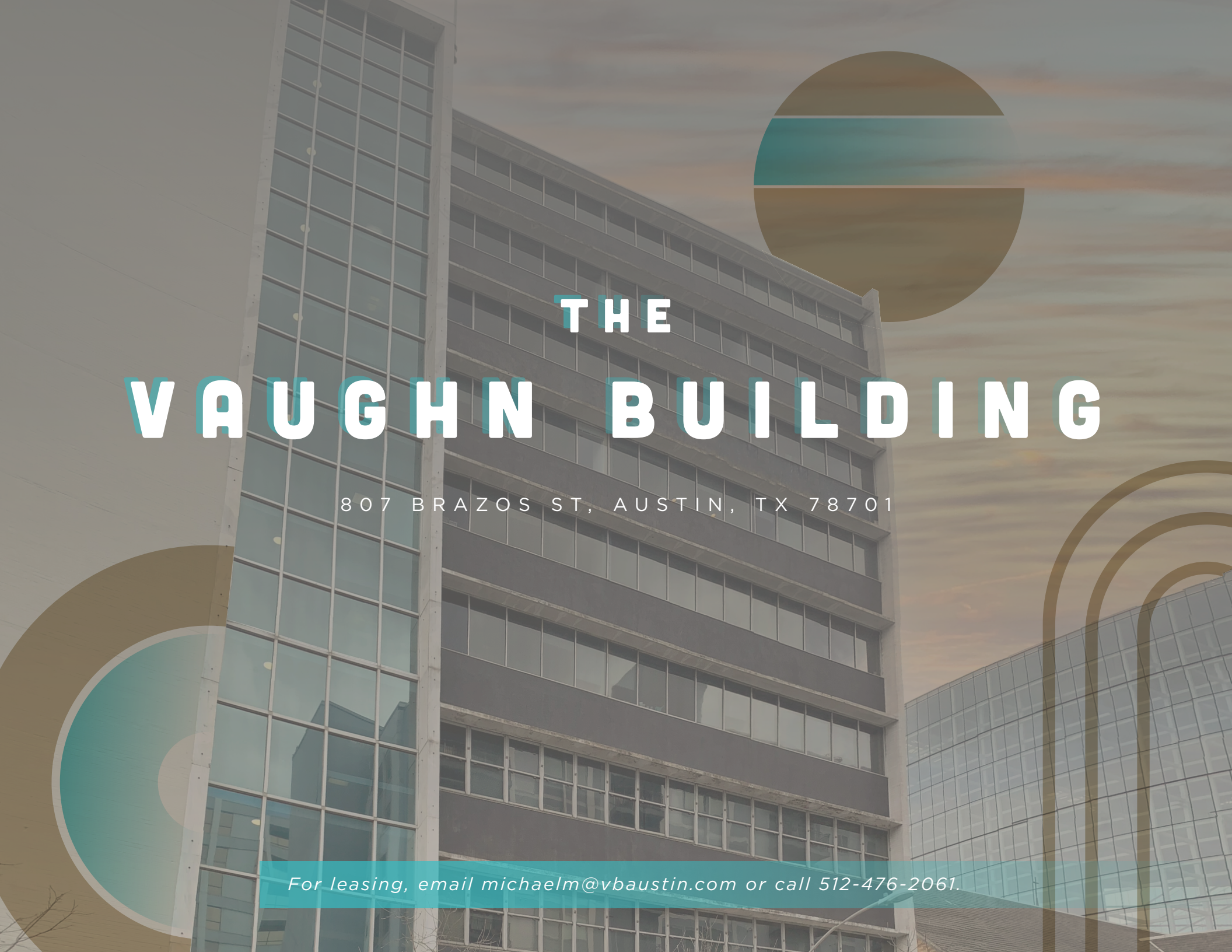


A photograph of a modern multi-story office building with a grid of windows. The building is partially obscured by large, semi-transparent circular and curved graphic elements in shades of brown and teal. The sky is a hazy, warm tone.

THE VAUGHN BUILDING

807 BRAZOS ST, AUSTIN, TX 78701

For leasing, email michaelm@vbaustin.com or call 512-476-2061.

