

301 Congress

Available Suites

Ste. 120 - 2,208 SF [🔗](#)

4th Floor - 20,011 SF [🔗](#)

Available February 2025

5th Floor - 20,011 SF [🔗](#)

Available February 2025

6th Floor - 20,011 SF [🔗](#)

Available February 2025

7th Floor - 20,011 SF [🔗](#)

Available February 2025

8th Floor - 20,011 SF [🔗](#)

Available February 2025

9th Floor - 20,591 SF [🔗](#)

Direct Plug & Play Suite w/ Furniture Included

10th Floor - 20,591 SF [🔗](#)

Ste. 1300 - 17,738 SF [🔗](#)

Spec Suites Coming Soon

Ste. 1800 - 3,789 SF [🔗](#)

Contiguous w/ Ste. 1875 to 8,618 SF

Ste. 1875 - 4,829 SF [🔗](#)

Move-In Ready Suite - Contiguous w/ Ste. 1800 to 8,618 SF

Ste. 1900 - 10,406 SF [🔗](#)

Ste. 1950 - 5,880 SF [🔗](#)

Spec Suite

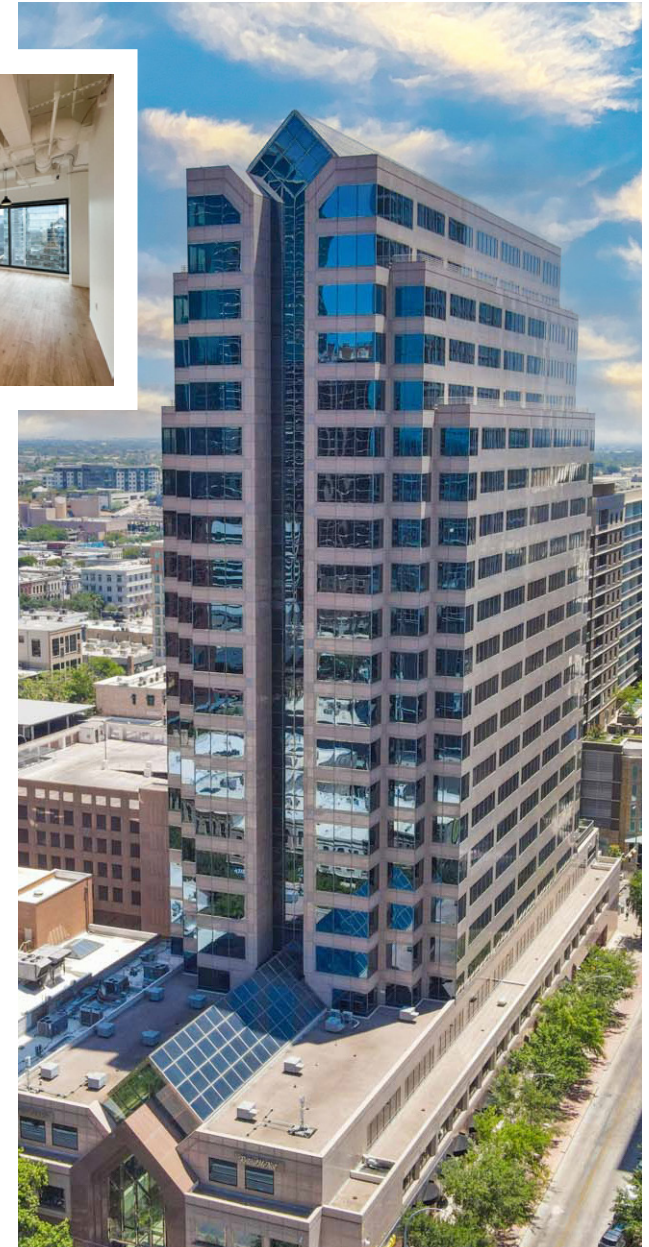
Ste. 2000 - 8,582 SF [🔗](#)

Ste. 2075 - 3,010 SF [🔗](#)

Spec Suite Coming Soon

21st Floor - 11,630 SF [🔗](#)

