

PERRY BROOKS

CLASS A OFFICE

137,709 SF | 12-STORIES



720 Brazos
Austin, Texas 78701



CLARION PARTNERS



TRANSWESTERN REAL ESTATE SERVICES

DOWNTOWN

AUSTIN

LOCATION



12-Stories



720 Brazos



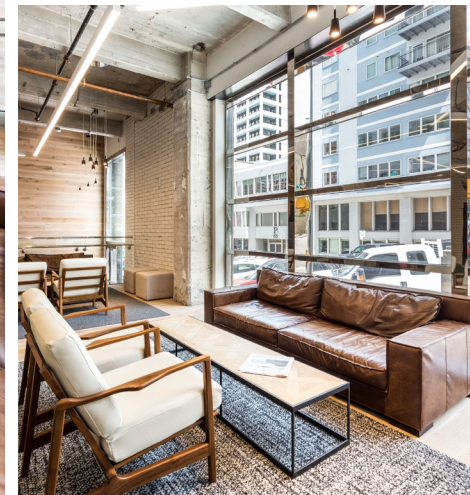
137,709 SF

- Newly renovated lobby
- Collaborative areas + a gourmet coffee station
- High-speed fiber
- Austin's 1st building to achieve **LEED Platinum**
- Direct access to garage from floors 1-5
- New, energy-efficient HVAC system
- Upgraded mechanical systems
- Updated elevator cab finishes
- Floor-to-ceiling glass available in some suites
- Professional on-site management
- Secured bike storage

Walking distance from the State Capitol Complex, Restaurants & Entertainment



GOURMET COFFEE STATION



THE ULTIMATE: LIVE. WORK. PLAY

PERRY BROOKS

The historic Perry Brooks Tower located at 720 Brazos Street has been reborn - a modern, energy-efficient office tower within walking distance of the State Capitol of Texas. Perry Brooks Tower is **located in the heart of Austin's vibrant Central Business District**. It's proximity to the multitude of hotels, restaurants, condominiums, and Austin's thriving entertainment districts provide tenants the ultimate in Live | Work | Play environments.



AVAILABILITY

Suite 112A	1,609 SF	Suite 500	2,209 SF
Suite B100	1,958 SF	Suite 510	3,110 SF
Suite B101	5,558 SF	Suite 700	24,549 SF*
Suite 110	6,741 SF	Suite 900	5,343 SF
Suite 200	1,022 SF	Suite 1000	5,349 SF
Suite 400	5,311 SF		

*Available 4/1/2024

TERMS

Rental Rate	Call broker
Est. 2023 OpEx:	Call broker
Parking:	2.79/1,000 SF
Parking Rates:	Call Broker
Floorplates:	Approx. 5,400 SF to 25,000 SF

SUITE 112A

1,609 SF

[LINK TO VIRTUAL TOUR](#)



1ST FLOOR

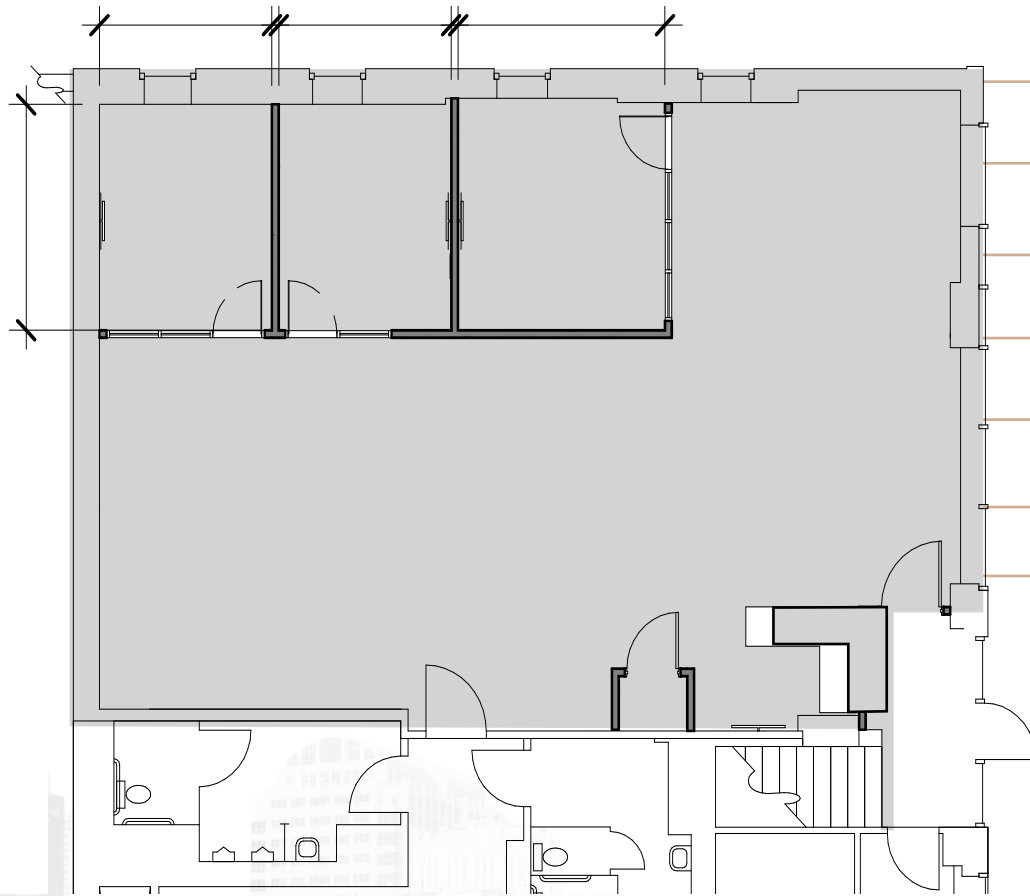
- Direct entry from 7th Street
- Large front window with excellent storefront
- Modern exposed ceilings
- Open floorplan
- Bathroom located on 1st floor
- Exterior signage opportunity

