

HISTORIC AUSTIN OFFICE LEASE OPPORTUNITY

BROWN BUILDING

710 COLORADO ST  AUSTIN, TX



11,871 RSF CREATIVE OFFICE SPACE FOR LEASE

SPRINGBOX™ SPRINGBOX™

SB

SPRINGBOX
— MAKE EVERY DAY AN OFFICE —



OPPORTUNITY SUMMARY

LEASE RATE

\$50 Full Service

PREMISES

Suite 100 - 5,523 RSF

Suite 200 - 6,348 RSF

Total - 11,871 RSF

PARKING

28 onsite spaces

Ability to contract more

HISTORIC AUSTIN REVITALIZED

Built in 1940; extensively renovated
in 2017

CREATIVE INTERIOR FINISH

Two separate office spaces are
joined by a grand lobby. Includes
exposed ceilings, exposed original
brick and a largely open floor plan

OUTDOOR AMENITIES

Access to rooftop terrace

VIRTUAL TOUR

[CLICK TO VIEW 360° TOUR](#)

LOCATION MAP



TEXAS
GOVONER'S
MANSION

PARK

BROWN BUILDING

WOODBROW'S

Sophia's

GLORIA'S
LATIN CUISINE

PARK

AUSTIN ALE HOUSE

CHASE

ITALIC

LERF

RUTH'S
CHRIS
STEAK HOUSE

Garage Bar

LONESOME DOVE

TRULUCK'S

THE BROWN BUILDING

1886
Cafe &
Bakery

FRYER'S
BURGER STAND

WOLFE
CY

6TH STREET
ENTERTAINMENT DISTRICT

Buffalo Bill's
A WYOMINGAN LOUNGE

parkside

MAGGIE
MAE'S

HandleBar

HOUNDSTOOTH

TACO
SHACK

Old Pecan
St Cafe

Nueces St

San Antonio St

Guadalupe St

Lavaca St

West 11th St

East 11th St

West 10th St

East 10th St

East 9th St

West 8th St

East 8th St

West 7th St