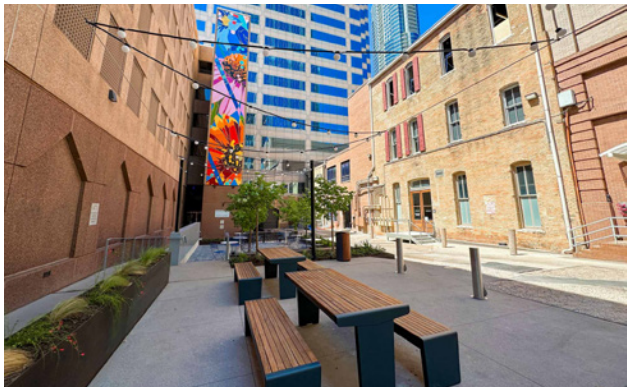
Spec Suite



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Building Amenities & Features

- Lobby Renovations Coming Soon ([View Brochure](#))
- Tacodeli Restaurant & Patio
- Three-story Atrium Lobby with Talvassolo Granite and Wood Finishes
- Miranda's Cafe & Deli on Ground Floor
- Fitness Center
- Building Conference Center
- The Porch - An Outdoor Amenity Space
- On-site Management Office
- 24-Hour Security Desk
- Mail Room with Overnight Drop-off
- On-site Banking
- Attached Parking Garage with EV Chargers and Bike Storage Room
- Beautiful Downtown Views
- Energy-star Certified Building
- 4 min. walk to Lady Bird Lake
- 7 min. walk to Downtown MetroRail Station
- 7 min. walk to Austin City Hall
- Less than 1 min. to Austin Bike Rentals
- 10 min. bike to South Congress District



Fitwel[®]
Viral Response
Certified

Nearby Amenities

Restaurants

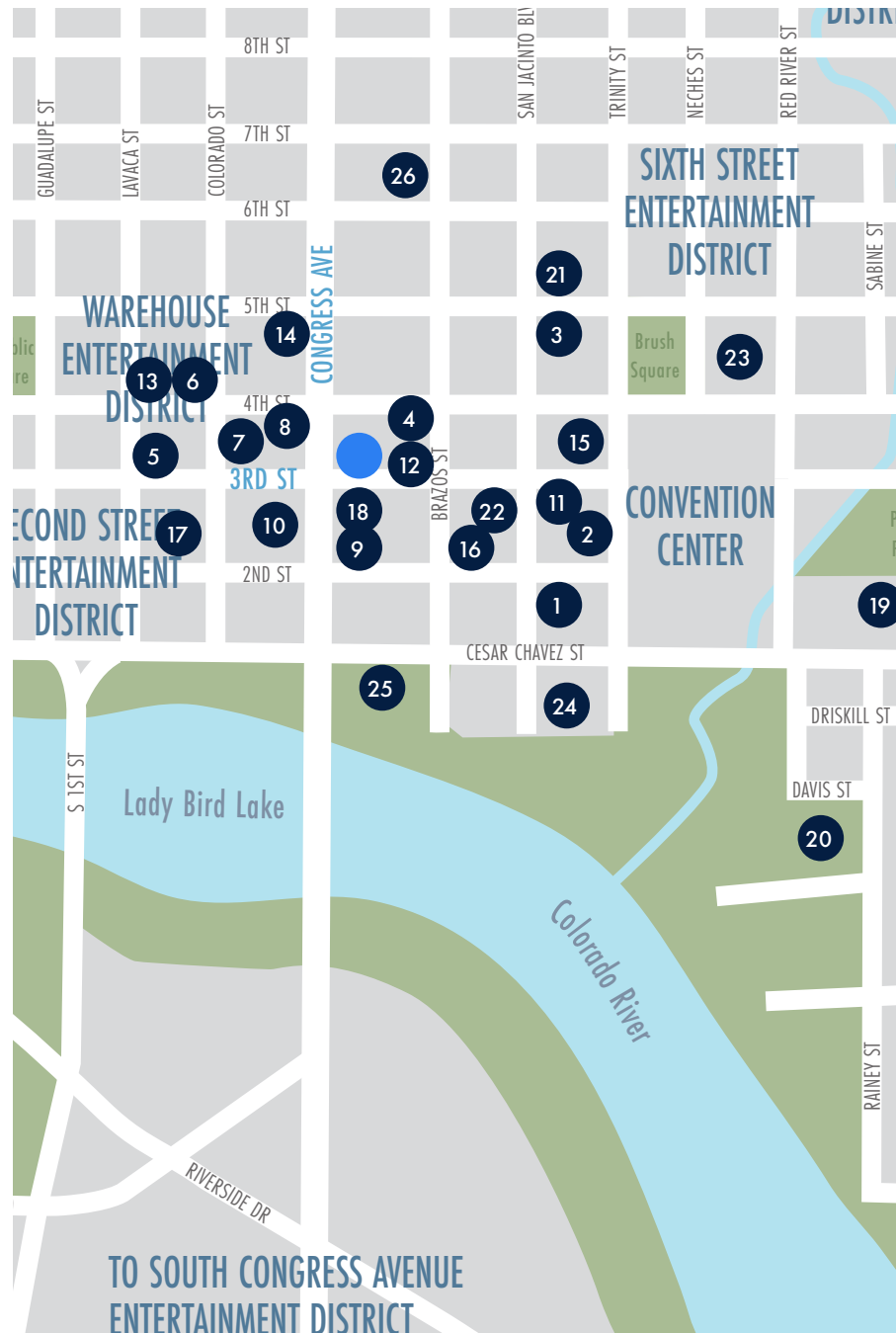
1. Gus's Fried Chicken
2. Fleming's
3. Eddie V's
4. Swift's Attic
5. Bob's Chophouse
6. Truluck's
7. Red Ash Grill
8. Capital Grille