2ND FLOOR

- Abundant natural light from large front window
- Modern exposed ceilings
- Open floorplan
- Small kitchenette
- Bathroom with shower on 2nd floor

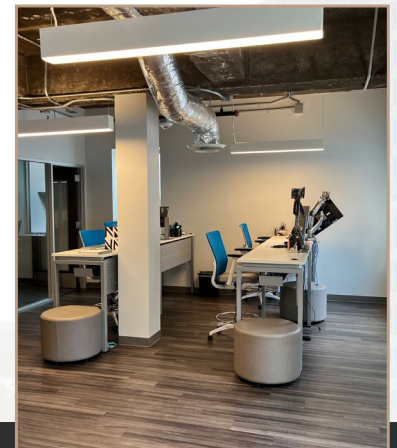
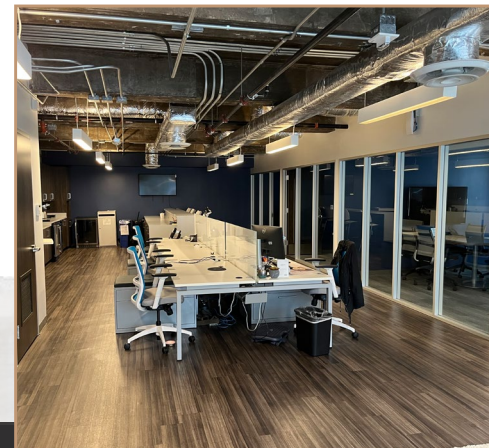
SUITE B100

1,958 SF



SUITE HIGHLIGHTS

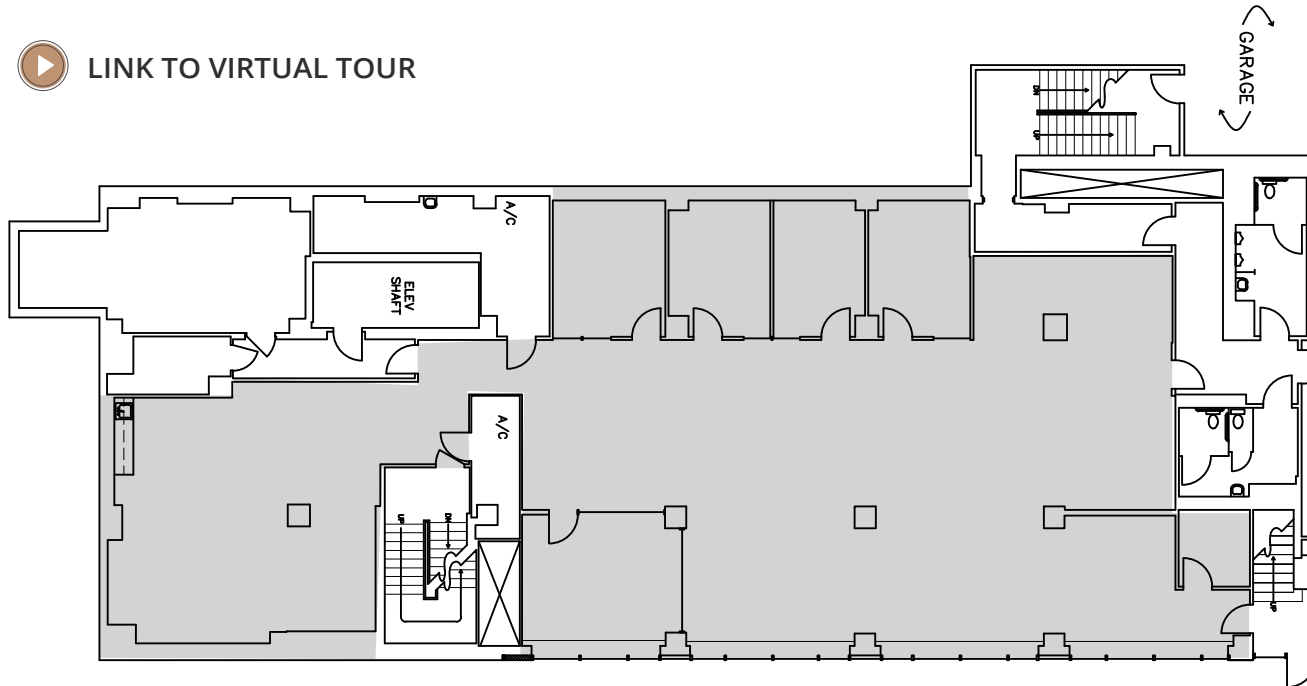
- Private entrance from 8th street
- 3 private offices
- Open breakroom
- Exposed ceilings
- Open area for bench seating
- Move-in ready
- Large front windows with excellent storefront



