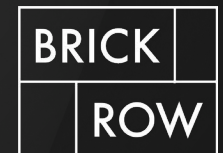


823

CONGRESS

SHAPING WHAT'S NEXT



CBRE

Authentically Austin, Thoughtfully Placed

Set along iconic Congress Avenue, 823 Congress offers an authentic Austin setting with the access today's businesses expect. Surrounded by the city's most recognizable destinations and modern workplace amenities, it's a location designed to elevate how and where you work.

189,140 SF

Property Size

15

Stories

2026-2027

Planned Renovations

90


Walk Score



Built for a Walkable Workday







WITHIN A 12 MIN WALK

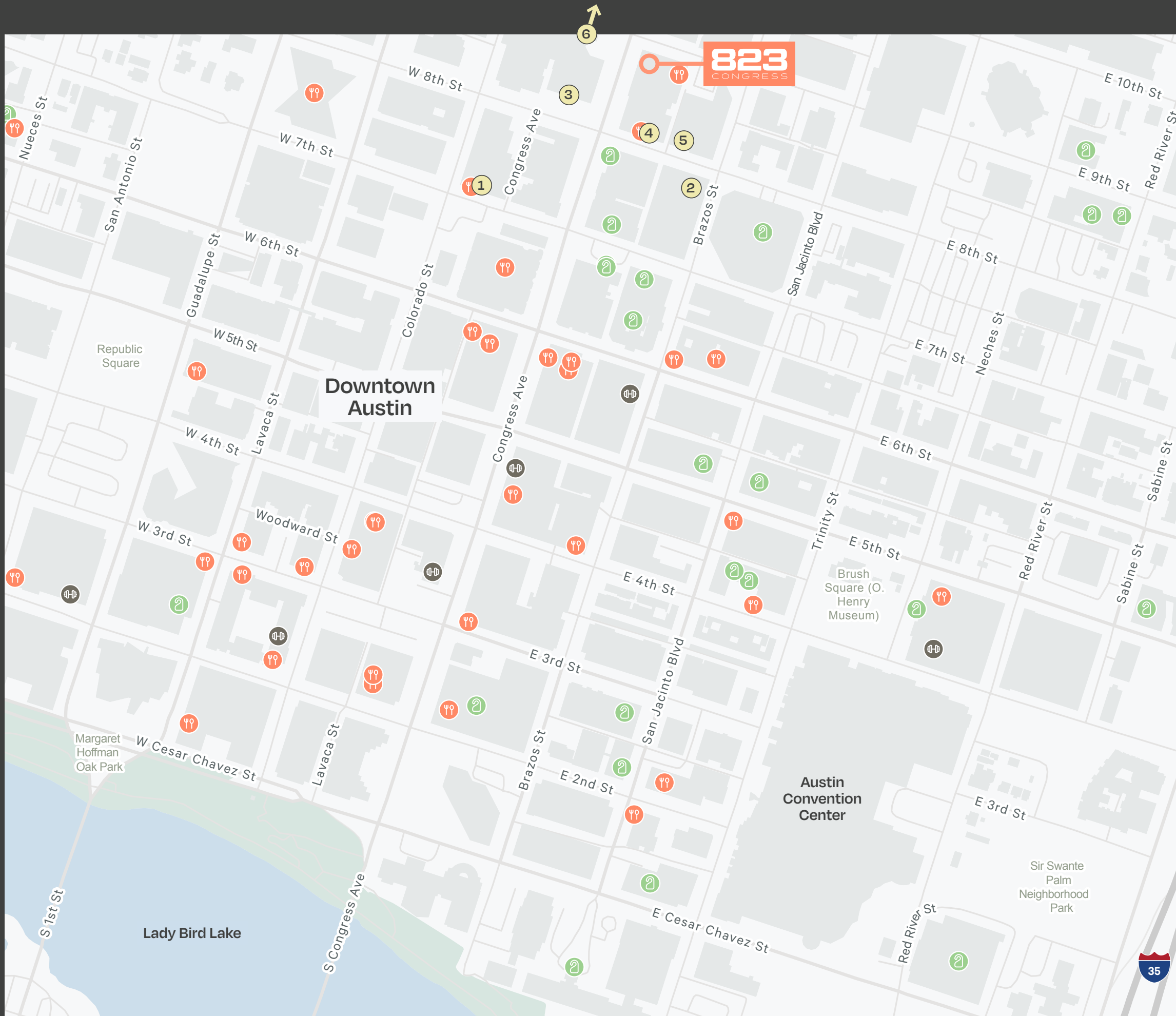
 6 Gyms

 24 Hotels

 36 Restaurants

NEARBY RETAIL HIGHLIGHTS

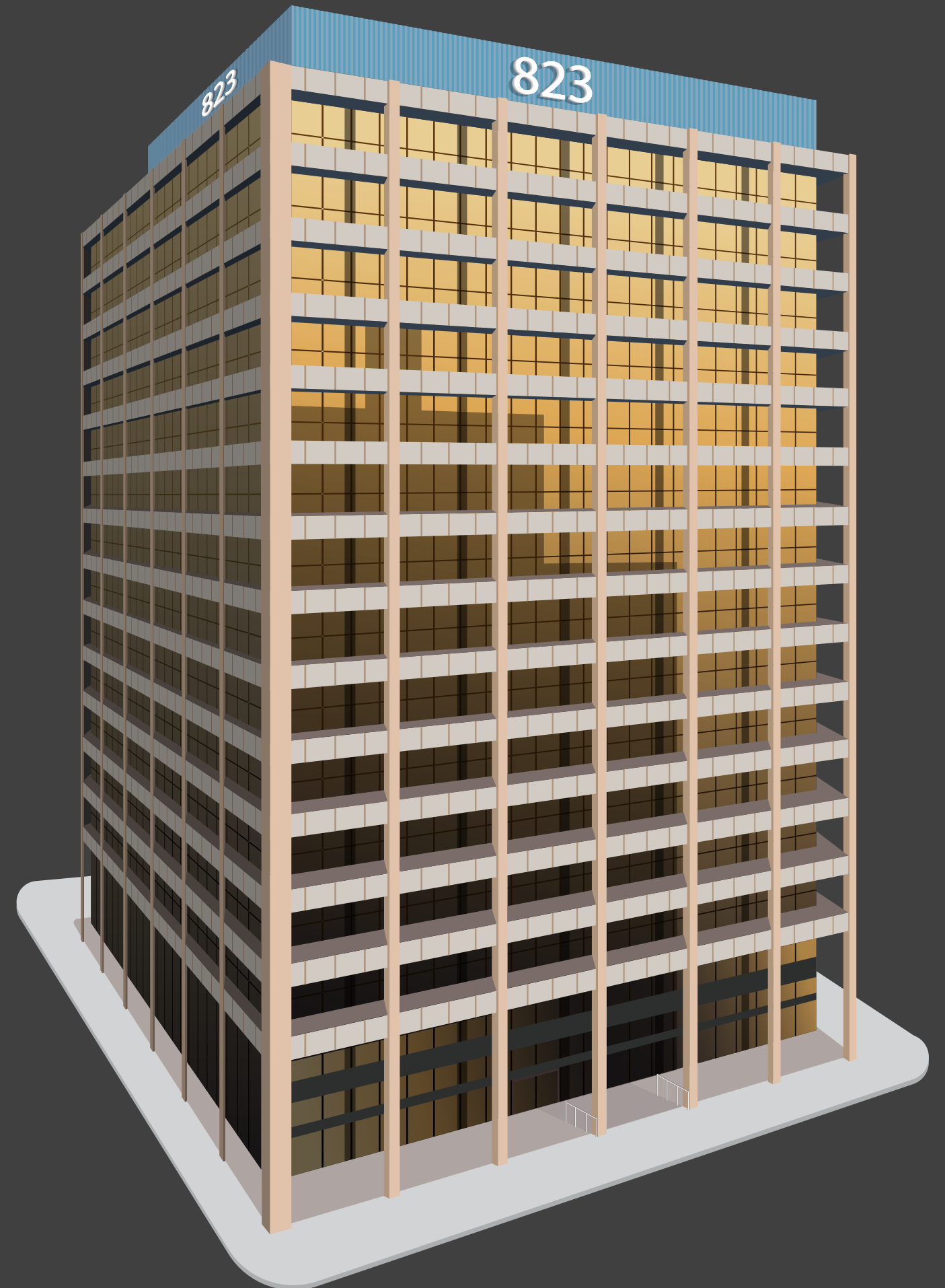
-  Perry's Steakhouse & Grille
-  Trippy Buck Coffee
-  Fleet Coffee
-  Chipotle Mexican Grill
-  Sapori Italian Roots
-  Quattro Gatti Ristorante e Pizzeria



