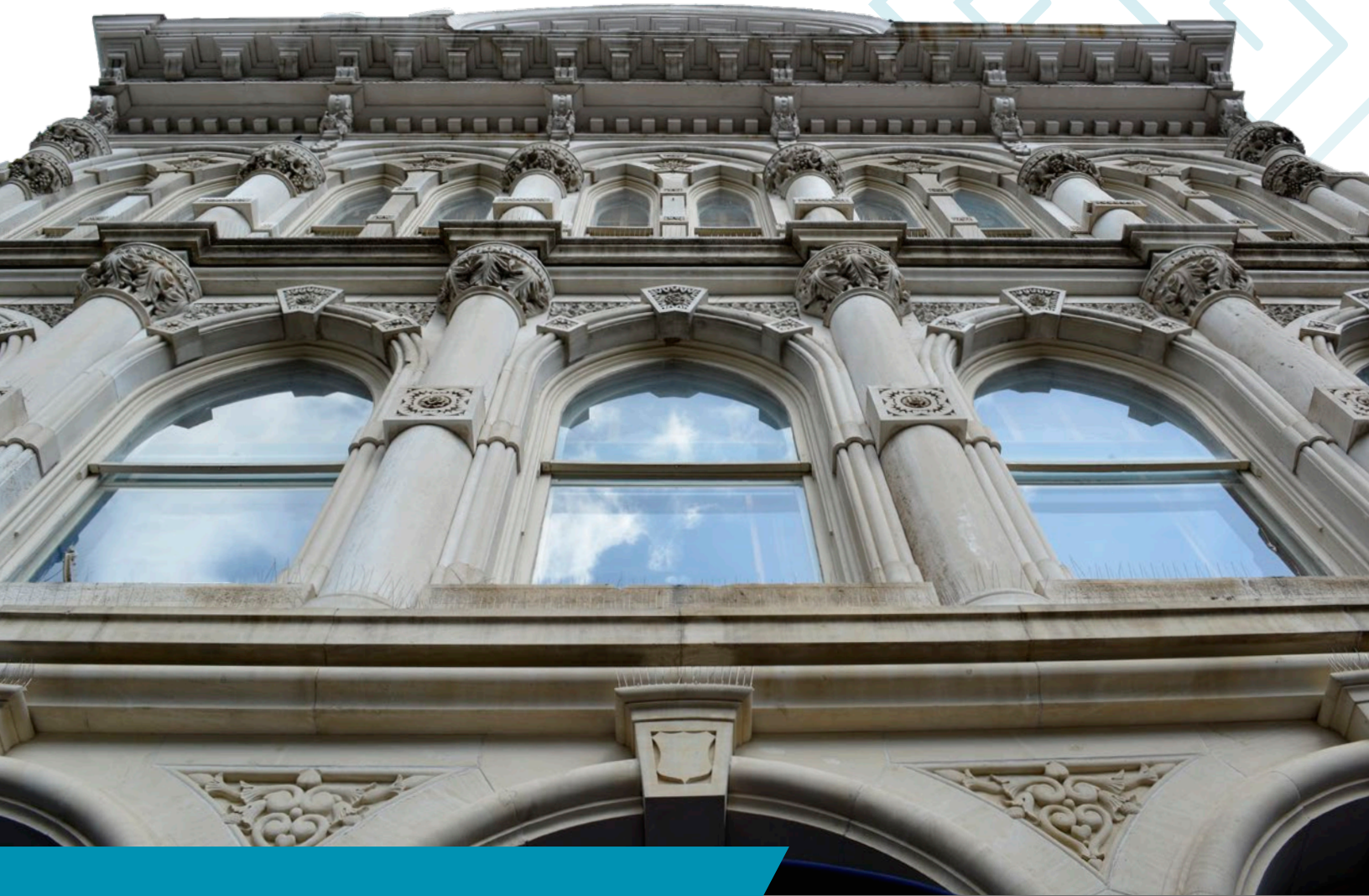


710 CONGRESS / / /

DOWNTOWN  AUSTIN, TX



FOR LEASE

26,313 SF

ENTIRE BUILDING

Melissa Totten

512 370 2430 | melissa.totten@cushwake.com

Mark Greiner

512 370 2420 | mark.greiner@cushwake.com

Matt Frizzell

512 814 3403 | matt.frizzell@cushwake.com

 CUSHMAN &
WAKEFIELD

FULL BUILDING AVAILABLE

FIRST CITIZENS BANK

SPACE AVAILABLE

1st Floor - 7,332 RSF

2nd Floor - 7,332 RSF

2nd Floor Mezzanine - 1,655 RSF

3rd Floor - 7,332 RSF

- Reception and conference room overlooking Congress Avenue
- 8 Private offices and large open area
- 2 Large conference rooms
- Kitchen with adjoining breakroom
- Exterior Building Signage

