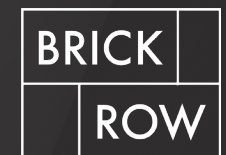


823

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

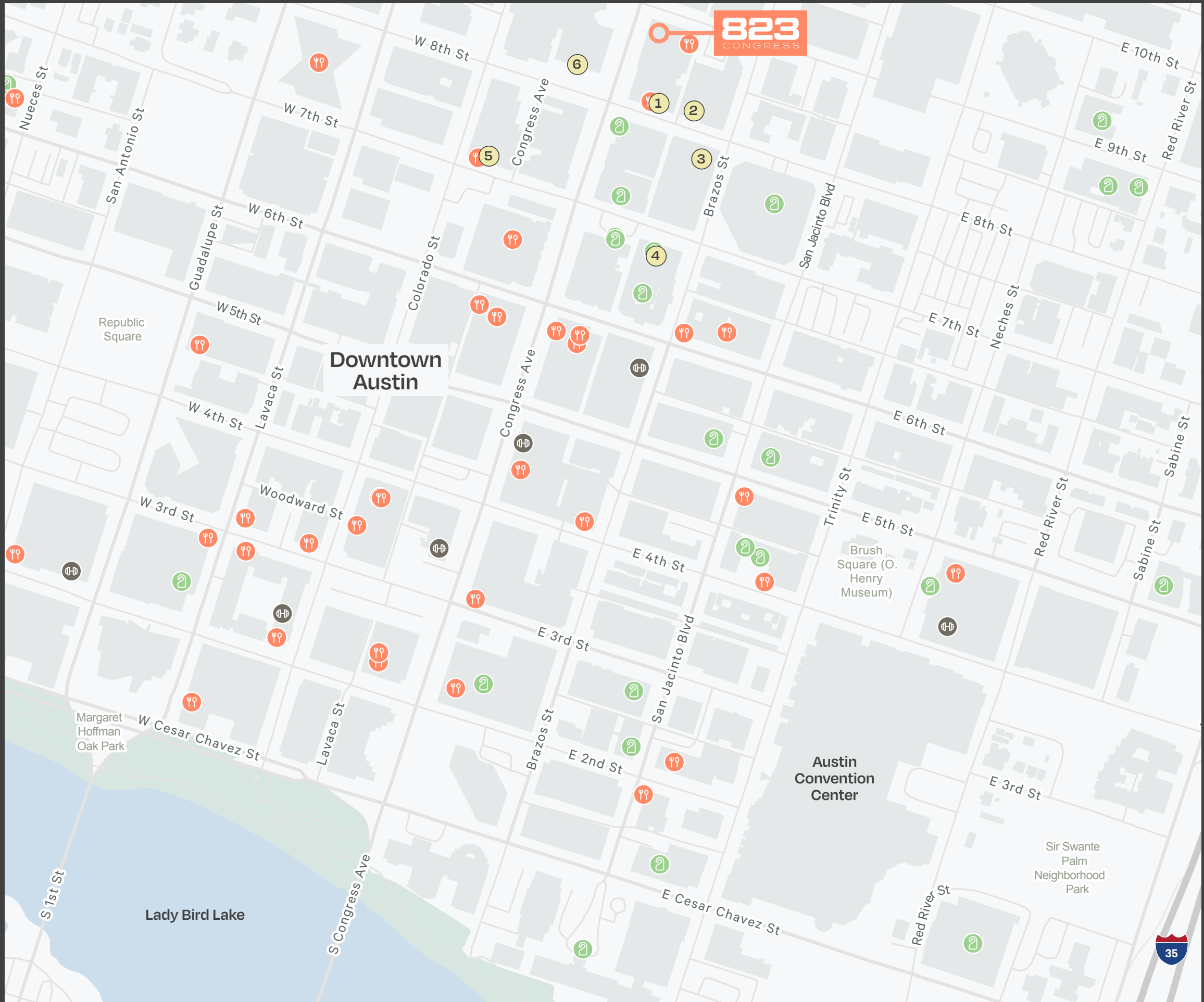
2026-2027

Planned Renovations

90

Walk Score





Built for a Walkable Workday

WITHIN A 12 MIN WALK

-  6 Gyms
-  24 Hotels
-  36 Restaurants

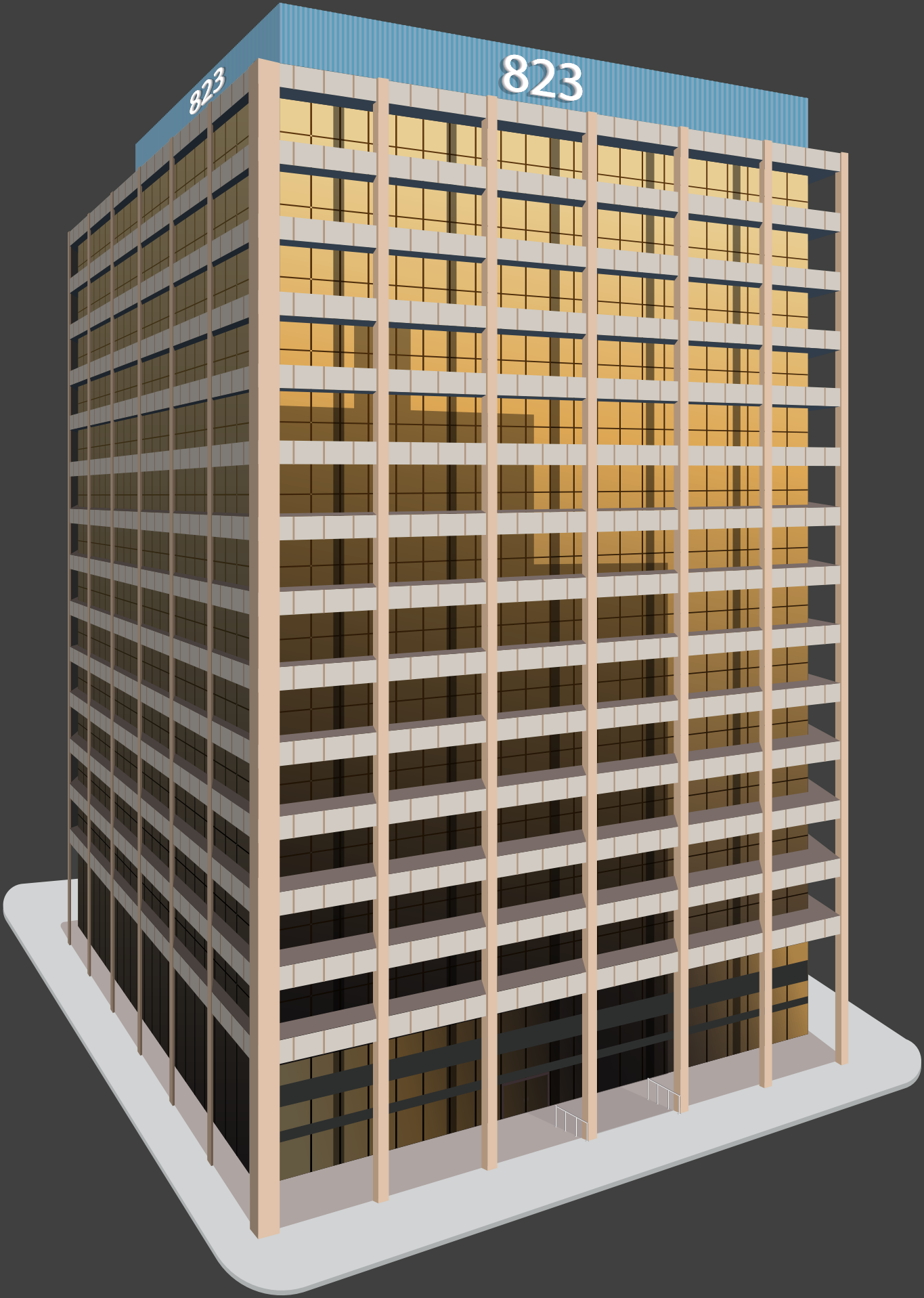
NEARBY RETAIL HIGHLIGHTS

-  Chipotle Mexican Grill
-  Satori Italian Roots
-  Trippy Buck Coffee
-  The Driskill Bar
-  Perry's Steakhouse & Grille
-  Fleet Coffee

Availabilities

Flexible options designed to scale with your team.