SUITE B101

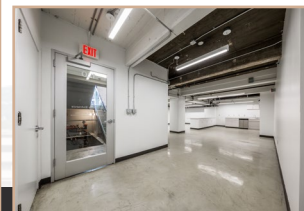
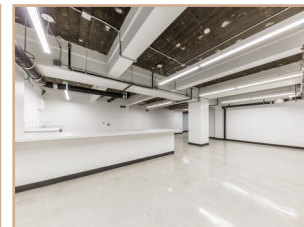
5,558 SF

[LINK TO VIRTUAL TOUR](#)



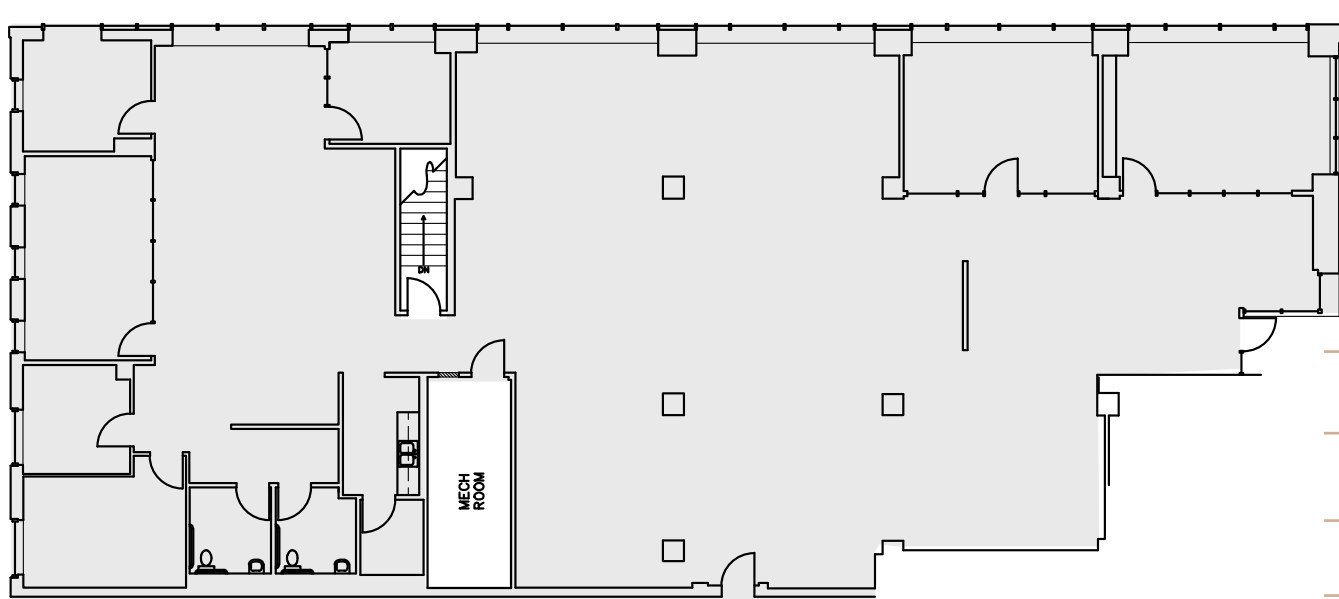
SUITE HIGHLIGHTS

- Private entrance from 8th street
- 4 private offices
- Conference room
- Open area for bench seating
- Breakroom / lounge
- Exposed ceilings
- Lots of natural light



SUITE 110

6,741 SF

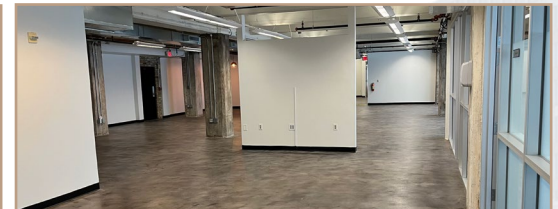


SUITE HIGHLIGHTS

- Building lobby entry
- Move-in ready
- Breakroom
- Private restrooms
- Abundant natural light
- 4 private offices
- 3 conference / meeting rooms