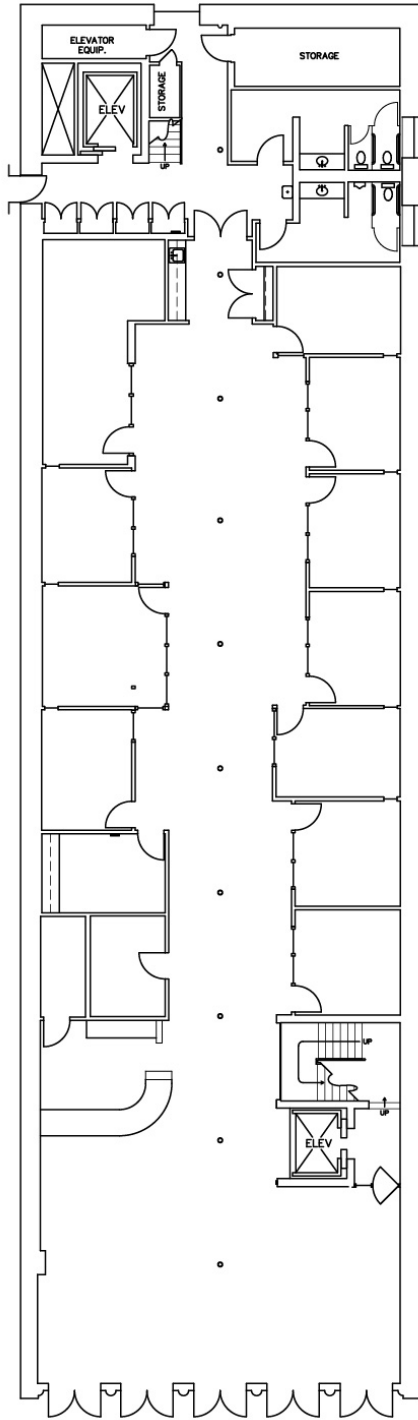


**WATCH VIRTUAL
TOUR**

FLOOR PLAN FLOOR 1

712
CONGRESS

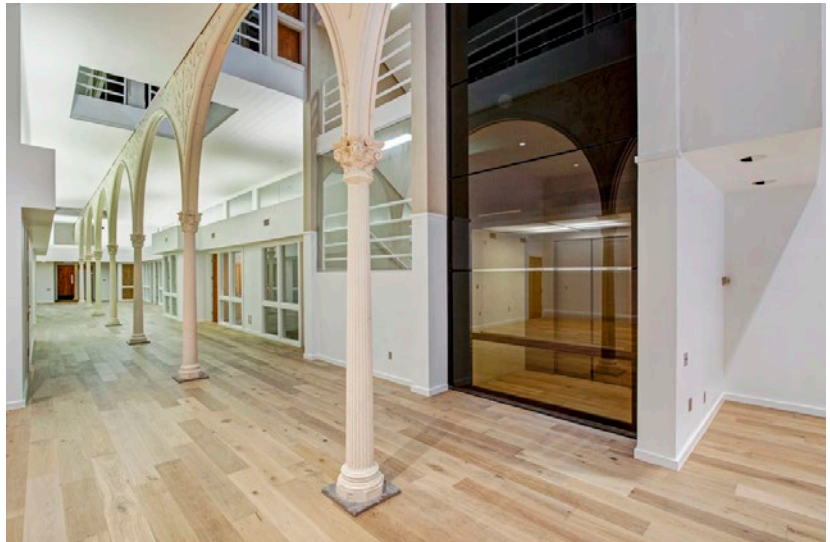
7,332 SF



1st Floor Open Office



Lobby / Reception