BUILDING OVERVIEW

The Vaughn Building, built in 1958, was the third high rise office building in downtown Austin. The developers were two young friends and recent graduates of the University of Texas who would go on to serve the State as gubernatorial appointees to Agencies, Commissions, & Boards of Directors for more than half a century. The Vaughn Building's history is steeped in politics and government affairs including offices of many Judges, Commissioners, United States Senators and Congressmen, Governors of Texas, Presidents of the United States, and the campaigns of scores of others seeking or achieving elective office. Many officeholders who would go on to gain prominence began their careers at 807 Brazos, just two blocks from the State Capitol and adjoining the Federal Building complex. The Vaughn Building will always endure as a landmark of historical events in Texas public service.

71,388 SF

TOTAL BUILDING SF

PARKING

CASE BY CASE BASIS
DEPENDING ON AVAILABILITY

100+

WALKABLE AMENITIES

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WORKPLACE DESIGN

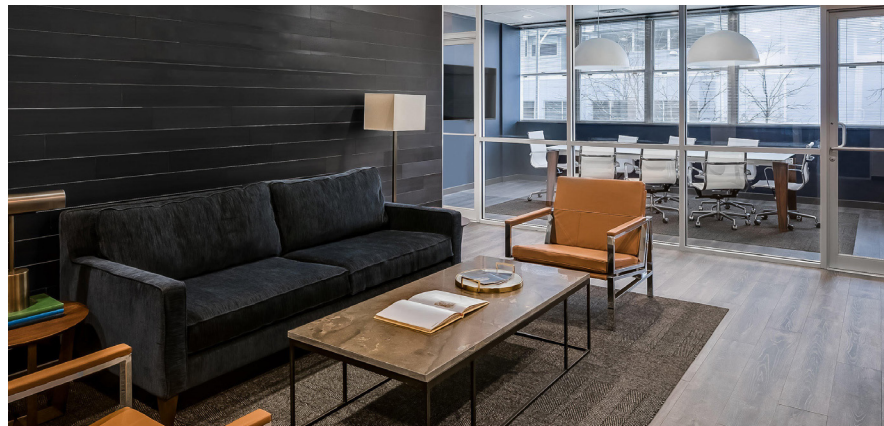


Custom Floor Plans & Finishes Available.

Great Bones & Natural Light.

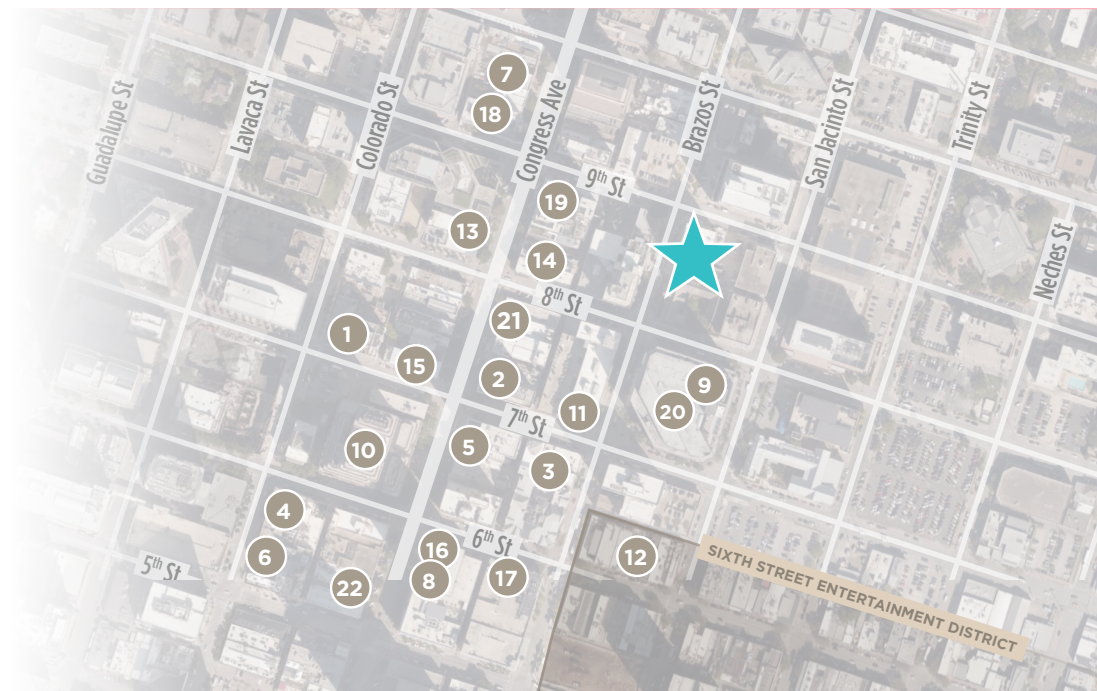
Tenant Improvement Allowances Considered.