Bars

9. Corner at the JW Marriott
10. Fogo De Chao
11. Max's Wine Dive
12. Elephant Room
13. Lavaca St. Bar
14. Speakeasy
15. The Red Room
16. Cedar Door
17. Cru Food and Wine Bar

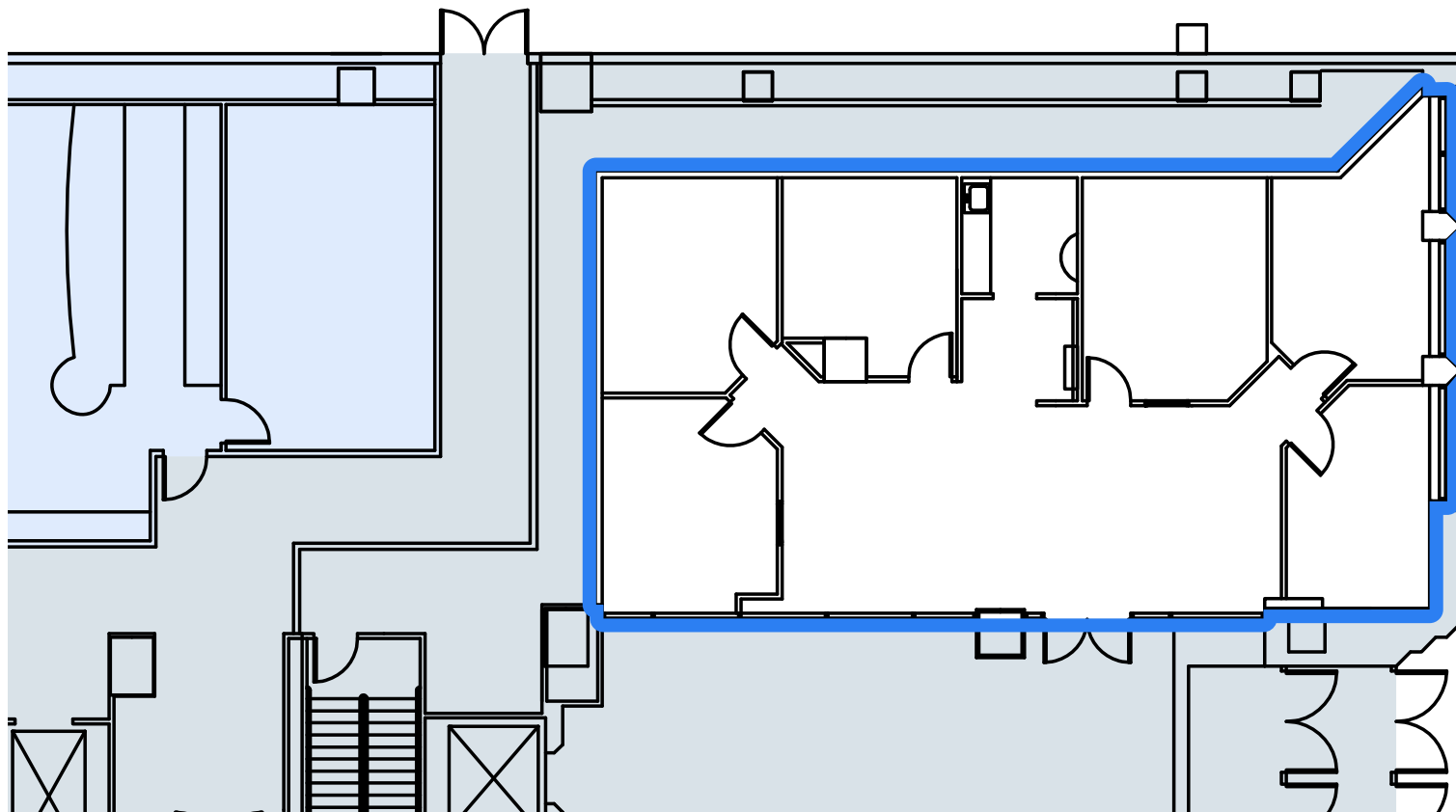
Hotels

18. JW Marriott
19. Fairmont Hotel
20. Hotel Van Zandt
21. Westin
22. Hyatt Place
23. Hilton
24. Four Seasons
25. Radisson