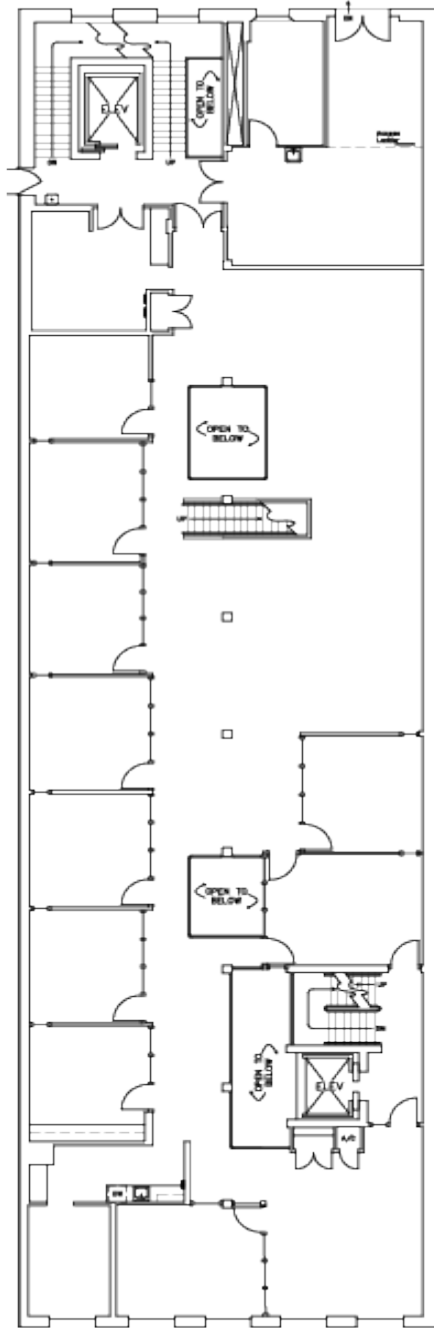


CONGRESS AVE

FLOOR PLAN FLOOR 2

712
CONGRESS

7,332 SF

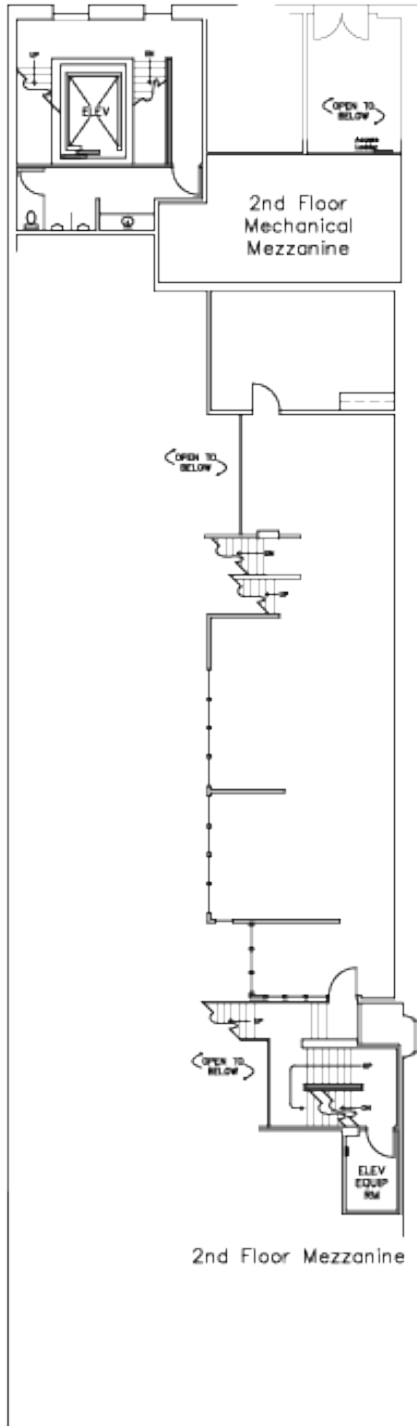


CONGRESS AVE

FLOOR PLAN FLOOR 2



1,655 SF
(2ND FLOOR MEZZANINE)