Let Us Build Your Ideal Office!



BUILDING AMENITIES

The Vaughn Building is located in the heart of Austin's Central Business District, just two blocks from the Texas State Capitol and half a block from the Federal Building complex. Surrounded by banks, hotels, meeting venues and two of Austin's oldest churches, the Vaughn Building is conveniently situated for any type of business. When it's time to unwind or entertain, Historic Sixth Street, lined with music venues, along with countless restaurants and bars on Congress Avenue are just a short walk away. The building offers on-site parking for tenants and their guests and an on-site conference room which may be reserved free of charge at any time. The Vaughn Building offers full-service Leases with all building expenses paid.



EAT & DRINK

1. Perry's Steakhouse
2. Roaring Fork
3. The Driskill Bar
4. Garage
5. 7 Eleven
6. Comedor
7. Quattro Gatti Ristorante
8. Cava
9. Ancho's Takeout
10. Starbucks
11. Slake Cafe
12. Voodoo Doughnut
13. Caffe Medici
14. Chipolte Mexican Grill

LIFESTYLE & ENTERTAINMENT

15. The Contemporary Austin
16. Bank of America
17. Gold's Gym
18. Prosperity Bank
19. United States Postal Service
20. Omni Hotel & Resort
21. The Paramount Theatre
22. CVS

