



704 CONGRESS AVENUE | 704 CONGRESS AVENUE, AUSTIN, TX 78701

Features

- 2 Stories For Lease, 1,403 - 4,463sf
- Zoning: CBD
- Use: Restaurant/Bar, General Retail, Office
- Grease Trap on Site
- Ability to add 2nd Floor Patio
- Across the street from The Paramount and Roaring Fork.
- Low Property Taxes

FOR SALE/FOR LEASE

TOTAL SF: 4,463

DOWNSTAIRS SF: 3,060

UPSTAIRS SF: 1,403

CONTACT FOR MORE INFORMATION

Traffic Counts

6th Street	7,068 VPD
Congress Avenue	13,900 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population	32,131	189,019	361,427
Total Households	16,695	93,682	173,292
Avg HH Income	\$198,065	\$148,056	\$143,182
Daytime Population	150,148	354,230	583,214

David Ruwwe

Associate
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Nick Naumann

Director of Brokerage - Austin
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nnaumann@weitzmangroup.com

Area Retailers & Businesses

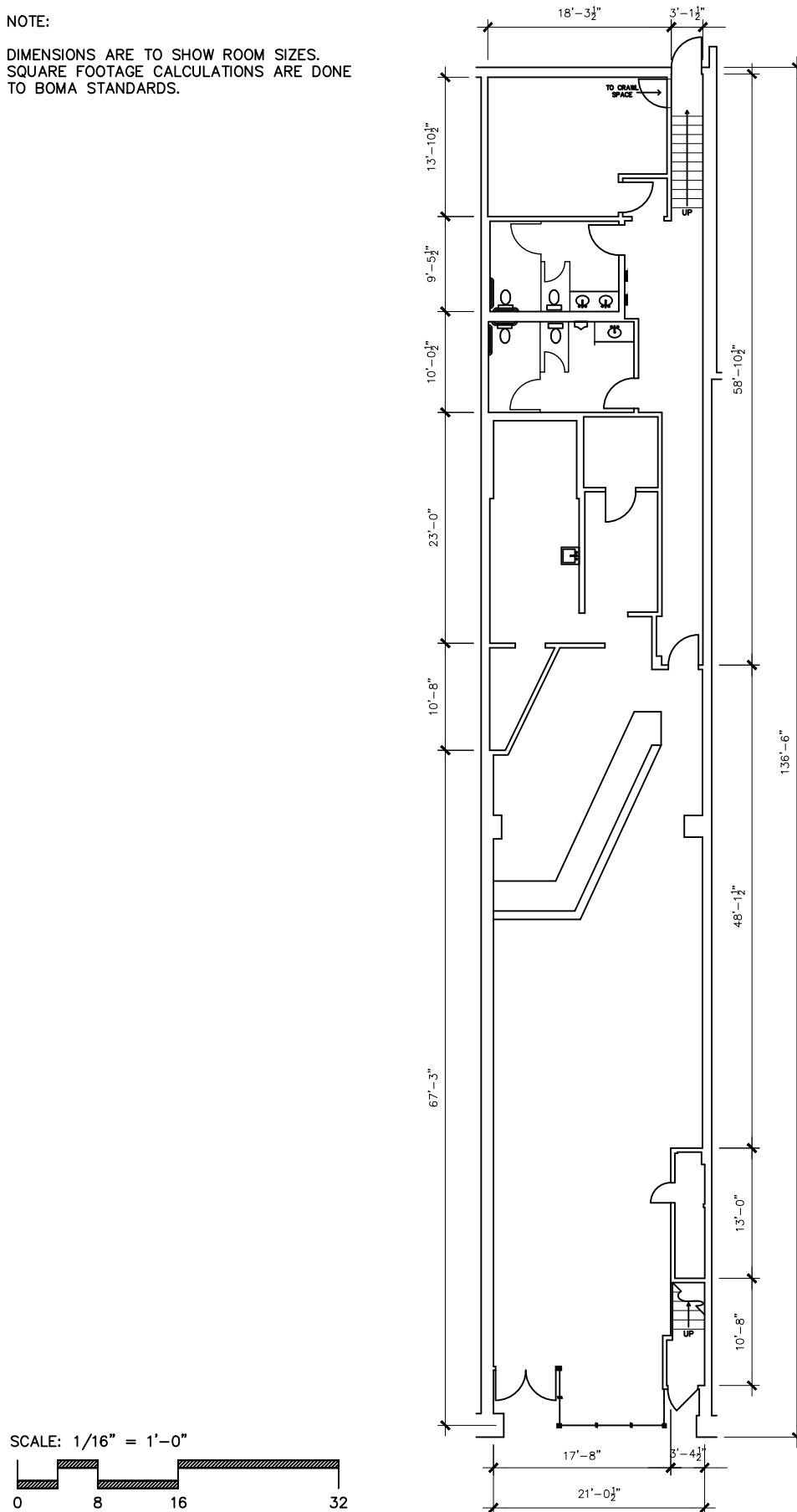


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weitzman[®]

NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.