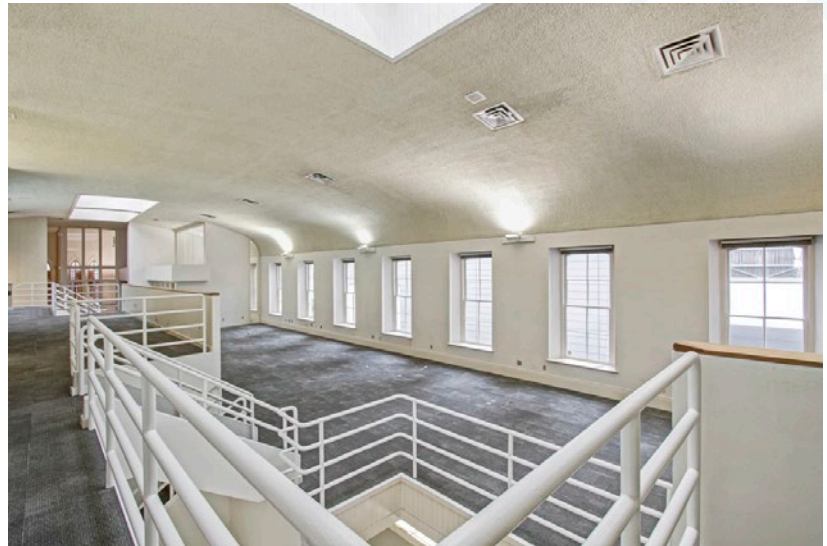
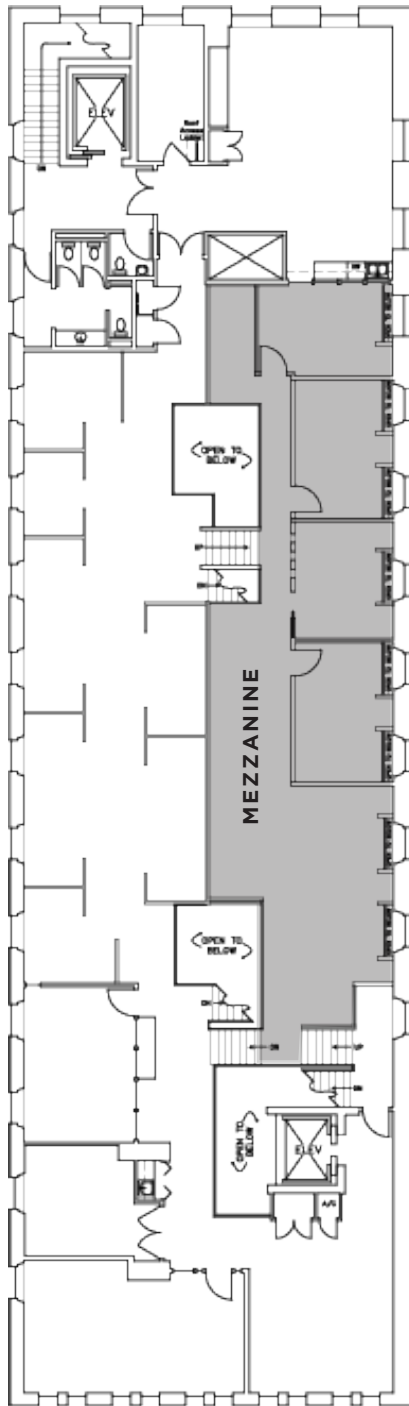