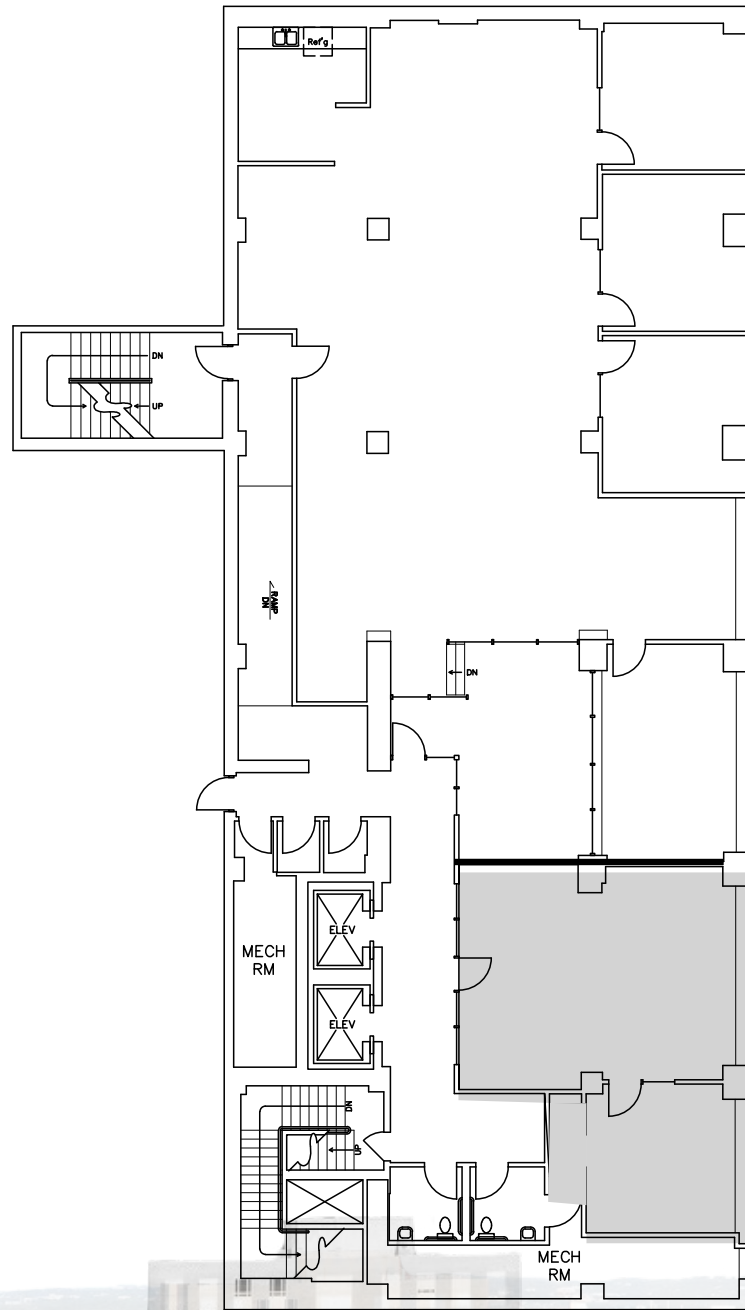
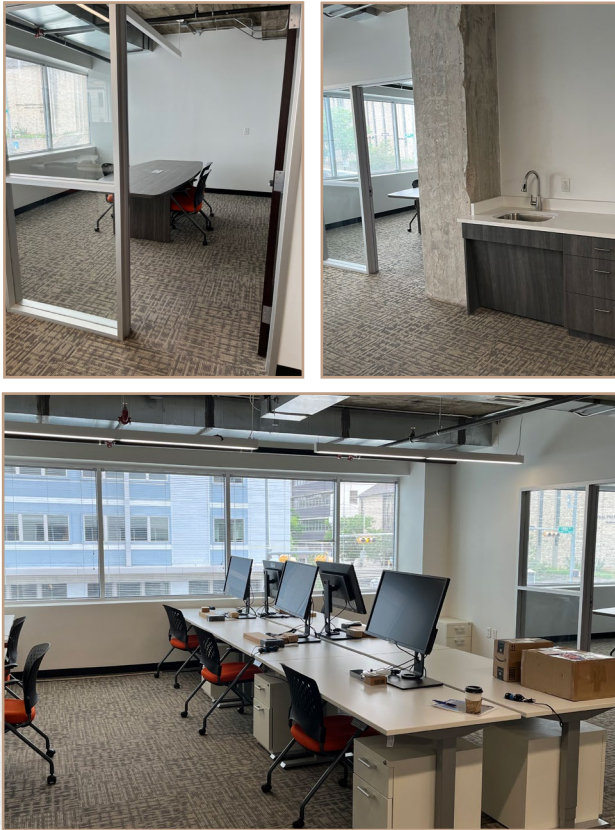
LABEL



SUITE 200

1,022 SF

PERRY BROOKS



SUITE HIGHLIGHTS

- Plug and play with furniture
- Private office
- Elevator lobby exposure
- Lots of natural light
- Direct access and garage
- Open kitchen area