East 7th St

West 6th St

West 5th St

East 5th St

West 4th St

East 4th St

West 3rd St

East 3rd St

West 2nd St

East 2nd St

Nueces St

San Antonio St

Guadalupe St

Lavaca St

Colorado St

South Congress Ave

Brazos St

Brazos St

San Jacinto St

San Jacinto St

Nueces St

San Antonio St

Guadalupe St

Lavaca St

Colorado St

South Congress Ave

Brazos St

San Jacinto St

LADY
BIRD
LAKE

AUSTIN
CBD

CONGRESS AVE

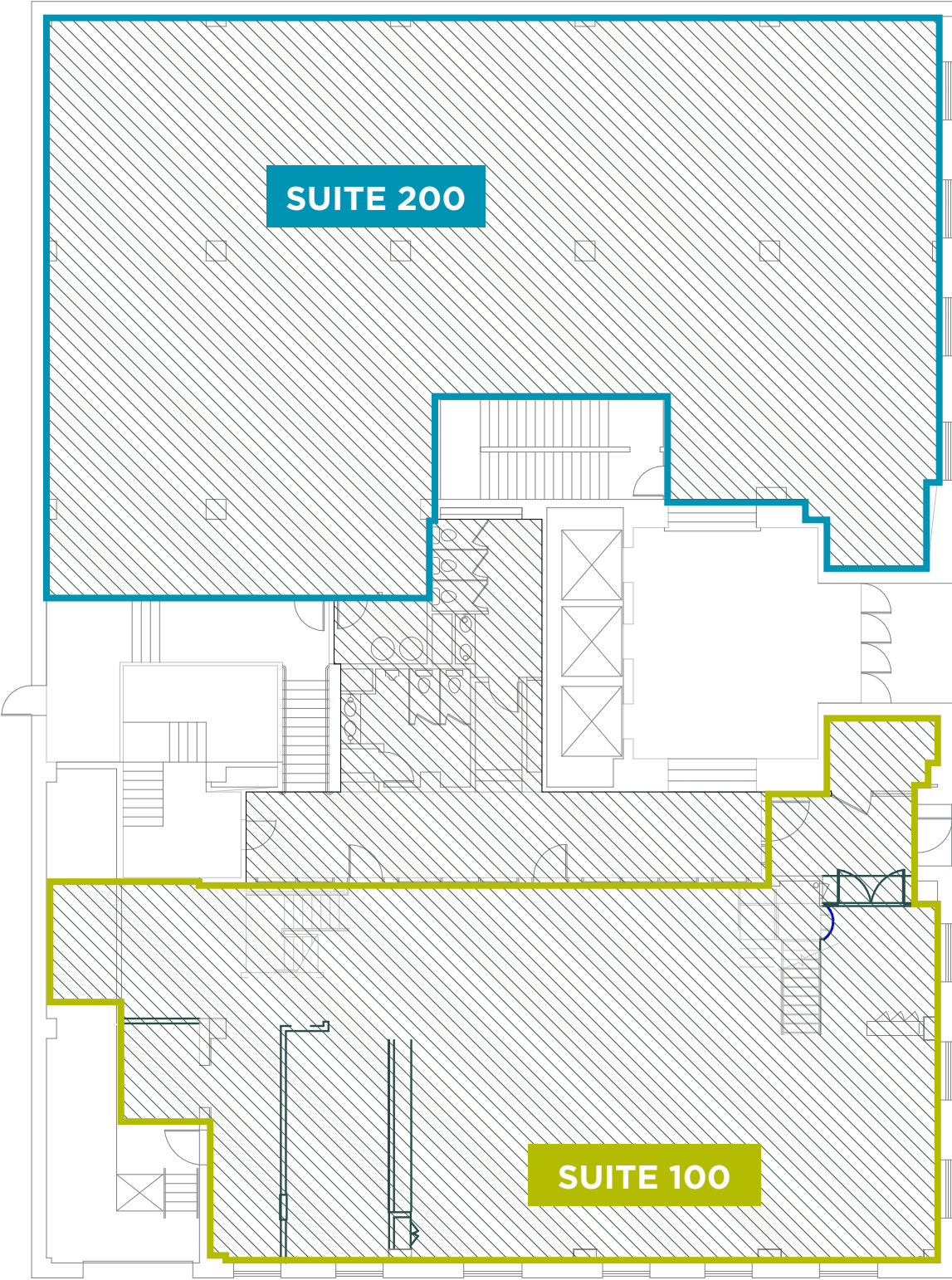
BROWN BUILDING

TEXAS
STATE
CAPITOL



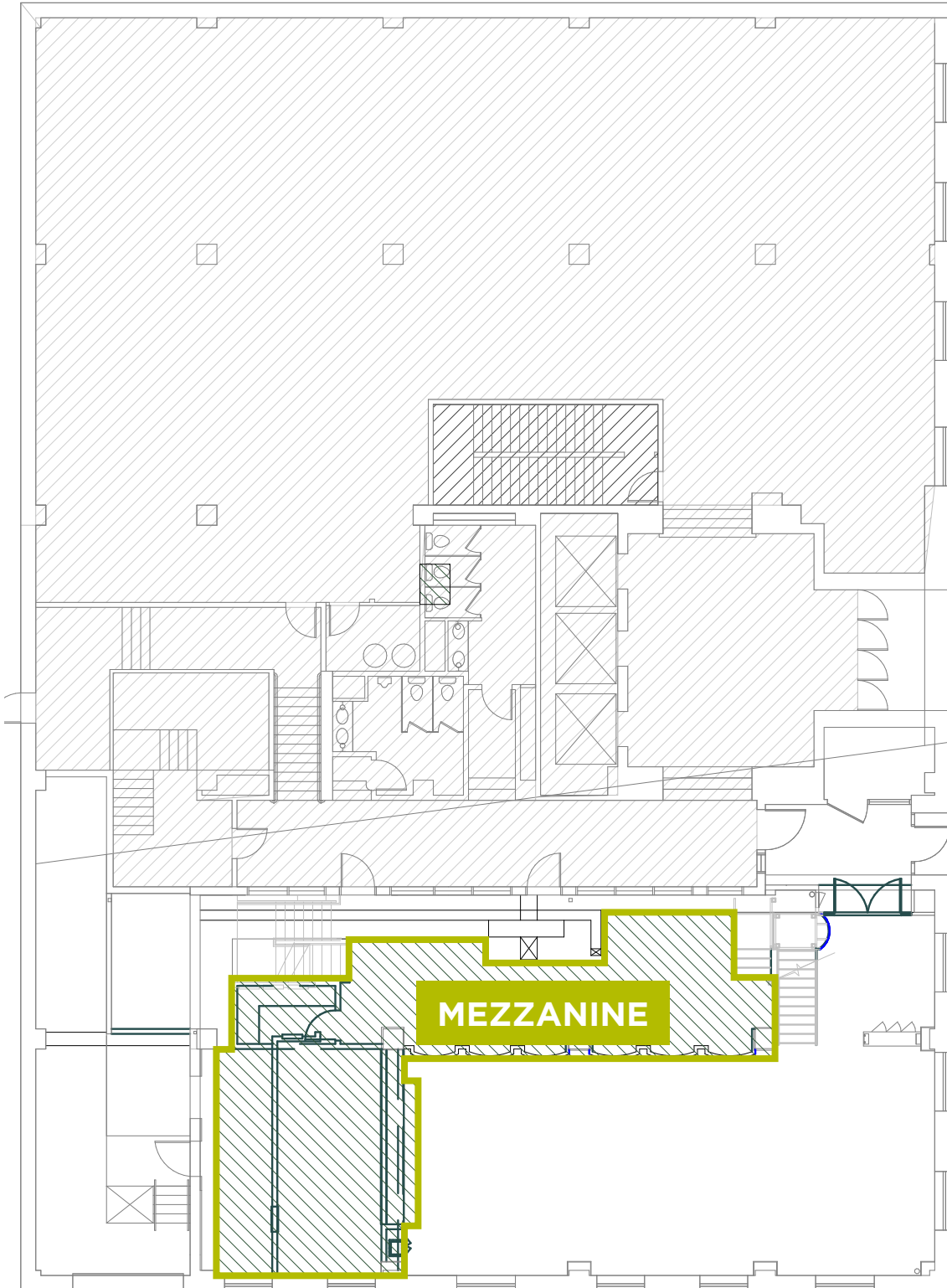
FLOOR PLANS 1ST FLOOR

[CLICK TO VIEW 360° TOUR](#)



2ND FLOOR MEZZANINE FLOOR PLANS

[CLICK TO VIEW 360° TOUR](#)