CONGRESS AVE

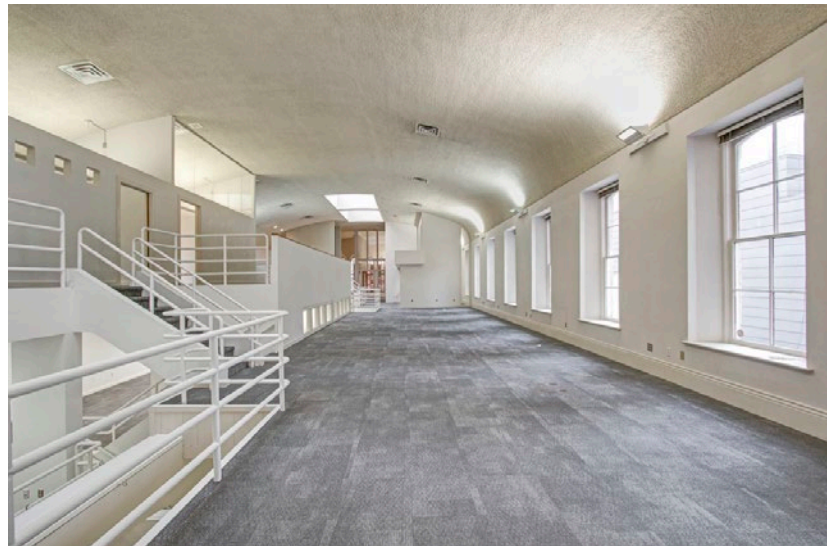
FLOOR PLAN FLOOR 3



7,332 SF



3rd Floor Open Office

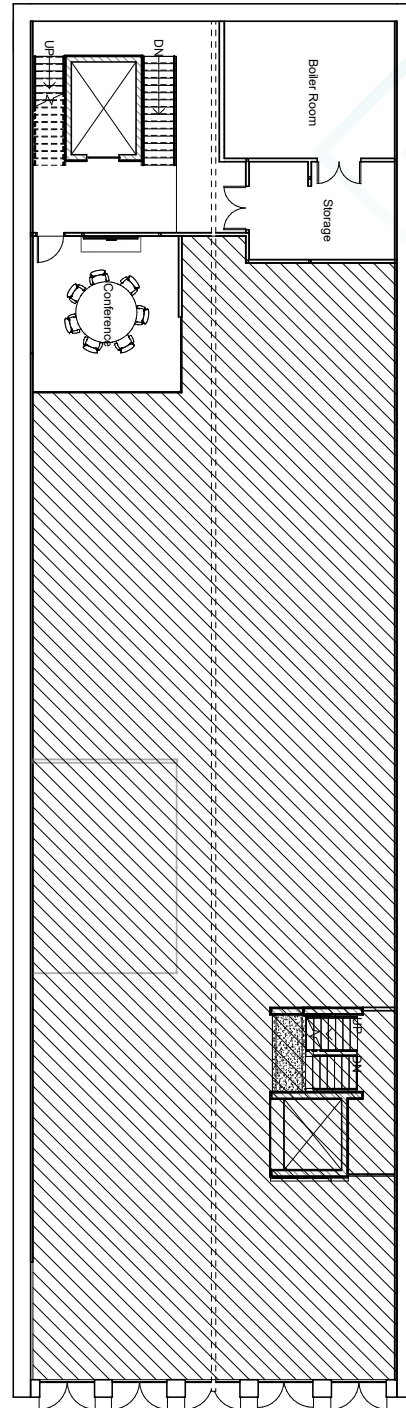
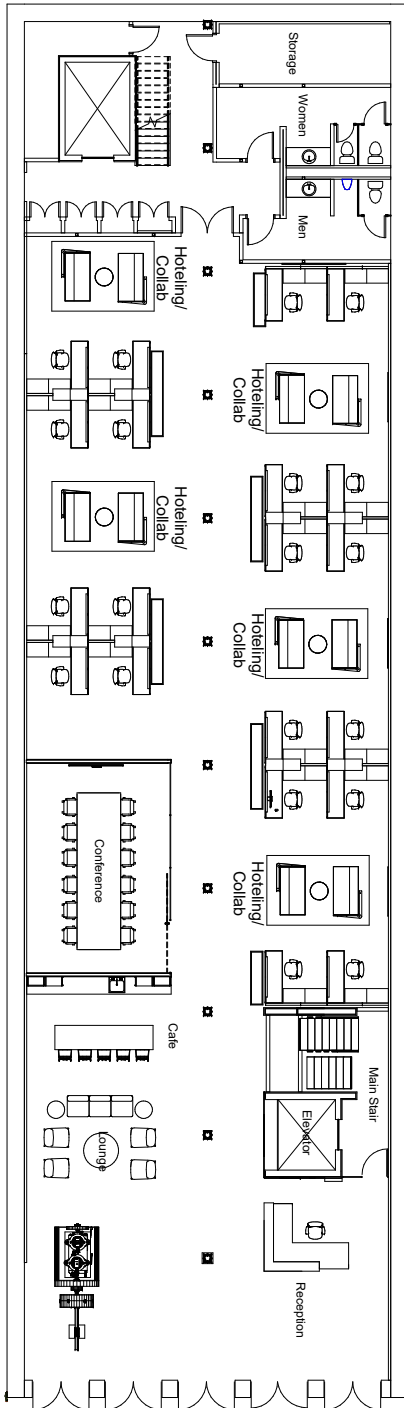


