

FOR LEASE

DOWNTOWN CREATIVE OFFICE

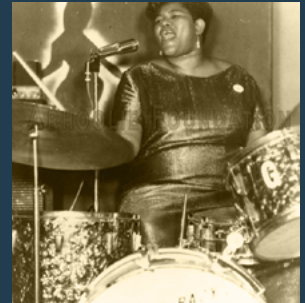
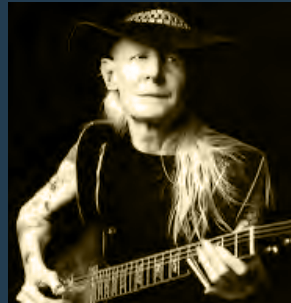


W.B. SMITH
on Congress


STREAM

THE HISTORY

The W.B. Smith Building has been on Congress Avenue since 1884, a historic fixture with deep roots in the city's cultural and architectural fabric. Originally a dry goods store, this two-story landmark became part of Austin's music legacy in the late '60s when it housed the Vulcan Gas Company, one of the city's first pioneering live music venues. "The Vulcan" offered a stage to unconventional bands across genres, with homemade benches and old church pews for seating. Legends like Johnny Winter, Muddy Waters, and Big Mama Thornton played here, helping to shape Austin's early psychedelic rock scene. The building was added to the National Register of Historic Places in 1978.



Since 2008, W.B. Smith has been home to Patagonia's retail store, continuing its legacy as a space rooted in community.



LOCATED IN THE HEART OF DOWNTOWN



The building's facade stands as a reminder of the city's past, even as modern towers are being built around it. Now part of a protected historic district, the W.B. Smith Building offers 14,770 square feet of leasable space filled with natural light and exposed ceilings. It's a perfect mix of historic charm and modern potential.



7,900 - 14,770 SF AVAILABLE

W.B. Smith on Congress has been a prominent fixture on one of Austin's most desirable streets for well over a century. This two-story building offering 14,770 SF of available space has been thoughtfully renovated into a Class A creative office space that preserves its historic character. With abundant natural light, exposed ceilings, and direct frontage and views of Congress Avenue, this property offers a rare opportunity for tenants looking to stand out in the heart of the CBD.

Base Rate

CONTACT BROKER

OPEX

\$12.00/SF/YR

+ ELECTRICAL & JANITORIAL

Creative Office

ENVIRONMENT

Historical Building

BUILT IN 1884

Two Skylights

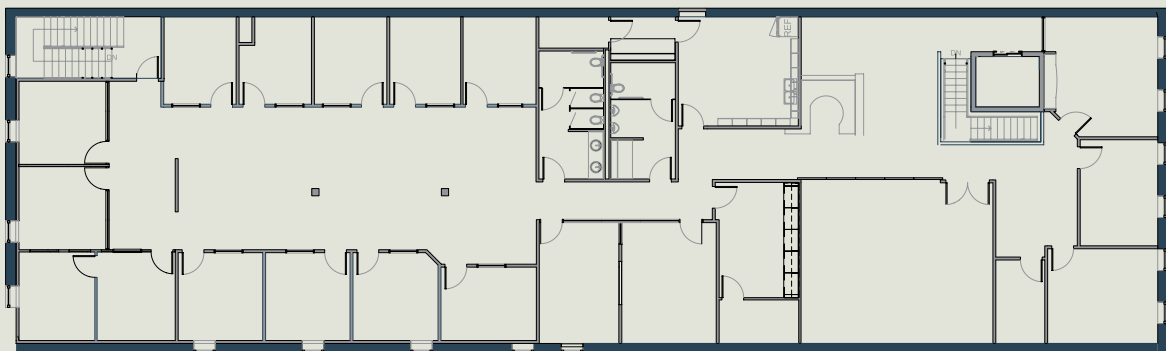
WITH ABUNDANT NATURAL LIGHT

Collaborative & Private

OFFICE SPACES

360° Click to view
interactive tour

FLOORPLAN





LOCATION

Situated on Congress Avenue, W.B. Smith is surrounded by some of the best amenities in Austin. The walkable corridor stretches from Lady Bird Lake to the Texas State Capitol and features a vibrant mix of culture and connectivity.



