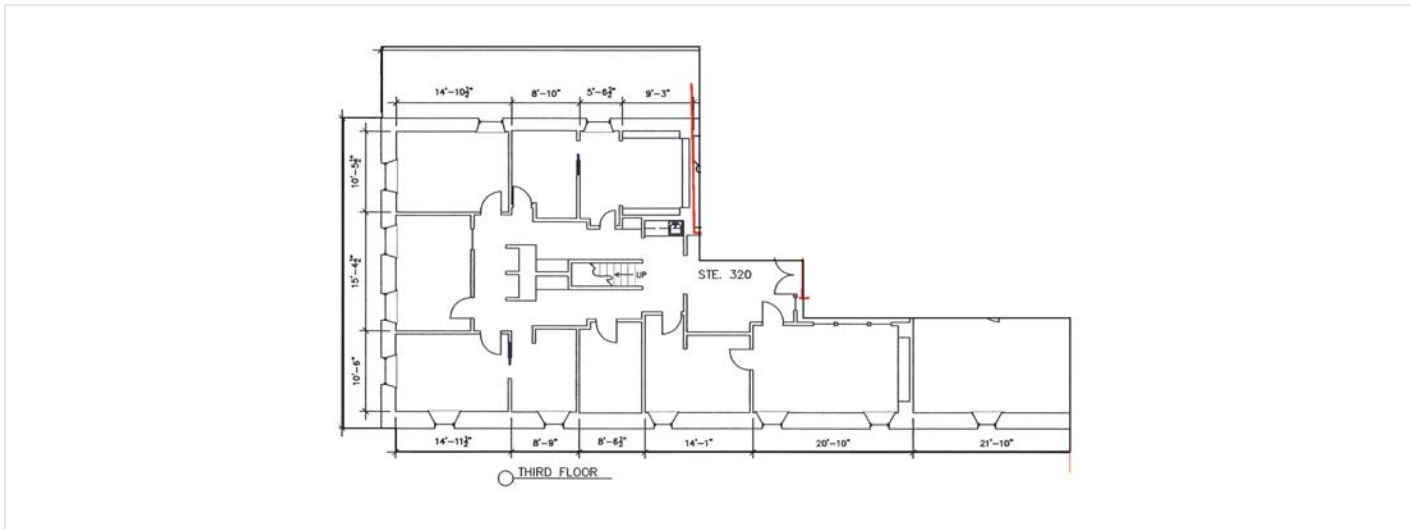


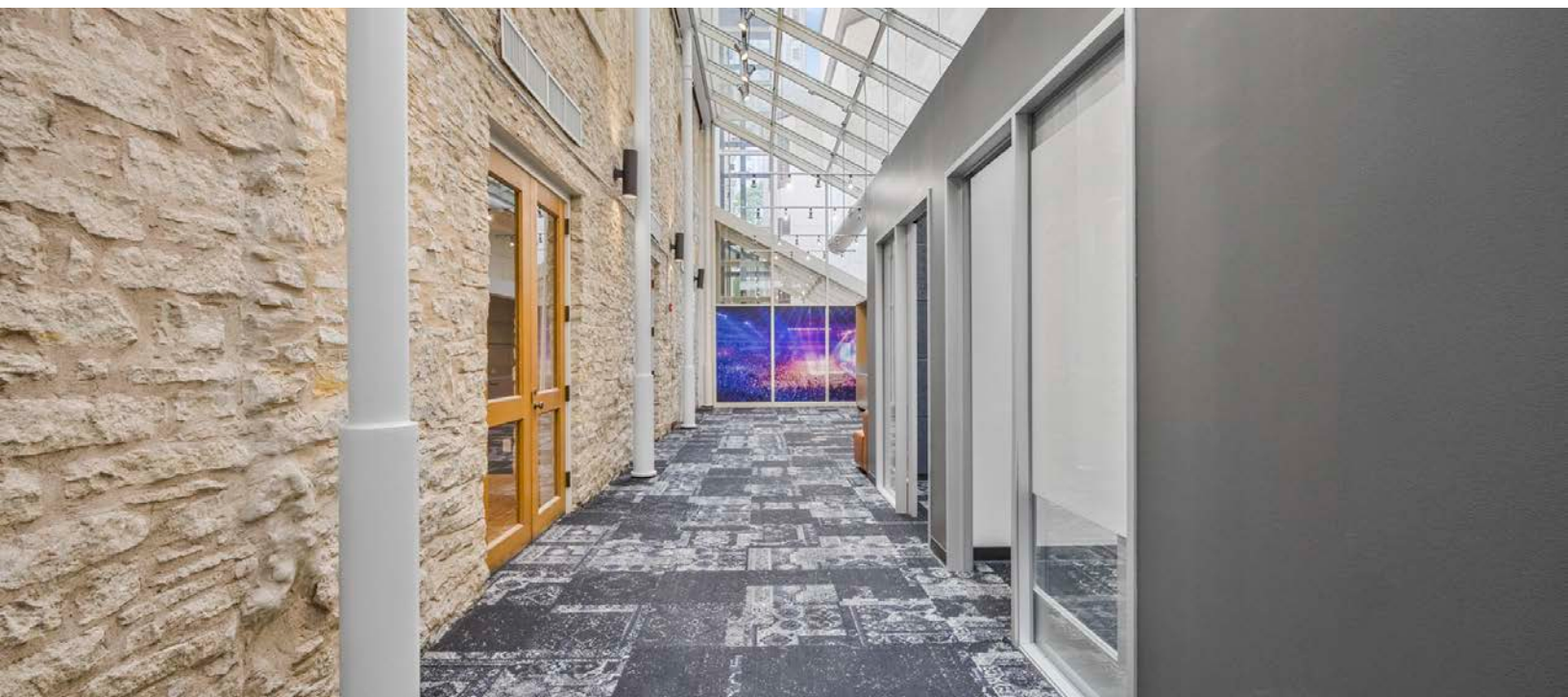
THIRD FLOOR

Suite 320

3,700 SF

Full upper-floor suite · perimeter private offices with arched windows · skylit central corridor.





## OLD & NEW, TOGETHER

Few addresses in Texas offer this. Behind the Italianate stone façade — arched windows and original wooden doors opening onto Congress — a glass-roofed atrium pours daylight onto original stone walls and cast-iron columns, three stories up. The restoration kept what matters — the tile, the hardwoods, the masonry — and quietly layered in the systems a modern office needs.

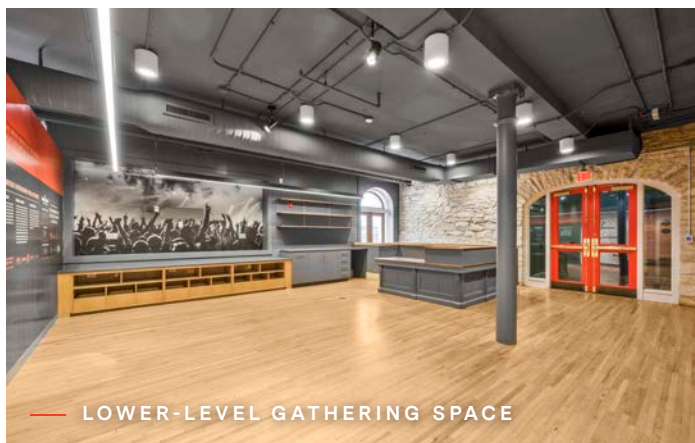
From the checkerboard lobby and pressed-tin ceilings to a characterful finished lower level, every floor tells the same story: a working piece of Austin's history, ready for its next tenant.

What makes the Sampson Building compelling is exactly what cannot be rebuilt.

Whether a headquarters that wants a story to tell, a firm that values a downtown landmark, or a creative user drawn to exposed stone and light — the building rewards tenants who care about where they work. Owned by the same family since 1859, it has anchored the corner as a center of Austin business for more than 165 years.



ARCHED WINDOWS · NATURAL LIGHT



LOWER-LEVEL GATHERING SPACE

A CONTINUED INVESTMENT

# New for 2026.

Ownership continues to invest in the Sampson Building, pairing its 1859 architecture with refined, modern details. Two improvements arrive this year — a hand-forged iron entrance awning and a fully rebuilt elevator cab — each carrying the building's historic character forward.