CONGRESS AVE

SAMPLE TEST-FITS

712
CONGRESS
/ 12

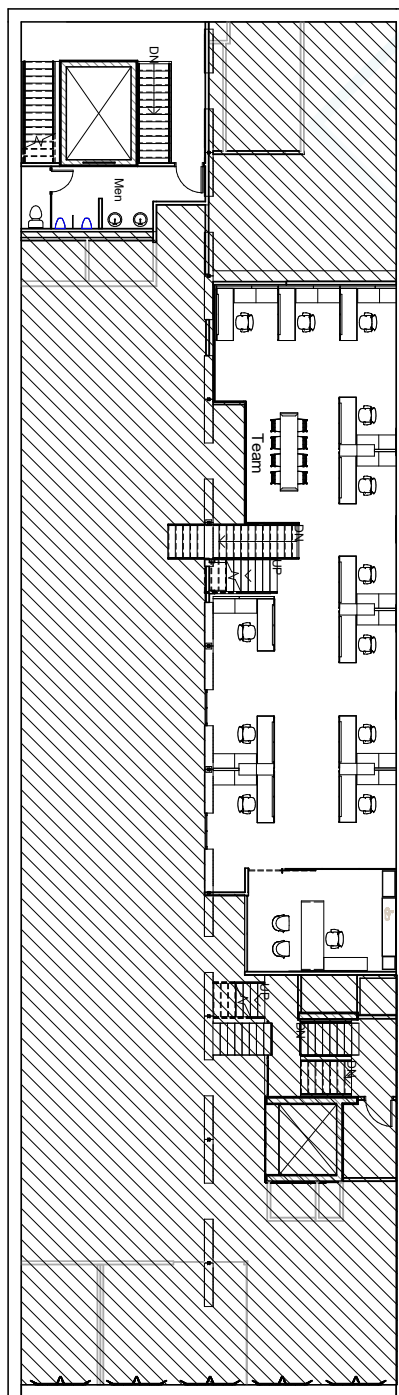
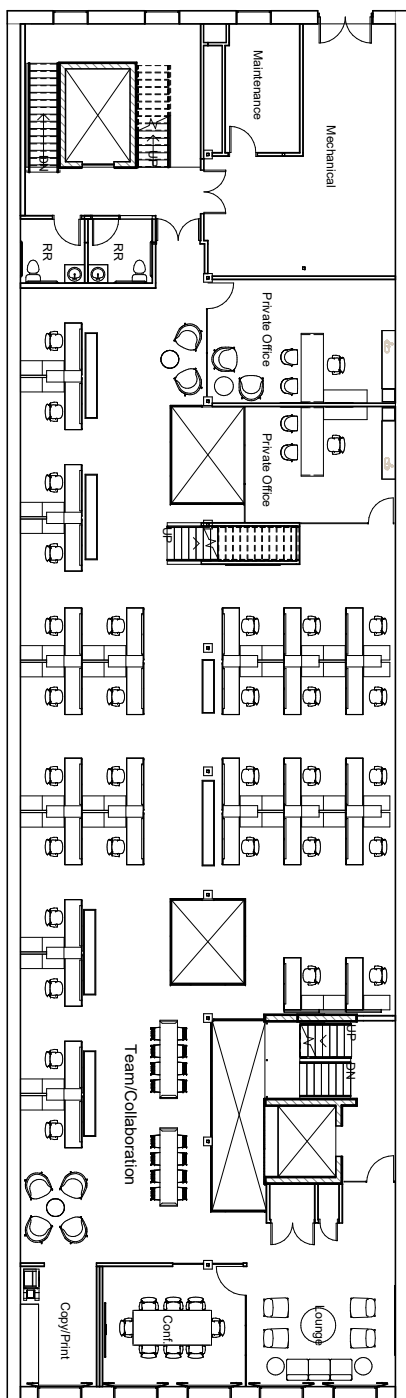
1st Floor & 1st Floor Mezzanine