26. The Driskill



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Suite 120 - 2,208 SF



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Suite 120 Space Photos



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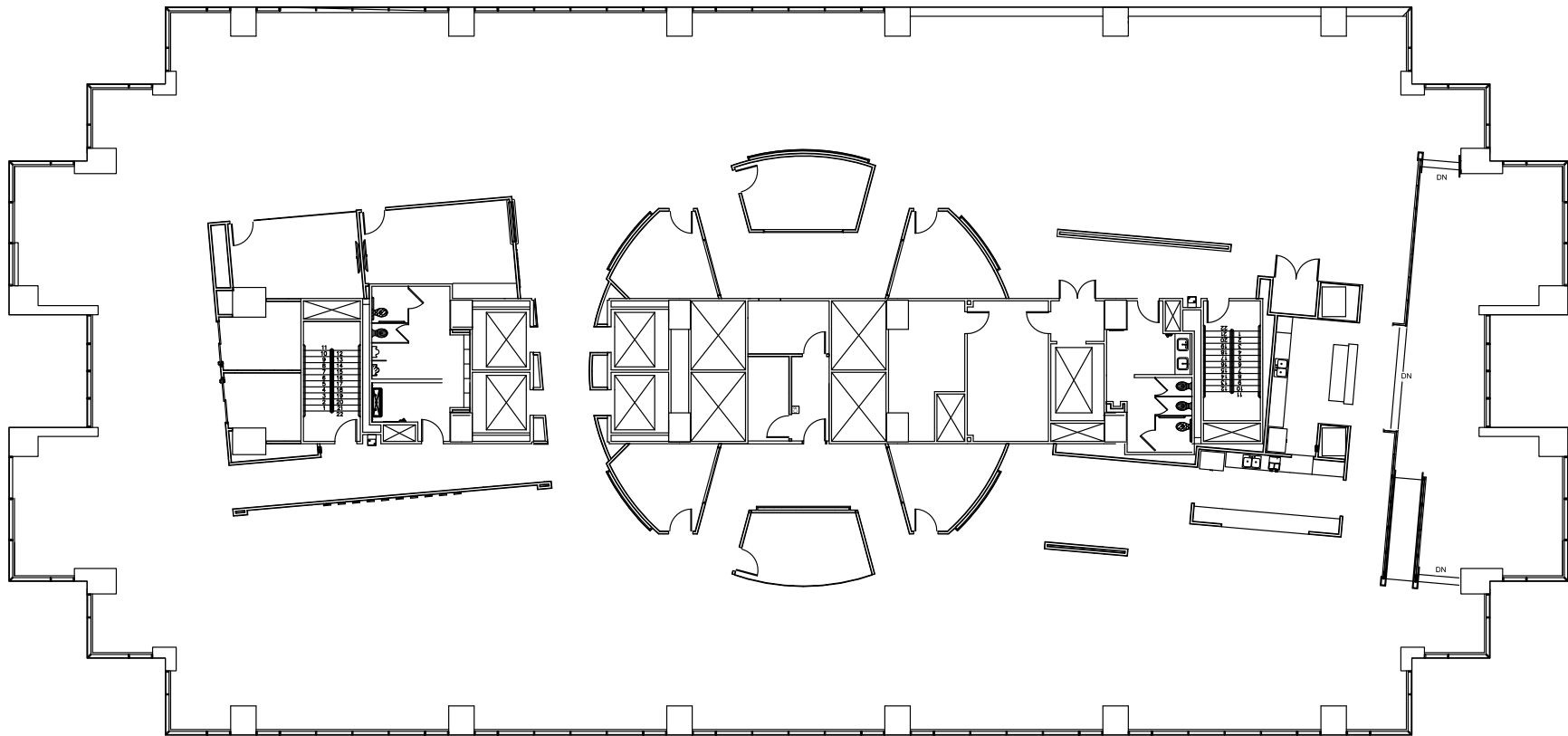
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Available February 2025