TRANSPORTATION

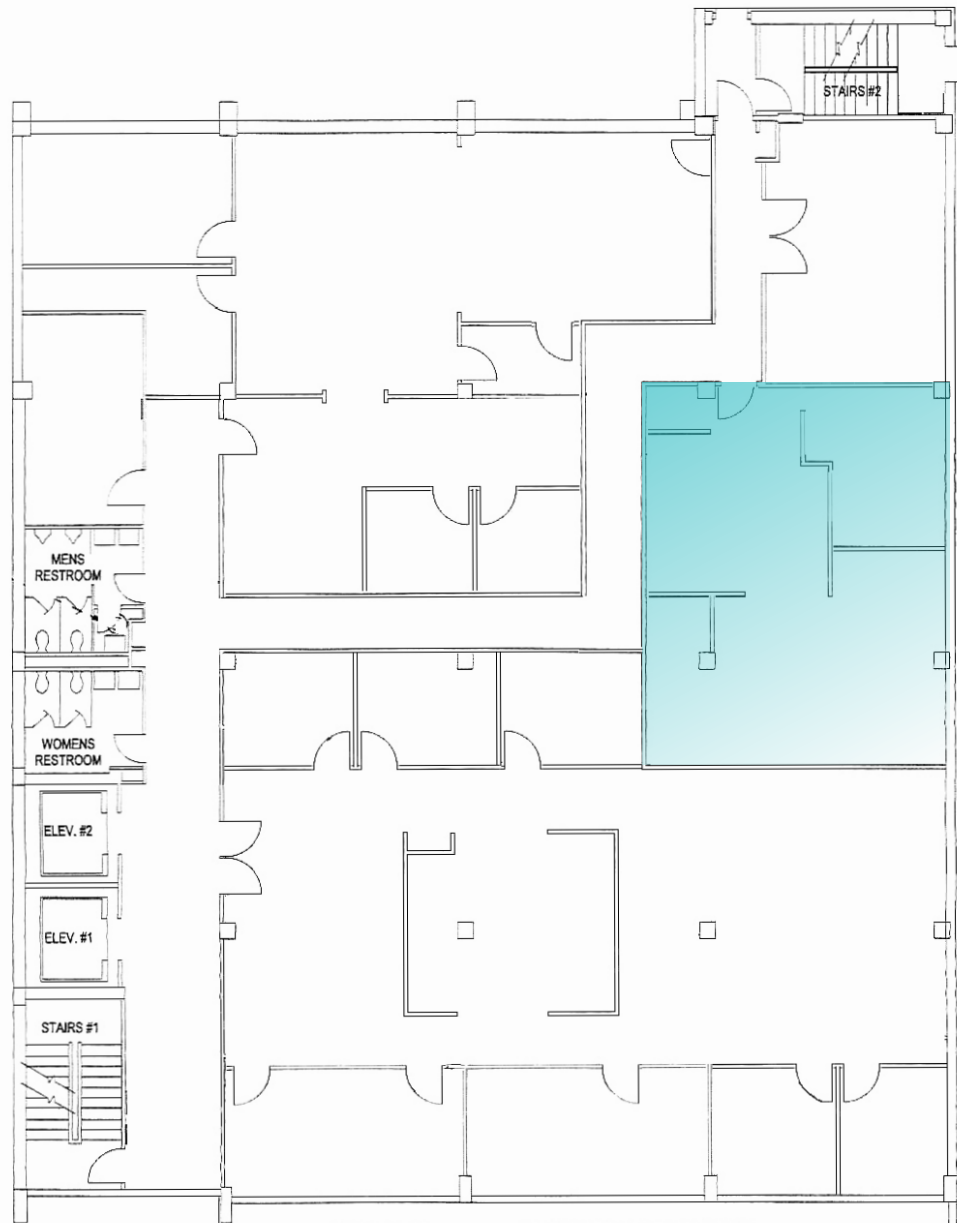
Commuter Rail, Capital MetroRail

4th Street Downtown CapMetro Rail	0.8 mi
Austin History Center Bus Station	0.2 mi