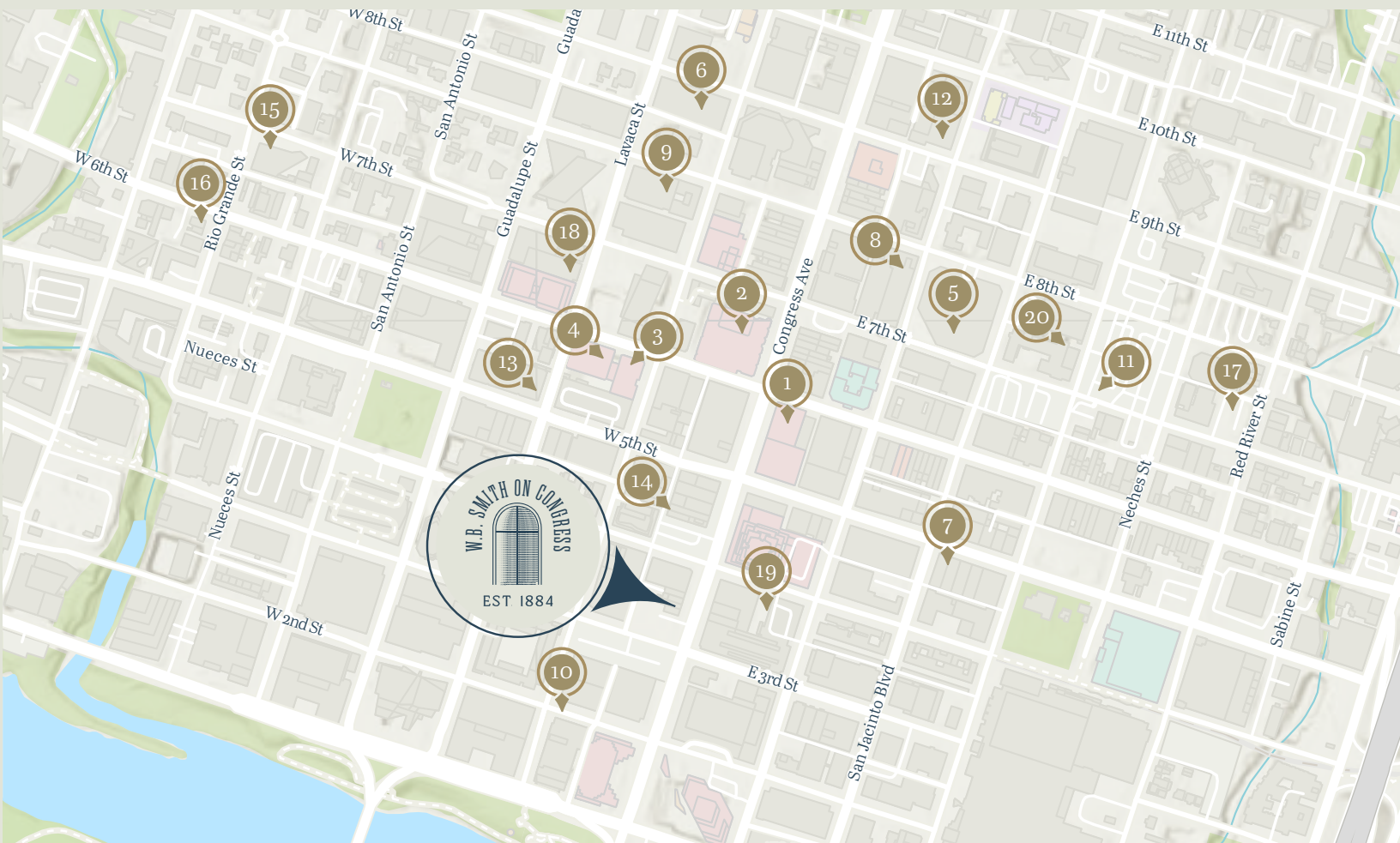
Tenants are within walking distance of standout spots like Houndstooth Coffee, Capital Grille, and Red Ash. The Texas State Capitol is a short 10-minute stroll. Across the Congress Avenue Bridge is South Congress, one of Austin's most iconic streets, known for its eclectic charm and beloved institutions like The Continental Club, Jo's Coffee, and Homeslice Pizza. The area also features Music Lane, a thoughtfully curated development offering a blend of upscale retail, dining, and boutique hotels.