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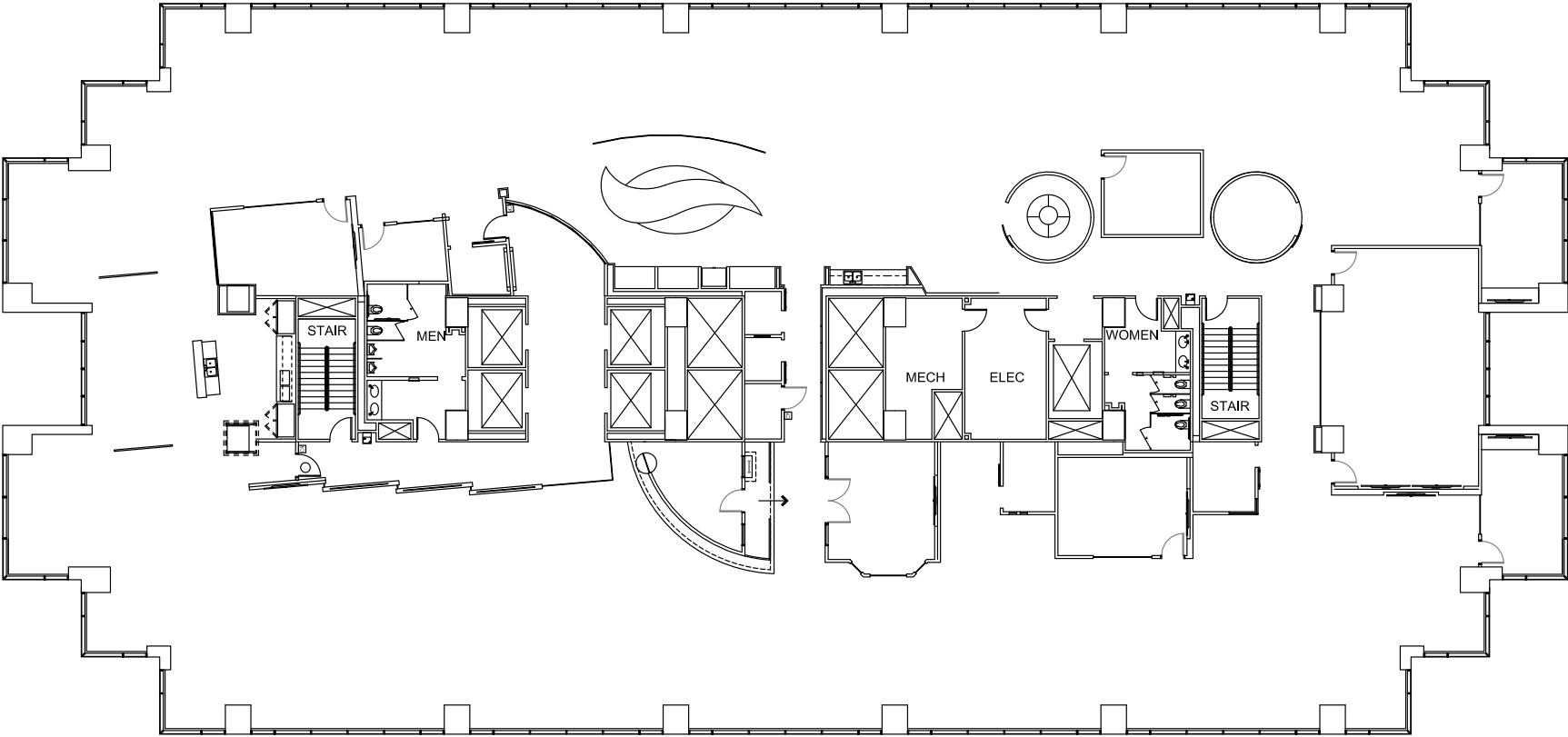