FLOOR PLANS

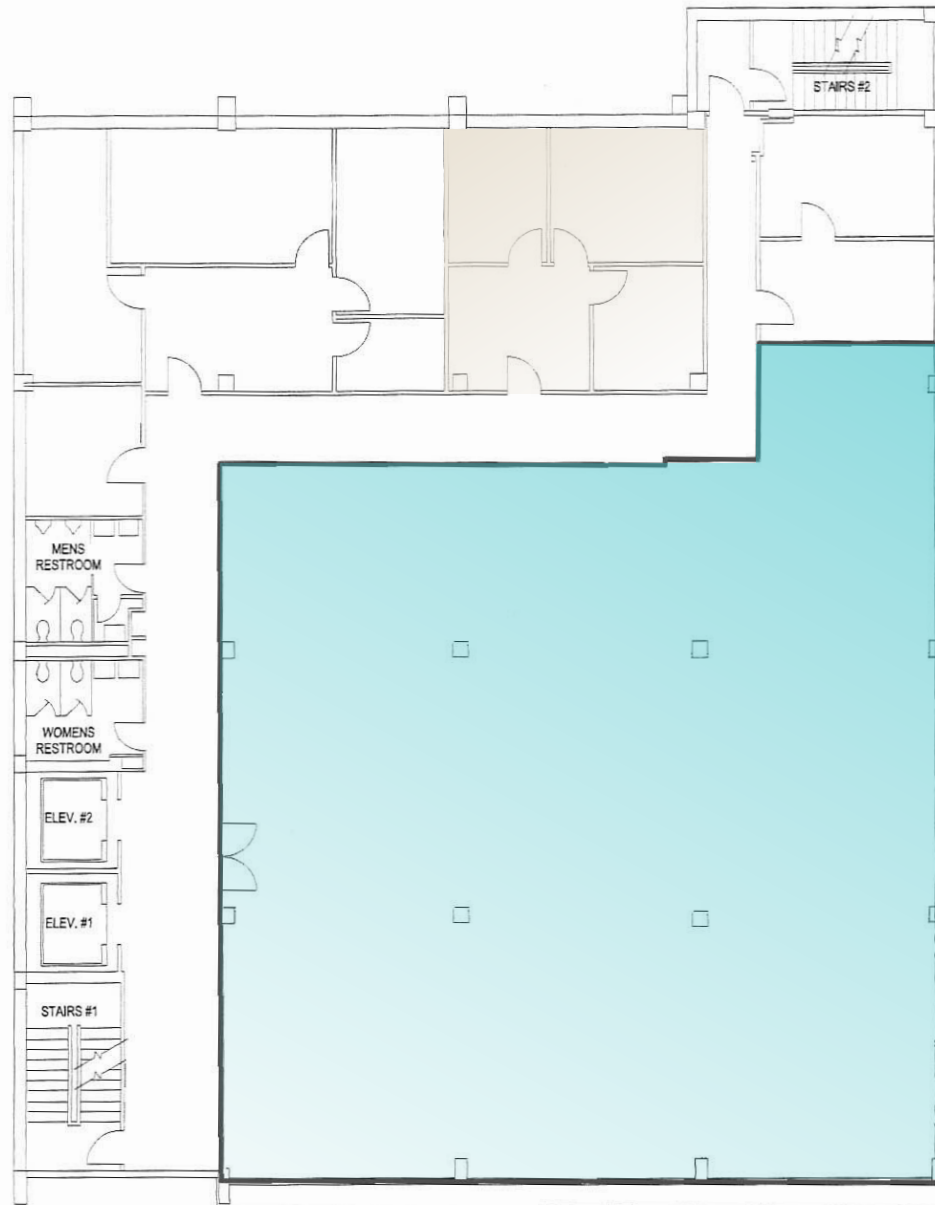
2ND FLOOR - SUITE 210



210
1,235 RSF

FLOOR PLANS

3RD FLOOR - SUITES 300 & 306
Build-to-Suit



304
670 RSF

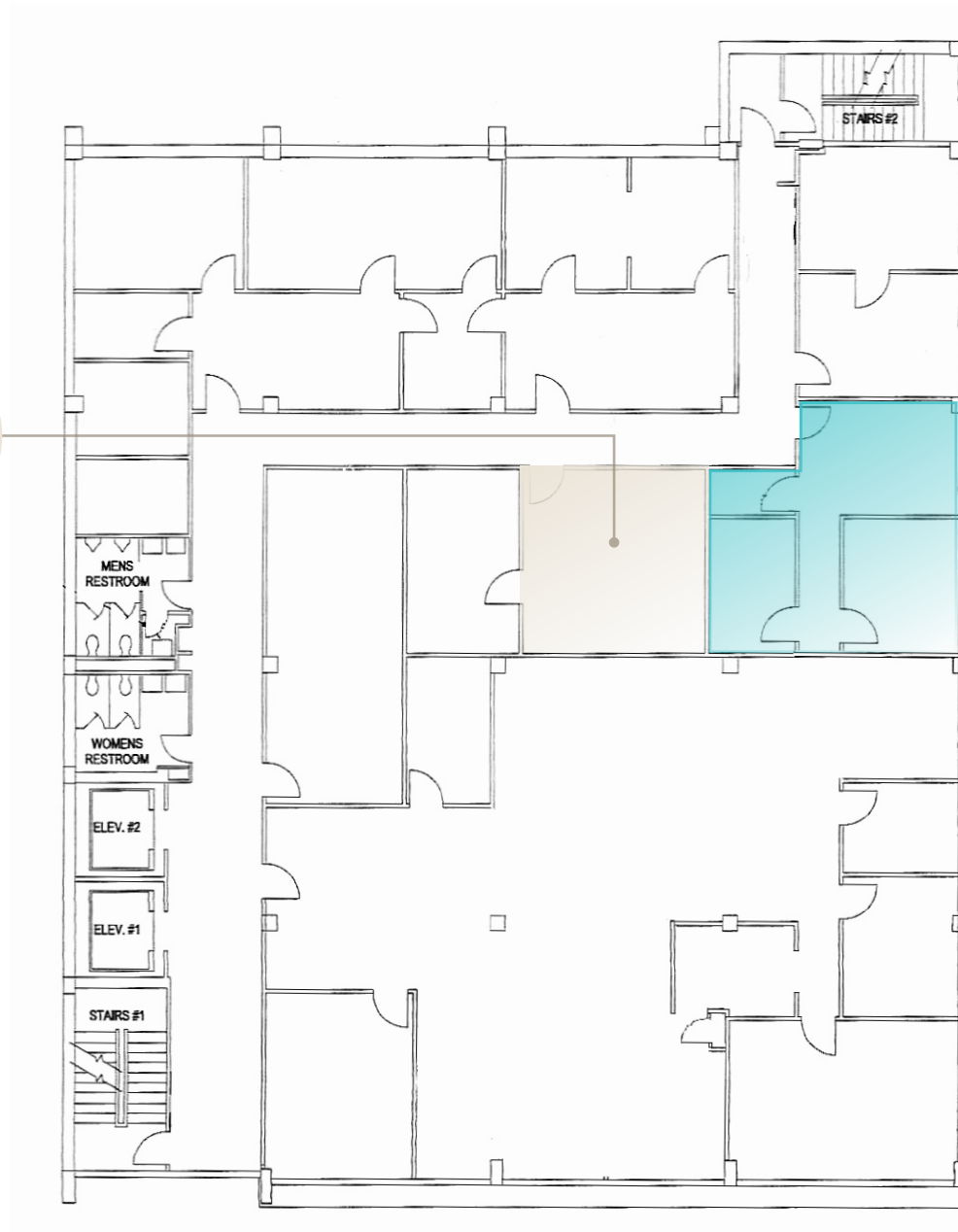
300
4,950 RSF

FLOOR PLANS

4TH FLOOR - SUITES 407 & 408

407

350 RSF



408

630 RSF

FLOOR PLANS

5TH FLOOR - SUITE 501