Drawing for:
Mesco Enterprises
1400 Westinghouse Rd.
#3616
Georgetown, TX 78626

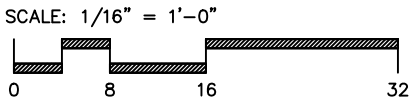
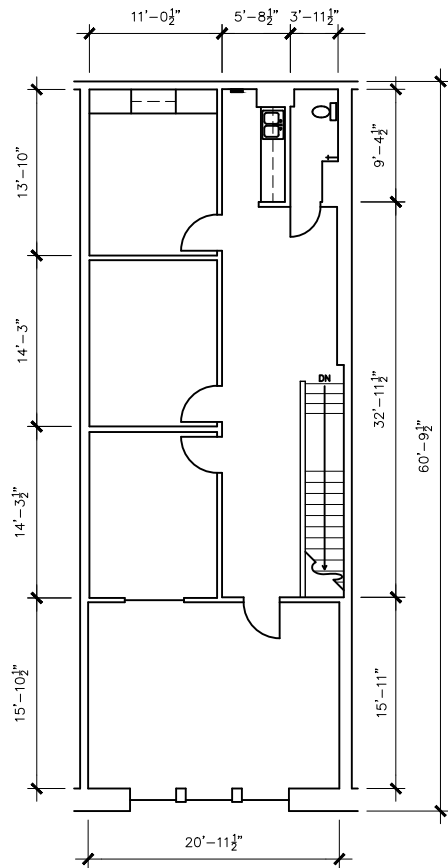
FIRST FLOOR
704 CONGRESS AVE.
AUSTIN, TEXAS
EXTERIOR GROSS AREA: 4,527 S.F.

THE MEASUREMENTS, FLOOR PLANS,
AND CALCULATIONS ARE ACCURATE
USING BOMA MEASUREMENT
STANDARDS.
ANSI/BOMA Z85.3 - 2018
GROSS 1 - LEASING METHOD
Project No.: 2125.17
Date: April 15, 2021
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†DIMENSIONS†
FLOOR PLANS
Austin, Texas
dimensionsfloorplans.com
Phone: (512)342-0114

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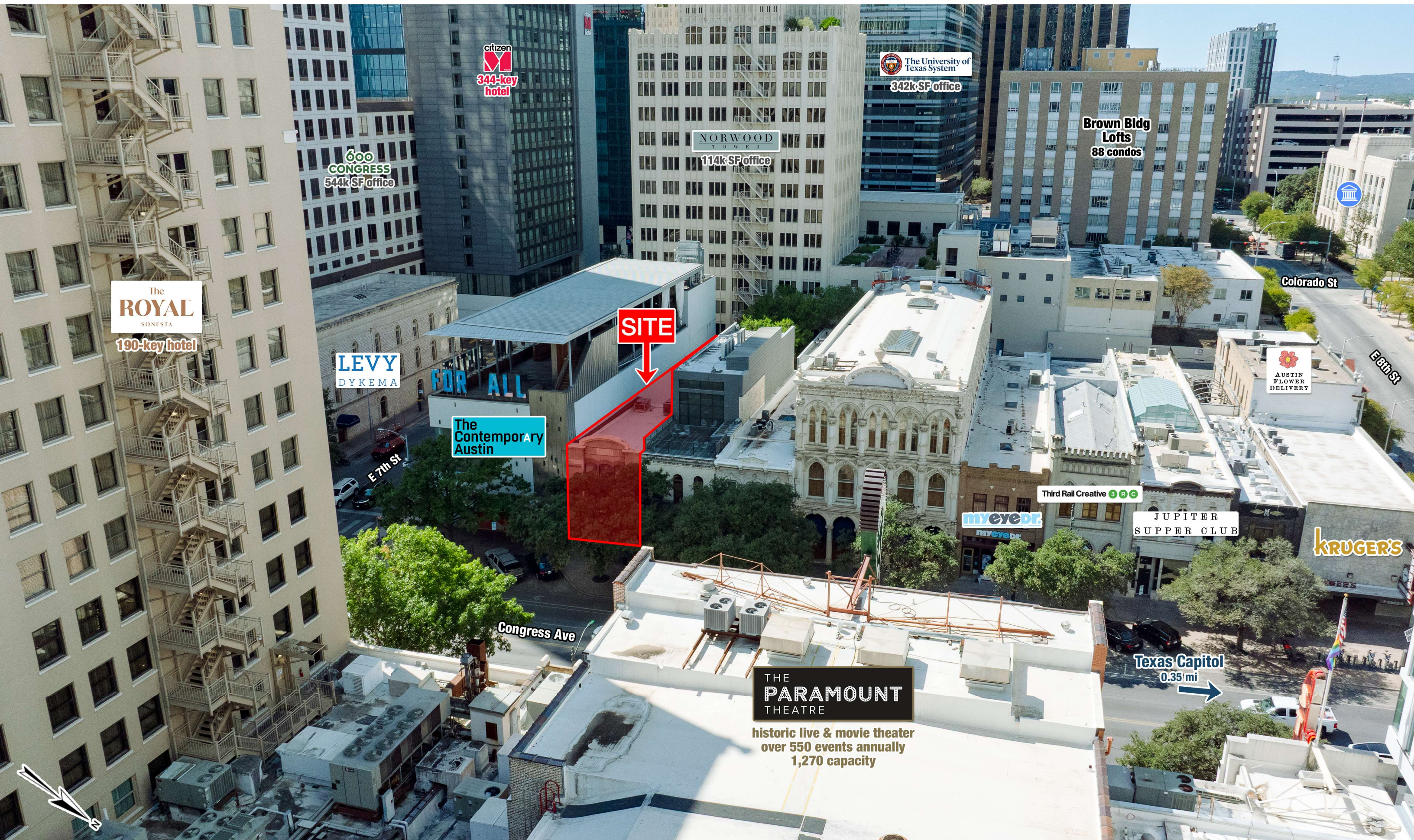