SUITE	SQUARE FOOTAGE	FLOOR PLAN
P-018	729	PENDING
1400	922	Link
1305	1,032	Link
1005	1,160	Link
1330	2,684	Link
1510	2,732	Link
1414	3,248	Link
1505	4,571	Link
205	6,423	Link
P-11	6,478	Link
800	12,022	PENDING
900	12,022	Link





Lobby with On-site Security



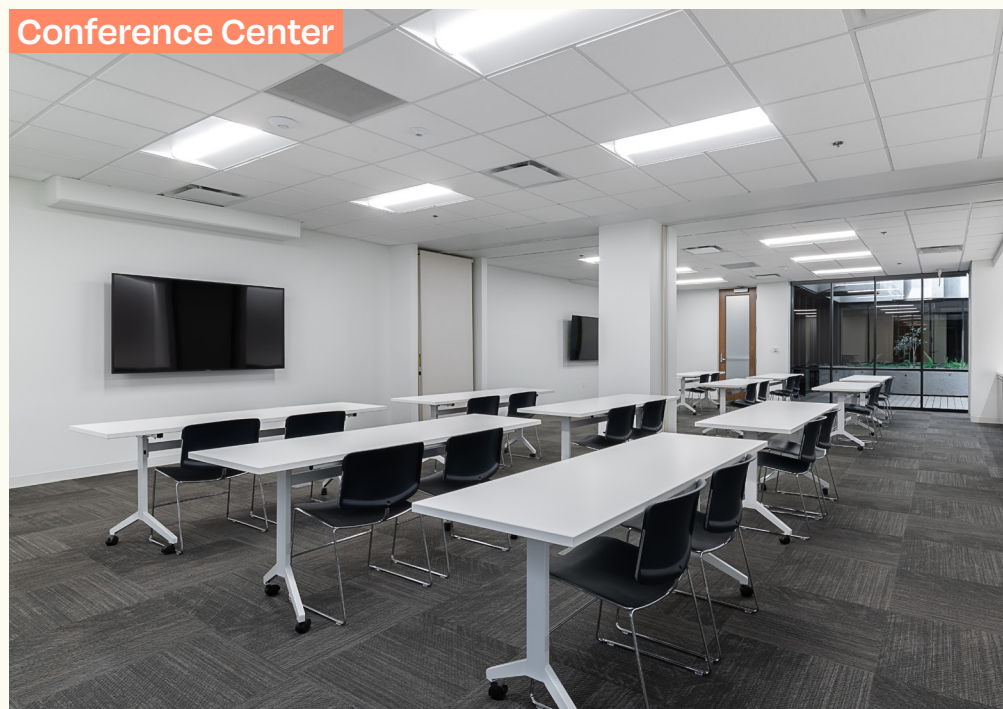
Fitness Center



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

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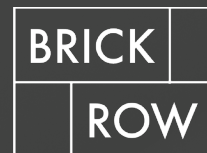
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