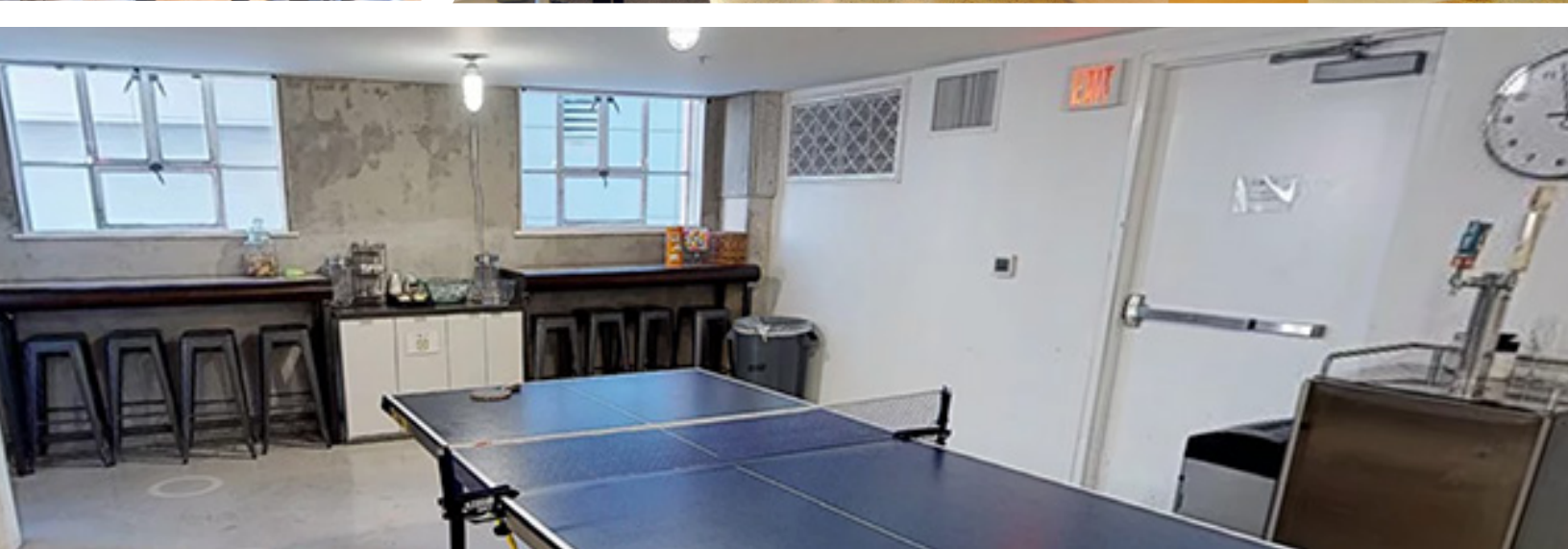
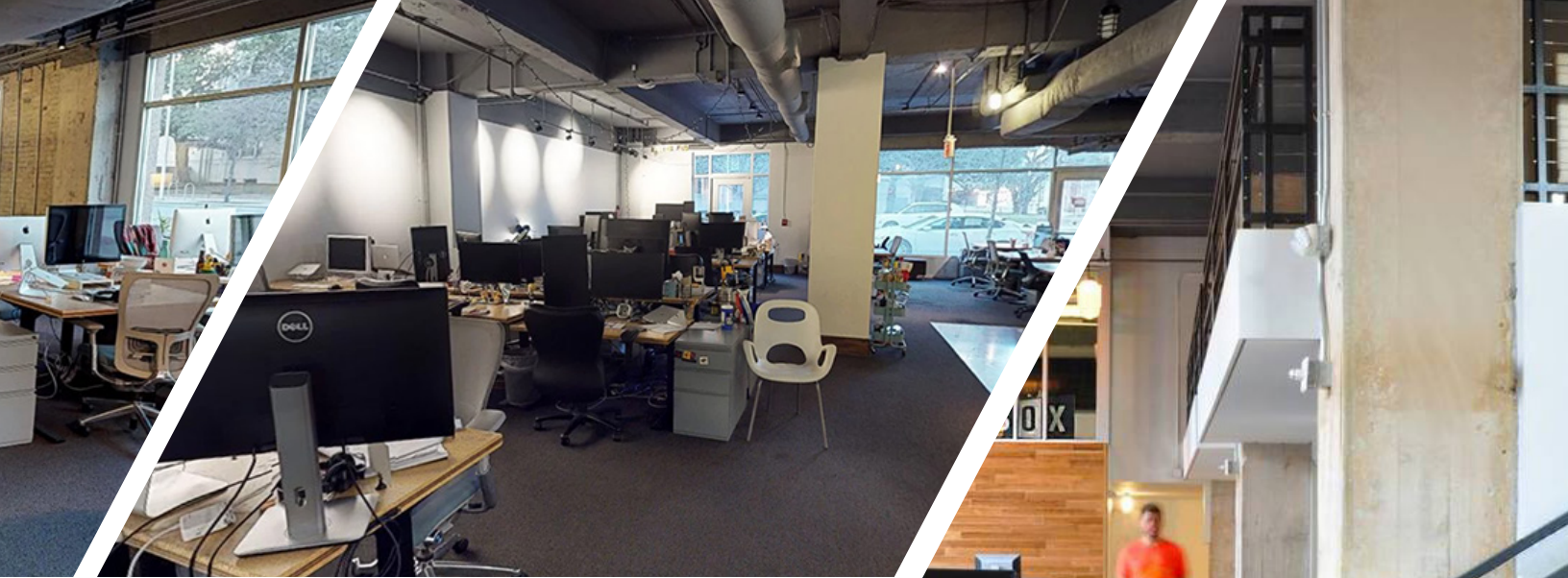




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