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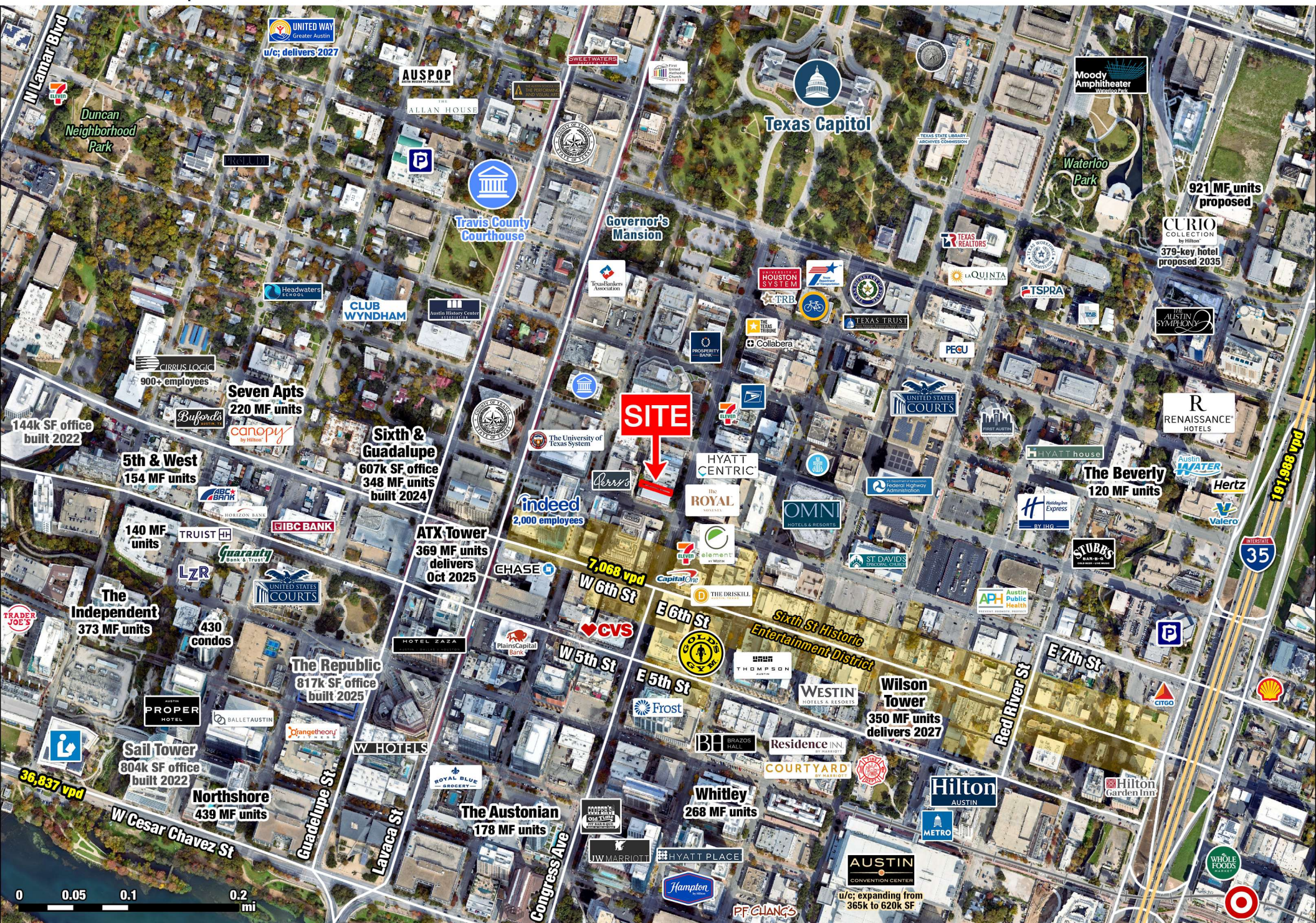
SECOND FLOOR
704 CONGRESS AVE.
AUSTIN, TEXAS
EXTERIOR GROSS AREA: 4,527 S.F.

