



416 Congress Ave

416 N. Congress Ave., Austin, TX

BUILDING DETAILS

Property Overview

Total GLA	21,056 sq. ft.
Stories	3
Year Built	1893
Walk Score®	99 (Walker's Paradise)
Bike Score®	97 (Biker's Paradise)

Space Available

100% Fully Leased

Key Features

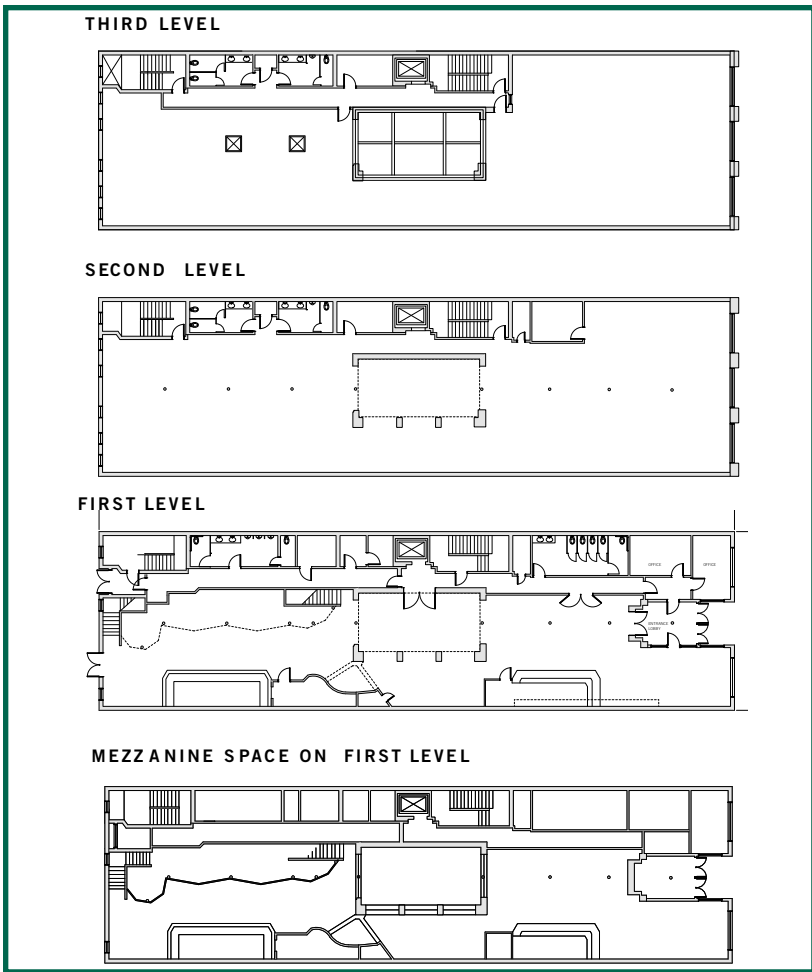
- Approximately 21,000 SF on three floors in the heart of Austin's CBD with storefront and signage on Austin's most prominent street, N. Congress Avenue
- Proximity to Austin's premier hotels and tourist attractions, including the 1,000+ room J.W. Marriott at 2nd and Congress and South by Southwest
- Directly across from the Frost Bank Tower and less than a mile away from the Texas State Capitol building and the University of Texas

Area Retailers



The Historic James H. Robertson Building





DEMOGRAPHICS

POPULATION		HOUSEHOLDS (HH)		AVERAGE HH INCOME		DAYTIME EMPLOYEES		TOTAL RETAIL SPENDING	
1 mile:	34,451	1 Mile:	15,580	1 Mile:	\$144,053	1 Mile:	98,461	1 Mile:	\$656,360,000
3 miles:	178,402	3 Miles:	86,973	3 Miles:	\$148,276	3 Miles:	199,401	3 Miles:	\$3,780,000,000
5 miles:	365,112	5 Miles:	167,810	5 Miles:	\$142,119	5 Miles:	299,789	5 Miles:	\$7,090,000,000