— CONGRESS AVENUE ENTRANCE

INSTALLING NEXT MONTH

## Hand-Forged Iron Awning

A custom blackened-iron awning with scrolled brackets and decorative cresting now frames the Congress Avenue entrance — a hand-crafted nod to the building's 19th-century ironwork that gives the front door a distinctive, sheltered arrival.



— NEW CAB · BRONZE & WOVEN METAL

INSTALLING THIS SUMMER

## New Elevator Cab

A fully redesigned cab brings the building's vertical transportation up to modern standards — finished in warm brushed bronze, woven metal panels and a polished stone floor, a hospitality-grade upgrade that carries the historic palette into the interior.



THE HEART OF DOWNTOWN

# Austin's Front Door.

SOURCE

U.S. Census / ACS · Walk Score®  
Downtown Austin 78701

|                                |               |                            |                      |
|--------------------------------|---------------|----------------------------|----------------------|
| 99                             | Good          | 7 min                      | 5 blks               |
| WALK SCORE · WALKER'S PARADISE | TRANSIT SCORE | WALK TO METRORAIL RED LINE | TO THE TEXAS CAPITOL |

DOWNTOWN RESIDENTS

|                             |           |
|-----------------------------|-----------|
| Avg. household income       | \$195,877 |
| Median household income     | \$154,867 |
| Bachelor's degree or higher | 49%       |
| Median age                  | 41        |

THE DAYTIME MARKET

|                                |              |
|--------------------------------|--------------|
| In professional / office roles | 98%          |
| Run their own business         | 22%          |
| Owner-occupied housing         | 49%          |
| Walk Score neighborhood rank   | #1 in Austin |

The Sampson Building sits where Austin works and gathers — on Congress Avenue between the Texas Capitol and Lady Bird Lake, minutes from the 6th Street entertainment district, the city's international hotels, and the 2nd Street District. It is an address that puts a tenant's clients, talent and after-hours life within a short walk of the front door.

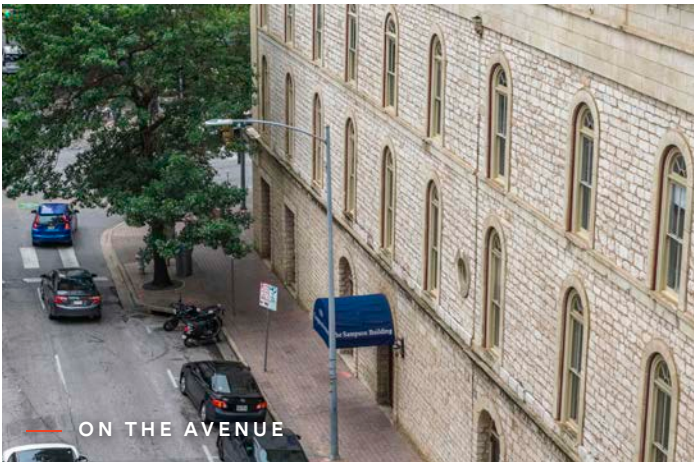
THINGS TO DO, STEPS AWAY

Downtown at the Door.

DISTANCE

Most within a 5-minute walk  
Corner of 7th & Congress

|  HOTELS |  DINING |  MUSIC & NIGHTLIFE |  CULTURE & CIVIC |  PARKS & TRANSIT |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| InterContinental Stephen F. Austin                                                       | Roaring Fork                                                                             | 6th Street District                                                                                 | Texas State Capitol                                                                                | Lady Bird Lake & Trail                                                                              |
| The Driskill                                                                             | Moonshine Patio Bar                                                                      | Antone's · Stubb's                                                                                  | Paramount & State Theatres                                                                         | Republic Square                                                                                     |
| Sonesta · citizenM                                                                       | 2nd Street District                                                                      | Live music, blocks away                                                                             | The Contemporary Austin                                                                            | MetroRail · 7-min walk                                                                              |



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