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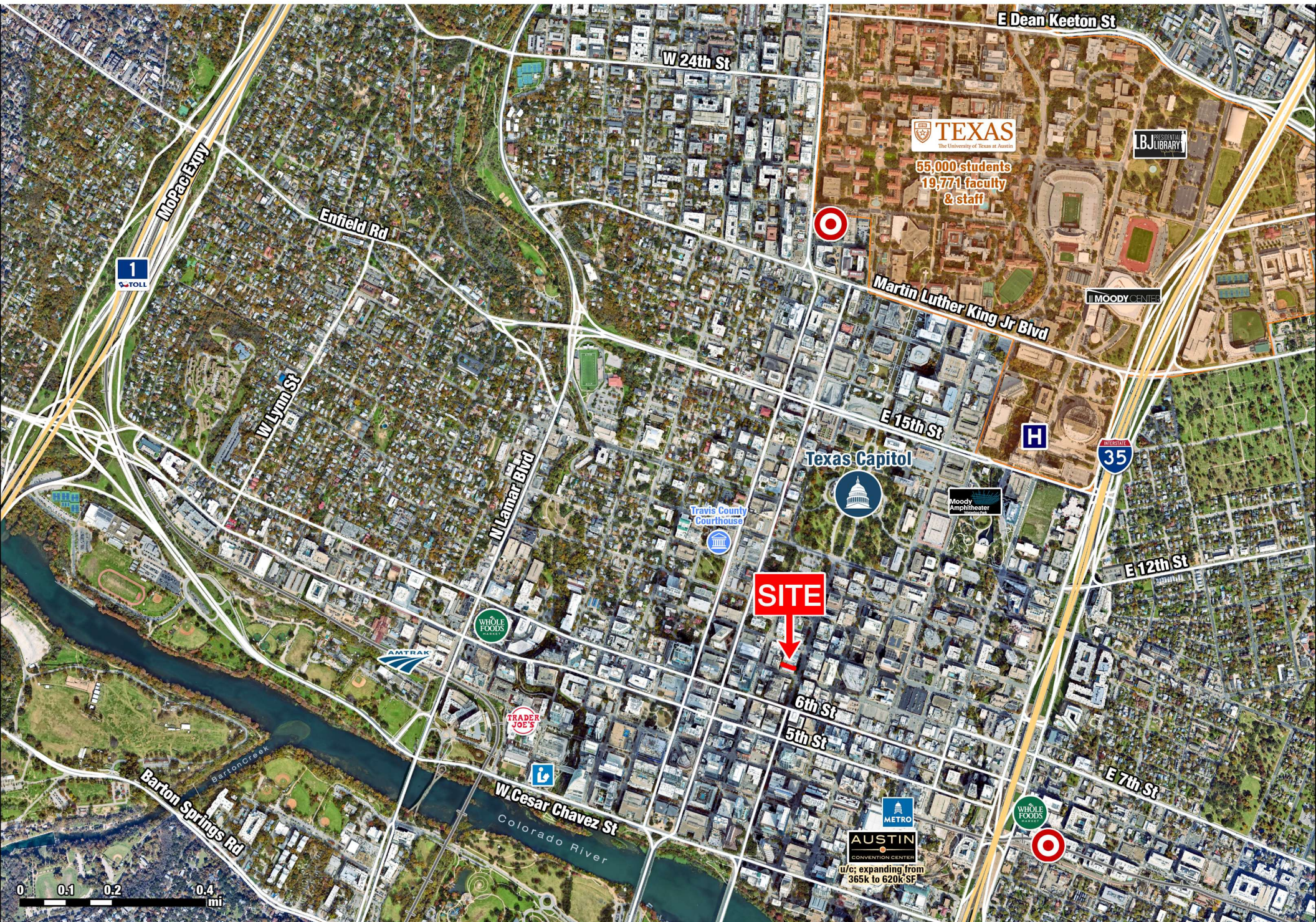
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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David Ruwwe

Sales Agent/Associate's Name

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License No.

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Email

(512) 482-6104

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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