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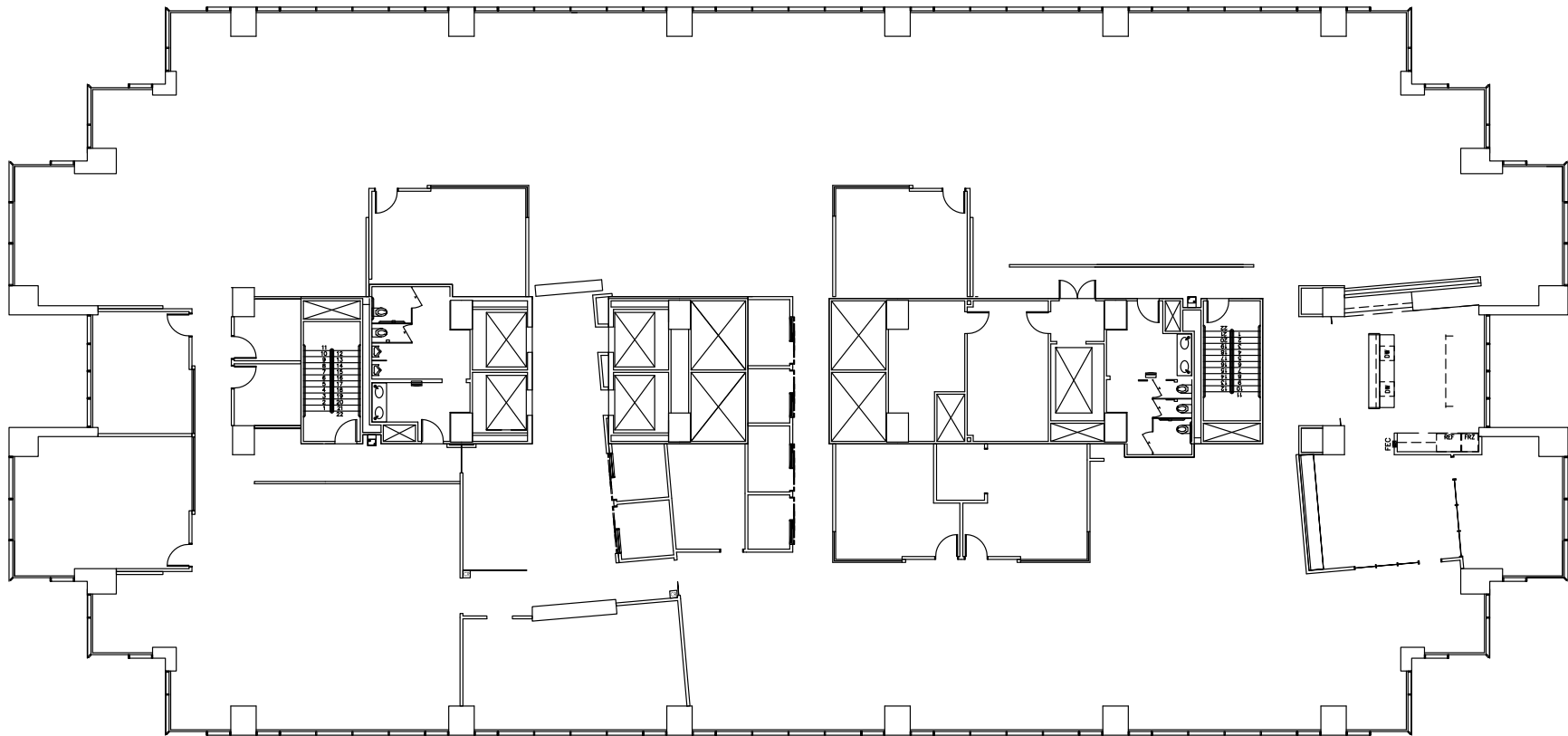
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