Officing at W.B. Smith on Congress is an opportunity to be part of the city's cultural and commercial heartbeat, with unmatched visibility and access in downtown Austin.



PARKING OPTIONS

Garage	Address	Operator	Monthly Rate
1	515 Congress Garage	Peak	\$285.00
2	600 Congress Avenue	Peak	\$270.63
3	Procore Tower	Peak	\$240.00
4	Indeed Tower	Peak	\$308.51
5	Austin Centre Garage	Peak	\$285.00
6	900 Congress Garage	Peak	\$285.00
7	South Brazos Surface Lot	Peak	\$260.00
8	Perry Brooks Garage	Peak	\$325.00
9	Brown Garage	Peak	\$285.00
10	101 Colorado Garage	Peak	\$260.00
11	Block 87 - 701 Trinity	Peak	\$150.00
12	823 Congress Garage	Peak	\$285.00
13	Lavaca Plaza	Metropolis	\$250.00
14	415 Colorado	Metropolis	\$290.00
15	7rio	Metropolis	\$250.00
16	Wtf Lot	Metropolis	\$175.00
17	Simms	Metropolis	\$160.00
18	600 W 6th	Metropolis	\$275.00
19	Frost Bank Tower	Metropolis	\$275.00
20	St David Church Garage	Metropolis	\$176.00