SUITE 400

5,311 SF

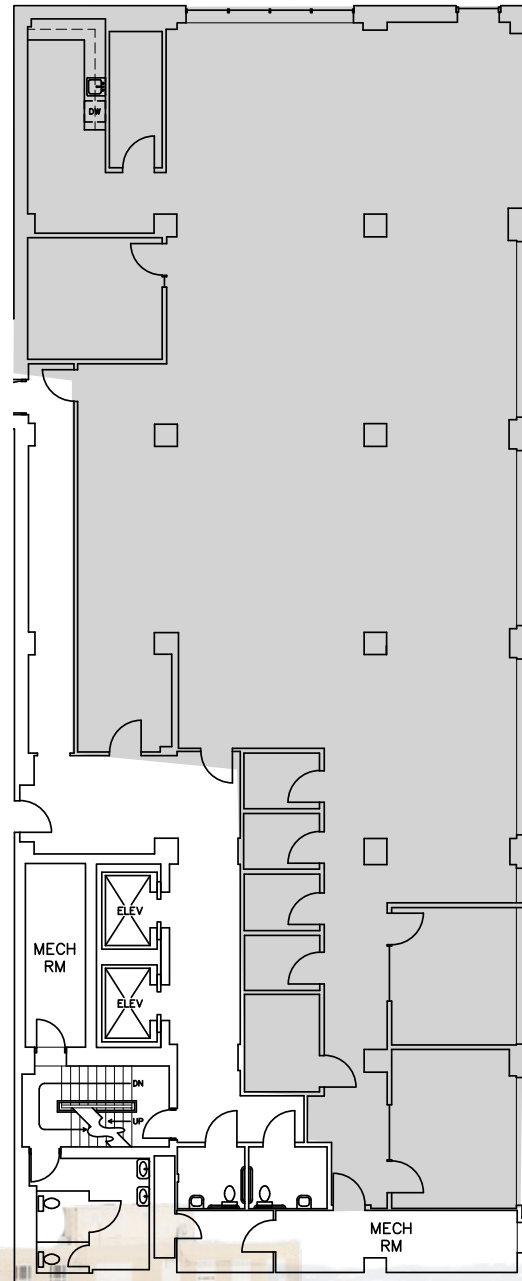
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PERRY BROOKS

SUITE HIGHLIGHTS

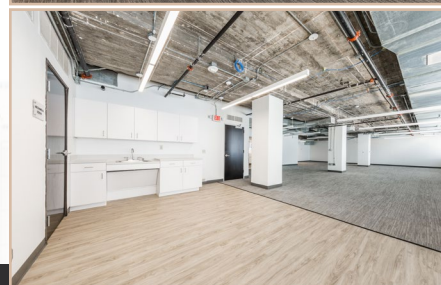
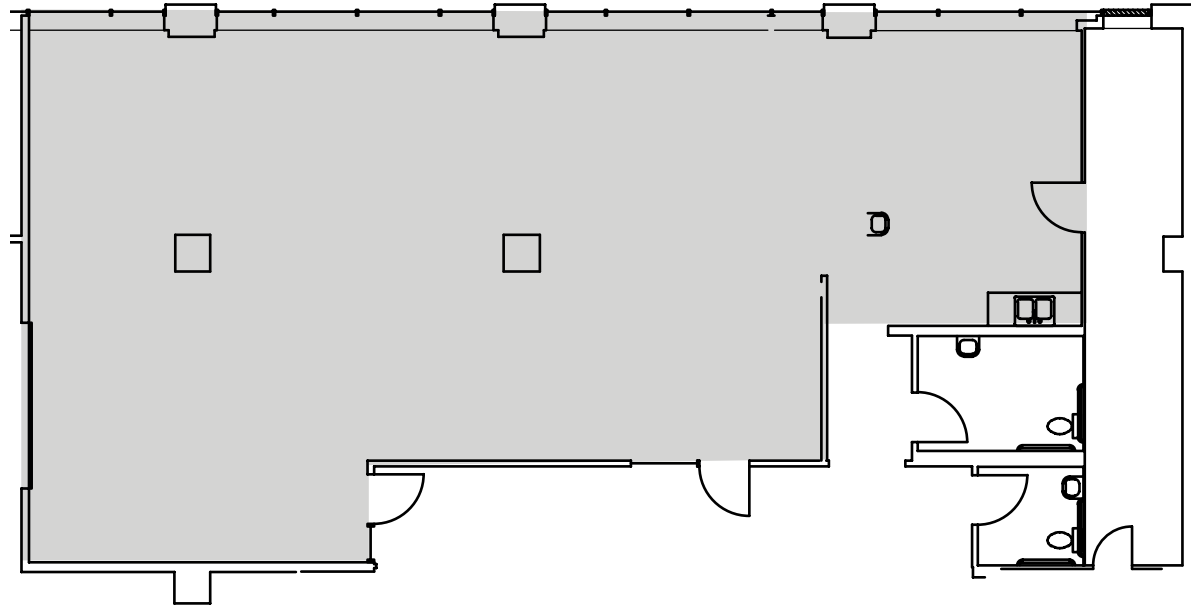
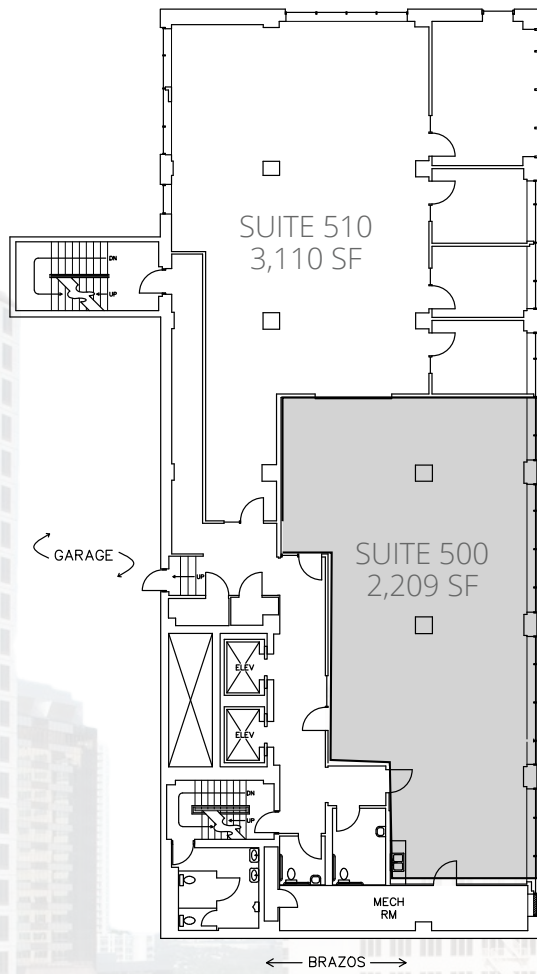
- Full floor space
- Open office
- Direct access to garage
- 4 phone rooms
- 2 conference rooms
- Break room
- IT closet
- Lots of natural light