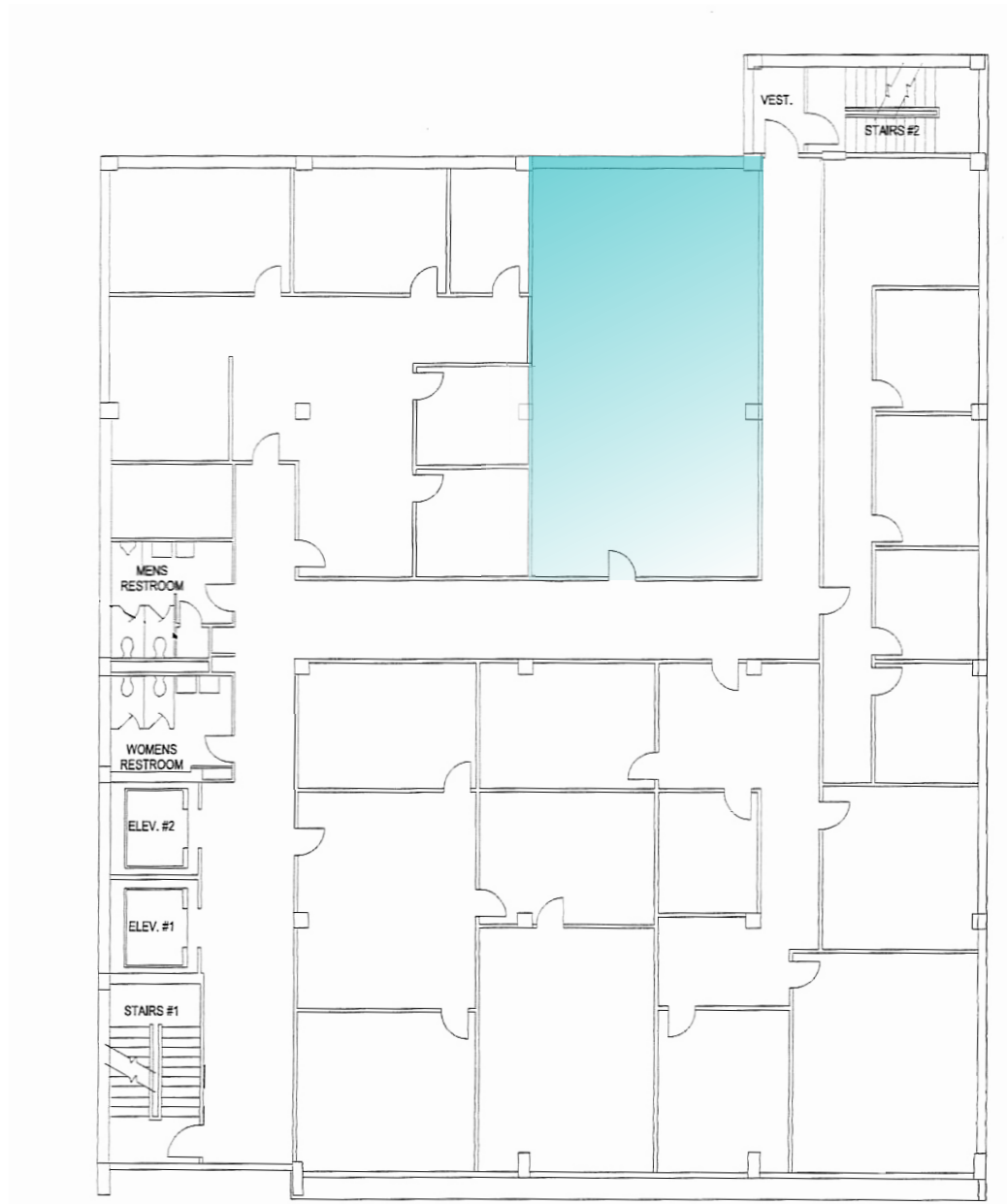


501

5,670 RSF

FLOOR PLANS

6TH FLOOR - SUITE 603



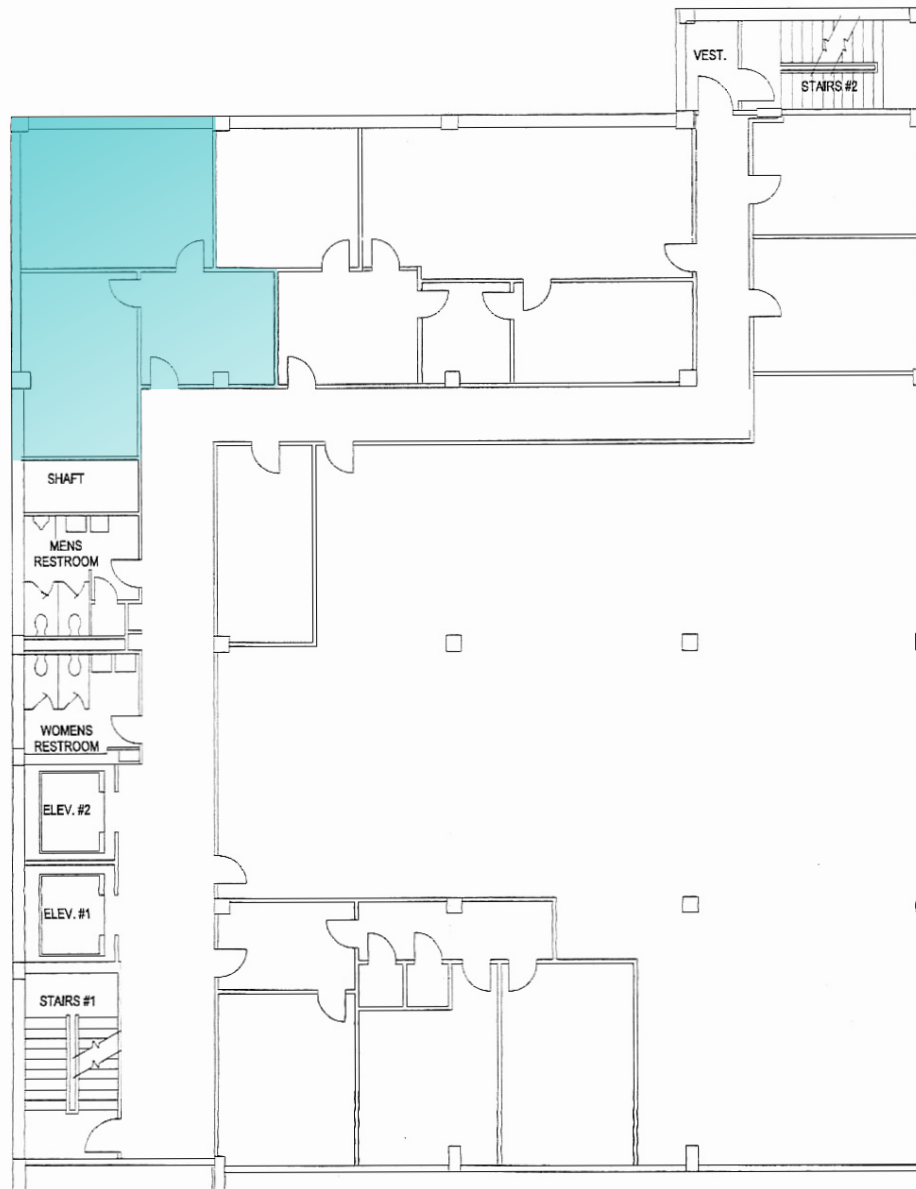
603
965 RSF

FLOOR PLANS

8TH FLOOR - SUITE 801

801

525 RSF



FLOOR PLANS

9TH FLOOR - SUITE 902

902

1,580 RSF

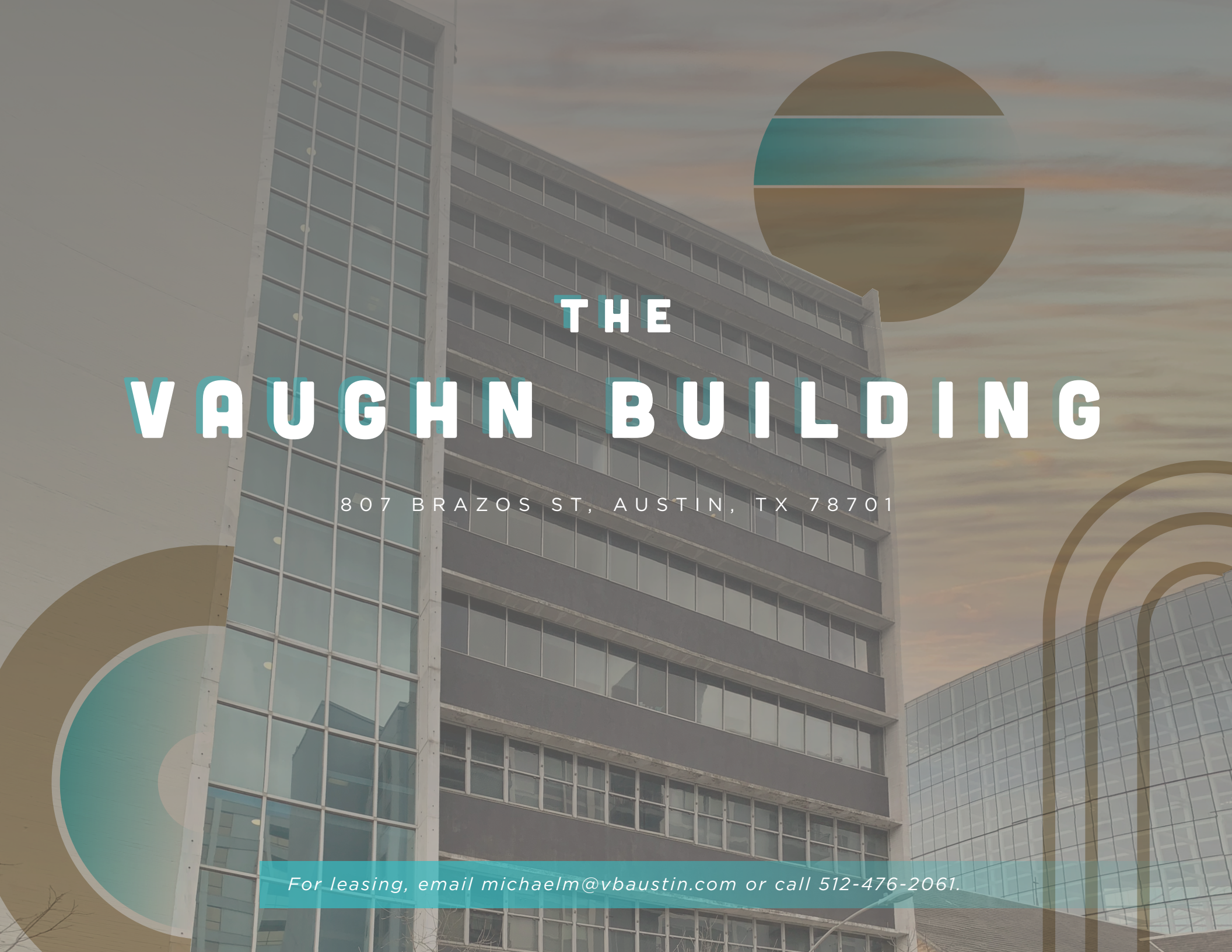


FLOOR PLANS

9TH FLOOR - 7,020 SF

Photos



A photograph of a modern, multi-story office building with a glass and concrete facade. The building is the central focus, with a large, stylized circular logo in the upper right corner. The logo is composed of three horizontal bands of color: brown, teal, and brown. The text 'THE VAUGHN BUILDING' is overlaid on the image in a bold, white, sans-serif font. The word 'THE' is smaller and positioned above 'VAUGHN'. The word 'BUILDING' is larger and positioned to the right of 'VAUGHN'. The background shows a clear sky with some light clouds.

THE VAUGHN BUILDING

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