AMENITIES

ALL WITHIN ONE MILE



DINING

III FORKS
AUSTIN JAVA
CAFFE MEDICI
CAROLINE'S
CAVA
CEDAR DOOR
CHIPOTLE
CORNER BAR
COOPER'S BBQ

EDDIE V'S
EUREKA
FRANK'S
GUS'S FRIED CHICKEN
HOUNDSTOOTH COFFEE
ITALIC
IRON CACTUS
JUICELAND
LONESOME DOVE

LUCKY LAB COFFEE
JO'S COFFEE
MAMA FU'S
MODERN MARKET
PARKSIDE
PERRY'S STEAKHOUSE
P.TERRY'S
RA SUSHI BAR
ROARING FORK

SLAKE CAFE
STARBUCKS
TACO SHACK
THISTLE
TRULUCK'S
LA TRAVIATA



SHOP

AUSTIN ROCKS
BONOBOS
CVS PHARMACY
FRANCESCA'S
JOS. A. BANK

LUXE APOTHETIQUE
MILK + HONEY SPA
PATAGONIA
ROYAL BLUE
GROCERY

TOY JOY
URBAN OUTFITTERS
W AUSTIN AWAY SPA
WILD ABOUT MUSIC



SEE & DO

ACL LIVE
ALAMO DRAFTHOUSE
ANTONE'S
AUSTIN PUBLIC LIBRARY

ESTHER'S FOLLIES
LADY BIRD LAKE
PALMER EVENTS CENTER
PARAMOUNT THEATRE

RIDE INDOOR CYCLING
SOULCYCLE SPIN
THE CONTEMPORARY AUSTIN
VIOLET CROWN CINEMA

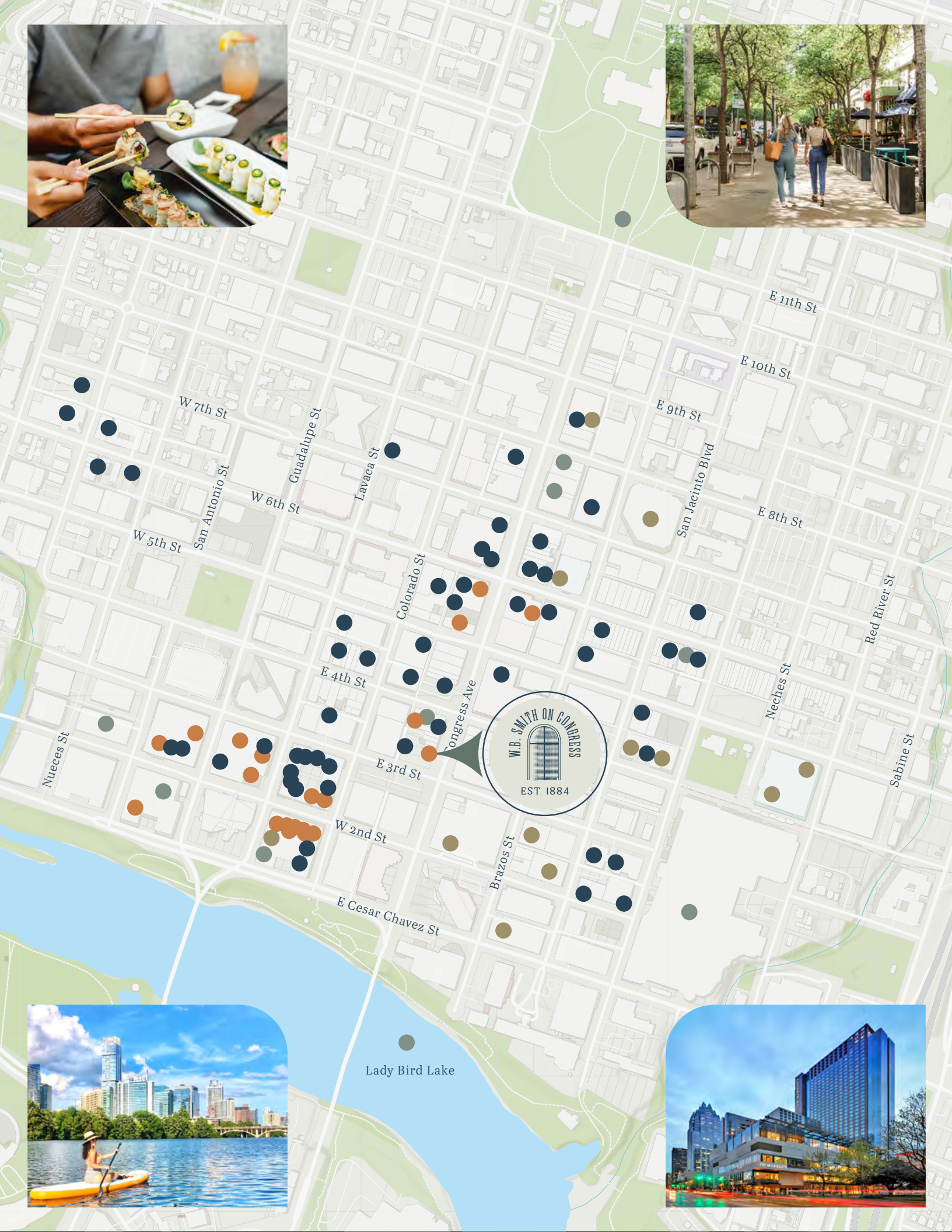


STAY

ALOFT HOTEL
COURTYARD MARRIOTT
FOUR SEASONS
HAMPTON INN
HOTEL ZAZA

HYATT PLACE
JW MARRIOTT
OMNI HOTEL
THE DRISKILL
THE FAIRMONT

THE LINE HOTEL
THE PROPER
THE WESTIN
THE W
RESIDENCE INN



316-318 CONGRESS AVE

EST. 1884

W.B. SMITH
on Congress

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STREAM