SAMPLE TEST-FITS



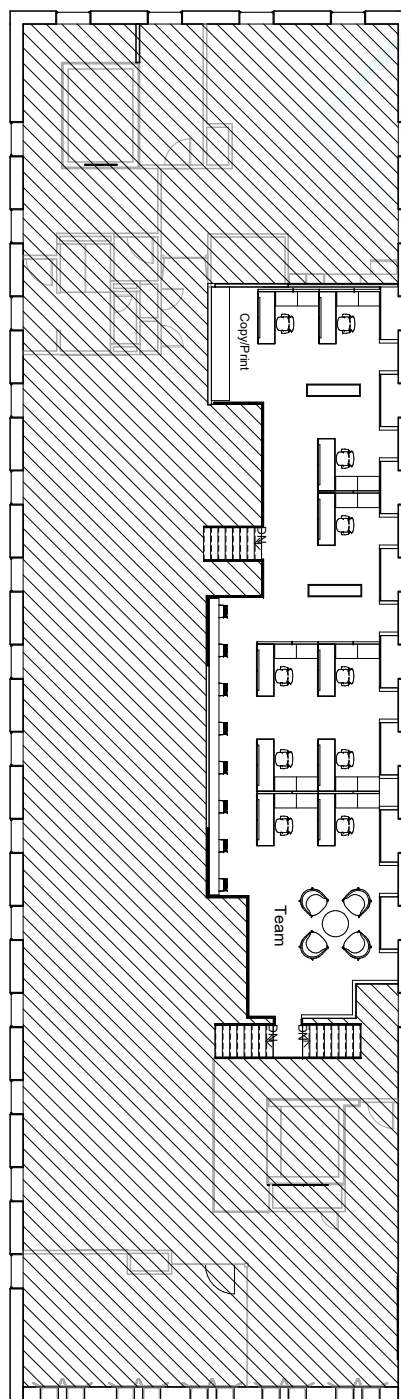
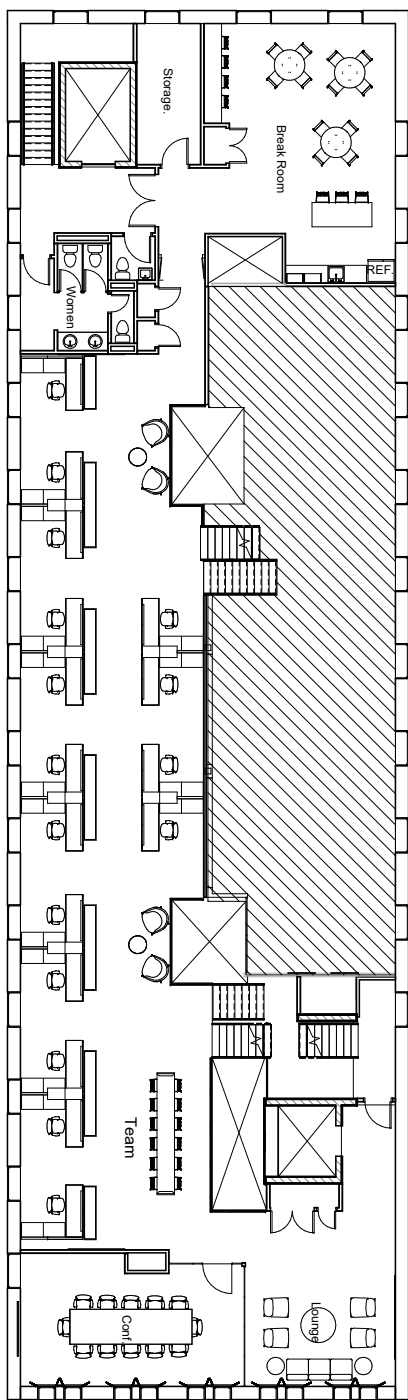
2nd Floor & 2nd Floor Mezzanine



SAMPLE TEST-FITS



3rd Floor & 3rd Floor Mezzanine



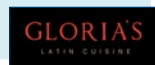
AMENITY MAP

TEXAS
CAPITOL BUILDING
GROUNDS

TEXAS
GOVONER'S
MANSION

PARK

710
CONGRESS
112



PARK



Garage Bar



parkside



PARK

West 5th St

LONESOME DOVE

HandleBar

Old Pecan St Cafe

HOUNDSTOOTH coffee



West 4th St



West 3rd St

West 2nd St

East 3rd St

East 2nd St

Nueces St

San Antonio St

Guadalupe St

Lavaca St

West 11th St

East 11th St

West 10th St

East 10th St

West 9th St

East 9th St

West 7th St

East 7th St

West 6th St

East 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

San Jacinto St

San Jacinto St