SUITE 500

2,209 SF

[▶ LINK TO VIRTUAL TOUR](#)



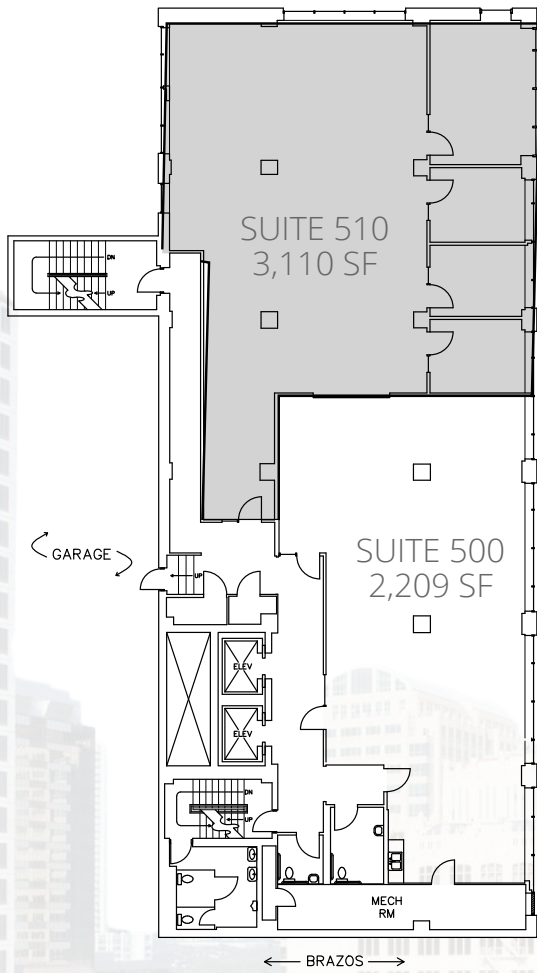
SUITE HIGHLIGHTS

- Open office
- Break room
- Exposed ceiling
- Lots of natural light
- Floor access to garage

SUITE 510

5,319 SF

[▶ LINK TO VIRTUAL TOUR](#)