Availabilities

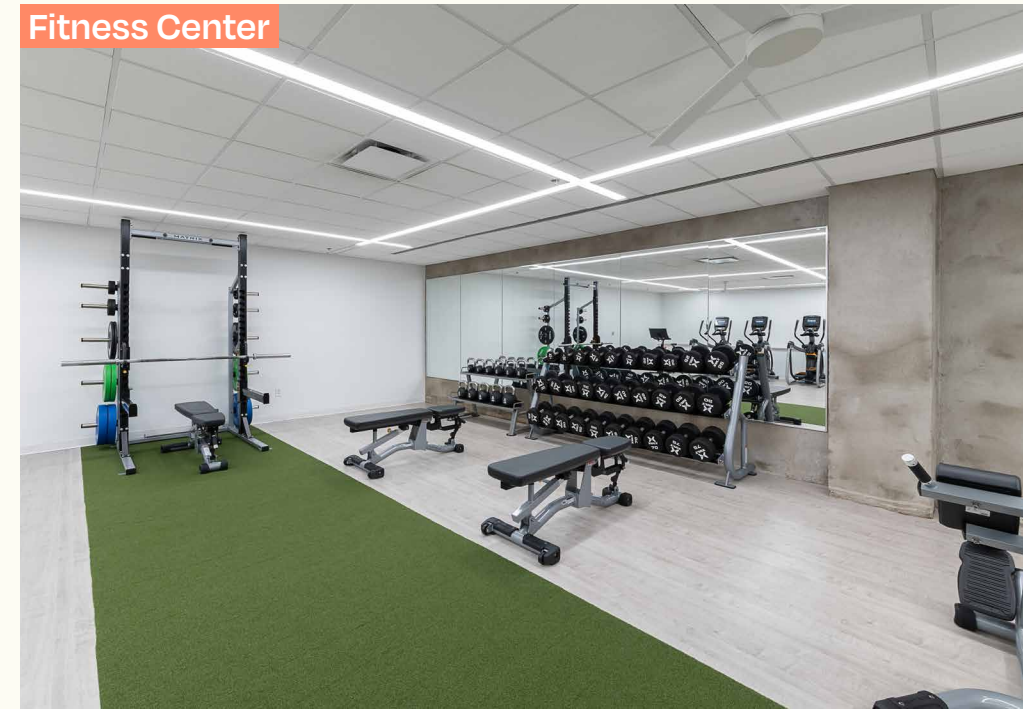
Flexible options designed to scale with your team.

SUITE	SQUARE FOOTAGE	FLOOR PLAN
P-018	729	NEED
1400	922	Link
1305	1,032	Link
1005	1,160	Link
1030	1,212	Link
1510	1,444	Link
190	2,161	Link
1330	2,684	Link
1414	3,248	Link
220	3,424	Link
1410	3,425	Link
1120	4,400	Link
1505	5,859	Link
205	6,423	Link
P-11	6,478	Link
700	8,756	Link
900	11,240	Link
600	12,022	Link
800	12,022	NEED
1200	12,022	Link

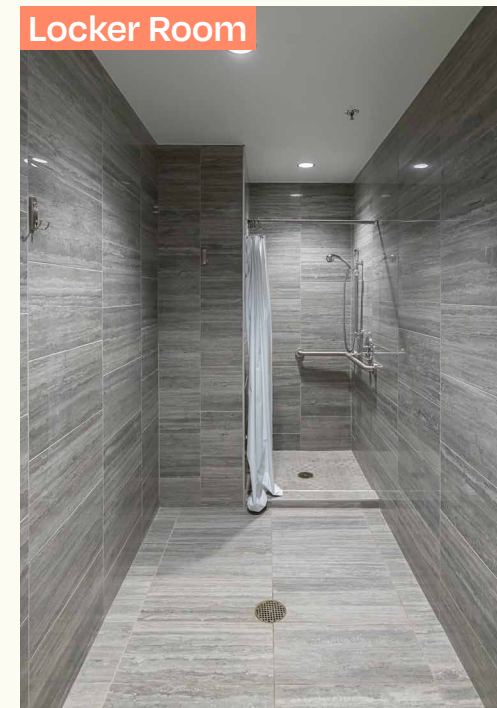




Lobby with On-site Security



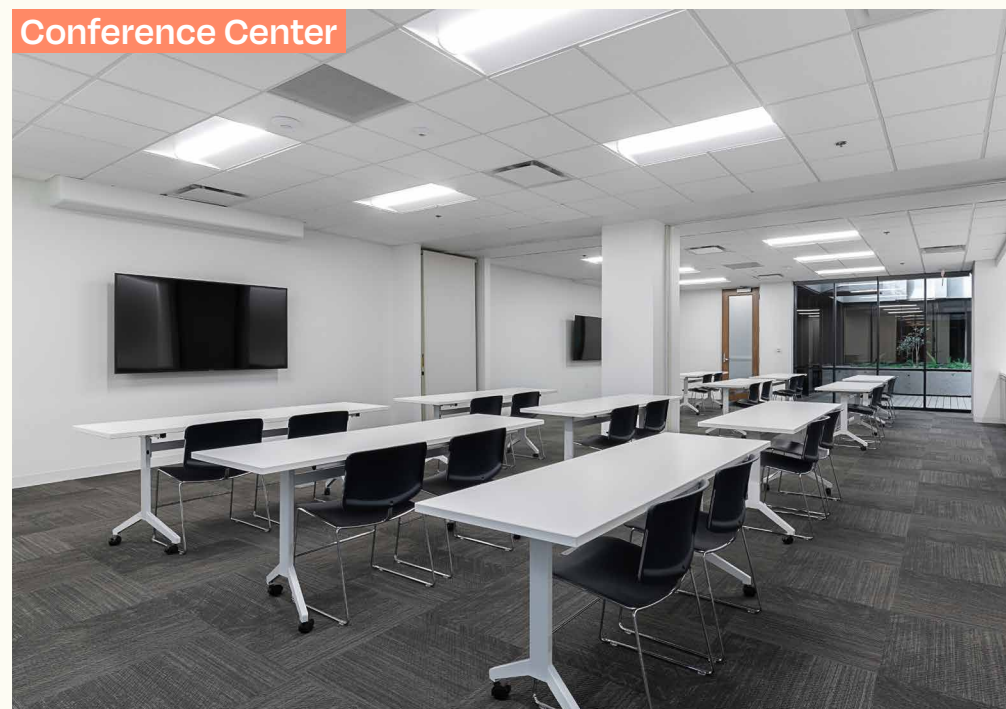
Fitness Center



Locker Room



Sunken Courtyards



Conference Center

Designed for the Everyday Experience

Enjoy a thoughtfully curated suite of on-site amenities designed to support productivity, wellness, and convenience.

Coming Soon Amenities

Brick Row has tapped Gensler, renowned for its global architectural expertise, to bring a new level of state-of-the-art amenities to the property. Explore what's ahead.



823

CONGRESS

KYLE LEWIS

Senior Associate

+1 817 233 7121

kyle.lewis@cbre.com

PAIGE SUVALSKY

Associate

+1 713 249 7884

paige.suvalsky@cbre.com

JOHN BARKSDALE

Senior Vice President

+1 512 499 4976

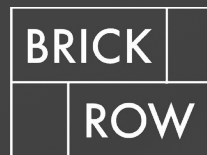
john.barksdale@cbre.com

BO BEACHAM

Senior Vice President

+1 512 499 4978

bo.beacham@cbre.com



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