SUITE HIGHLIGHTS

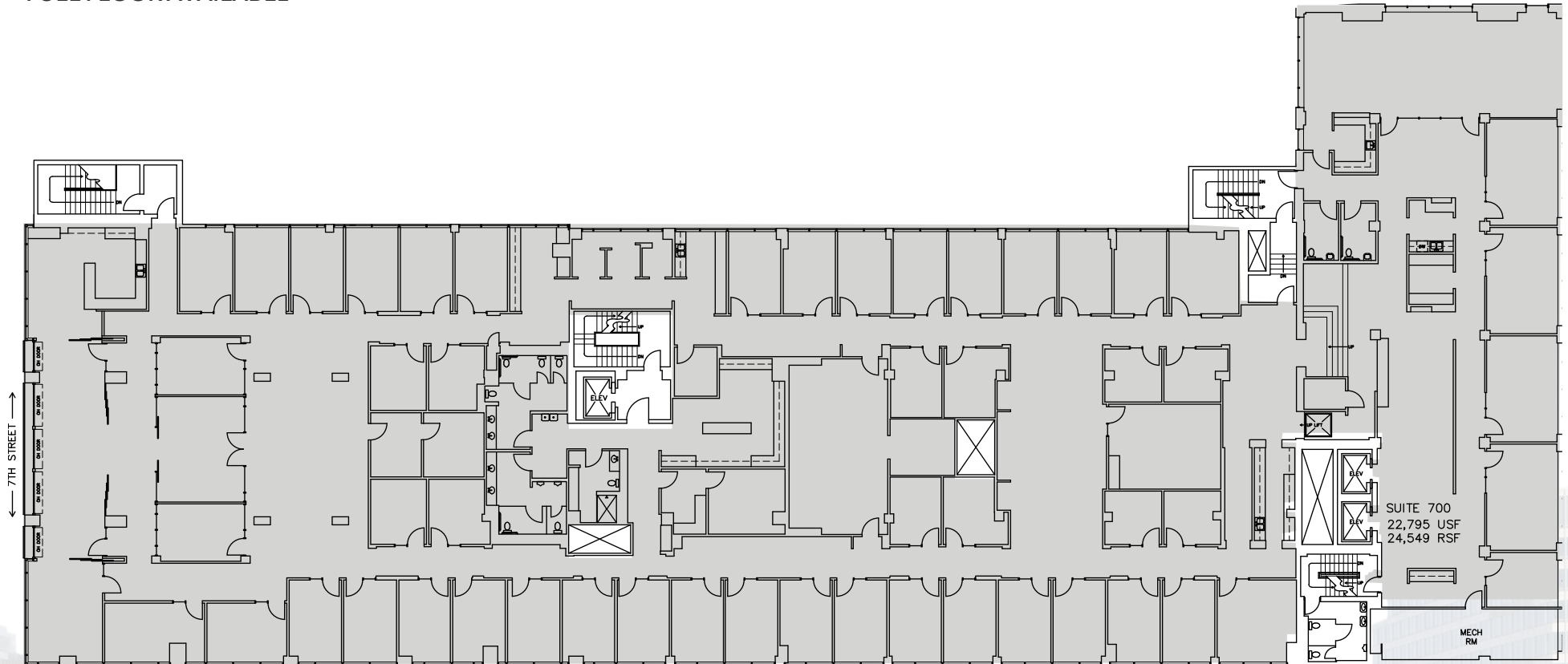
- Open office
- 3 offices
- Conference room
- Exposed ceiling
- Lots of natural light
- Floor access to garage



7TH FLOOR

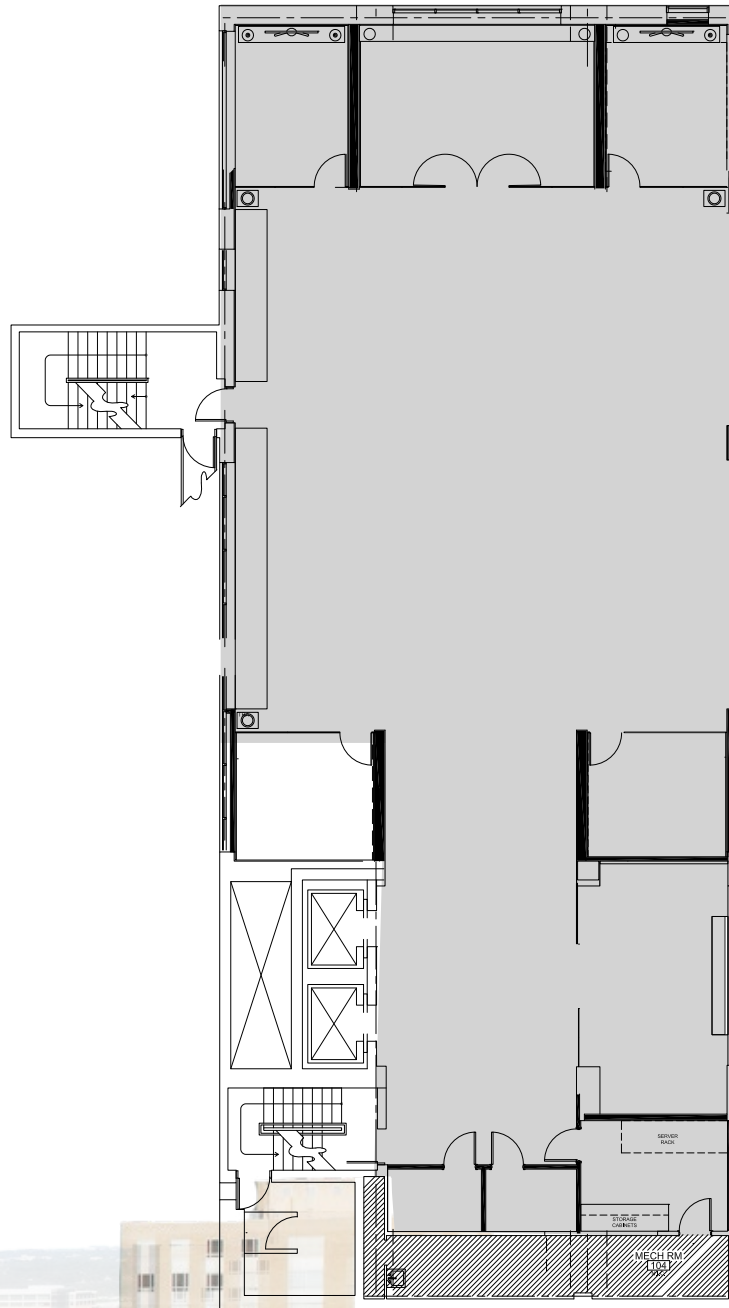
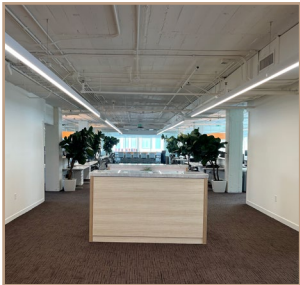
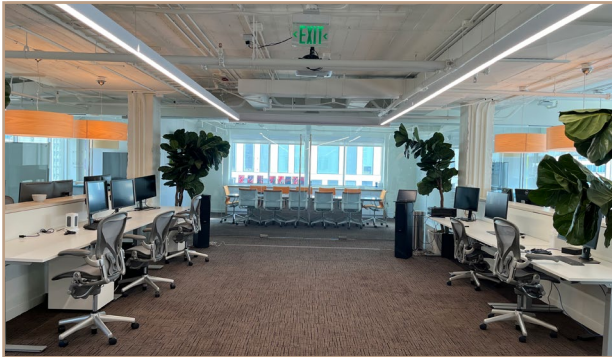
24,549 SF

FULL FLOOR AVAILABLE 4/1/2024



SUITE 900

5,343 SF

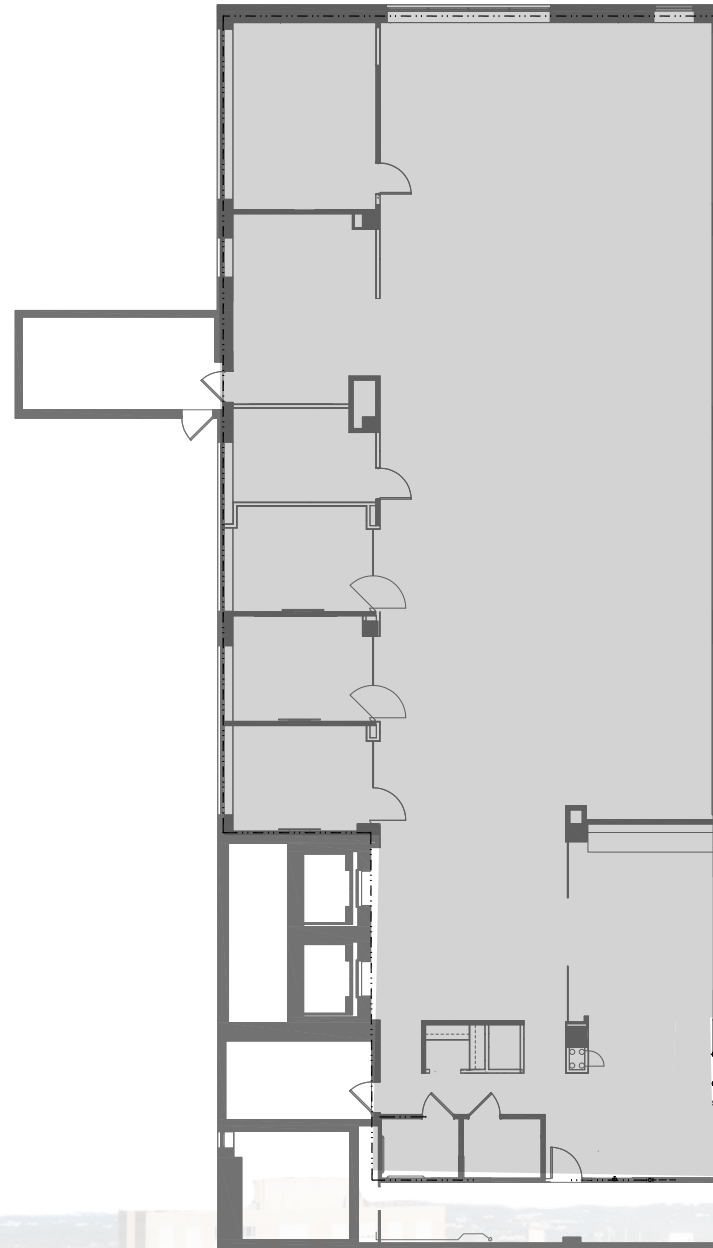
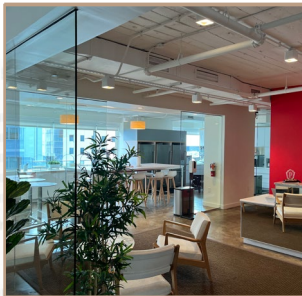
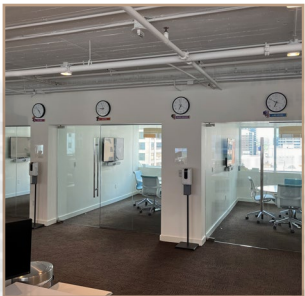


SUITE HIGHLIGHTS

- Full floor space
- 2 huddle rooms
- Large conference room
- 2 private offices
- Private restrooms
- Large open breakroom
- IT closet/ storage

SUITE 1000

5,343 SF



SUITE HIGHLIGHTS

- Full floor space
- Lots of natural light
- Large open breakroom
- 4 private offices
- Private restrooms
- Conference room
- Large open area
- Exposed ceiling

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 **TRANSWESTERN** REAL ESTATE SERVICES

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