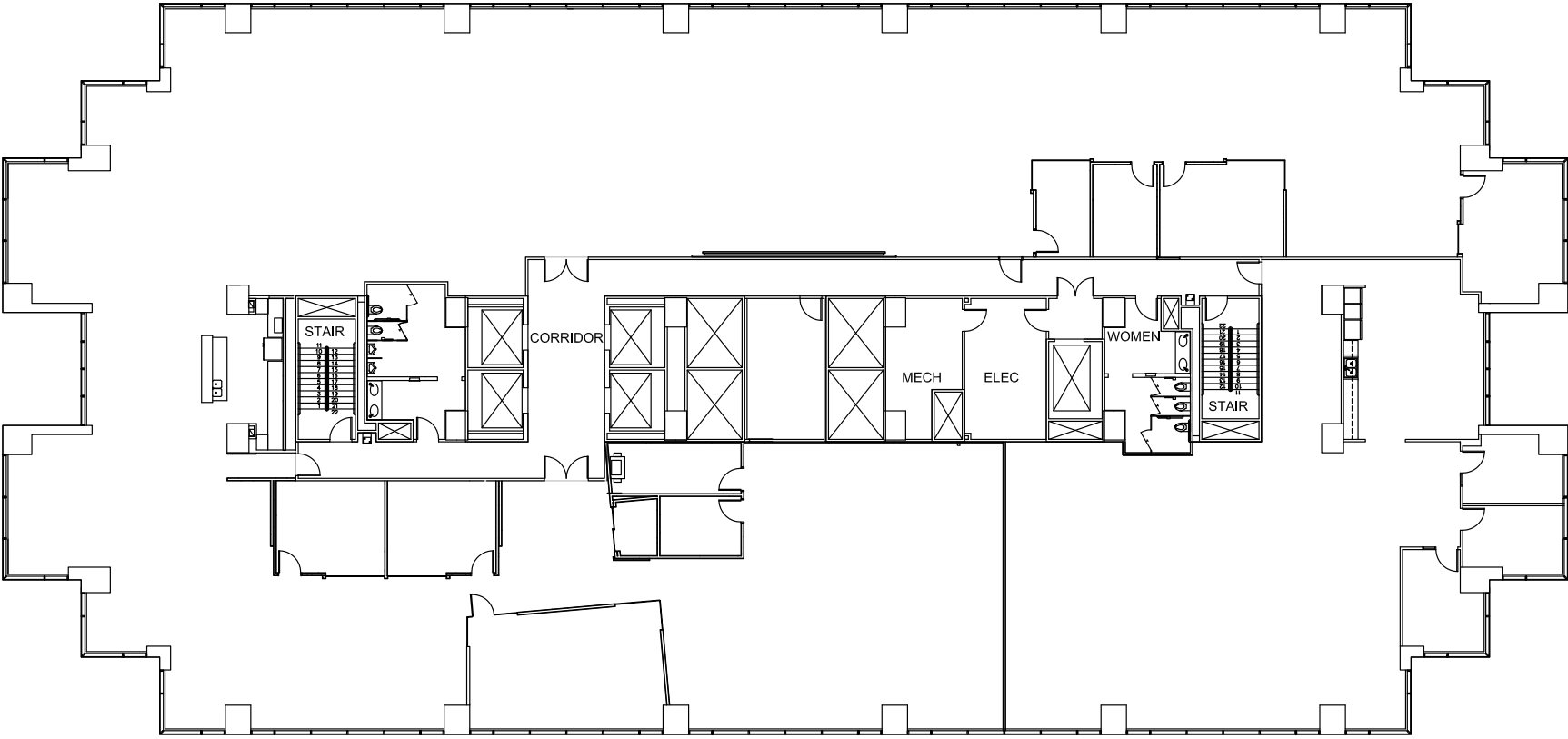
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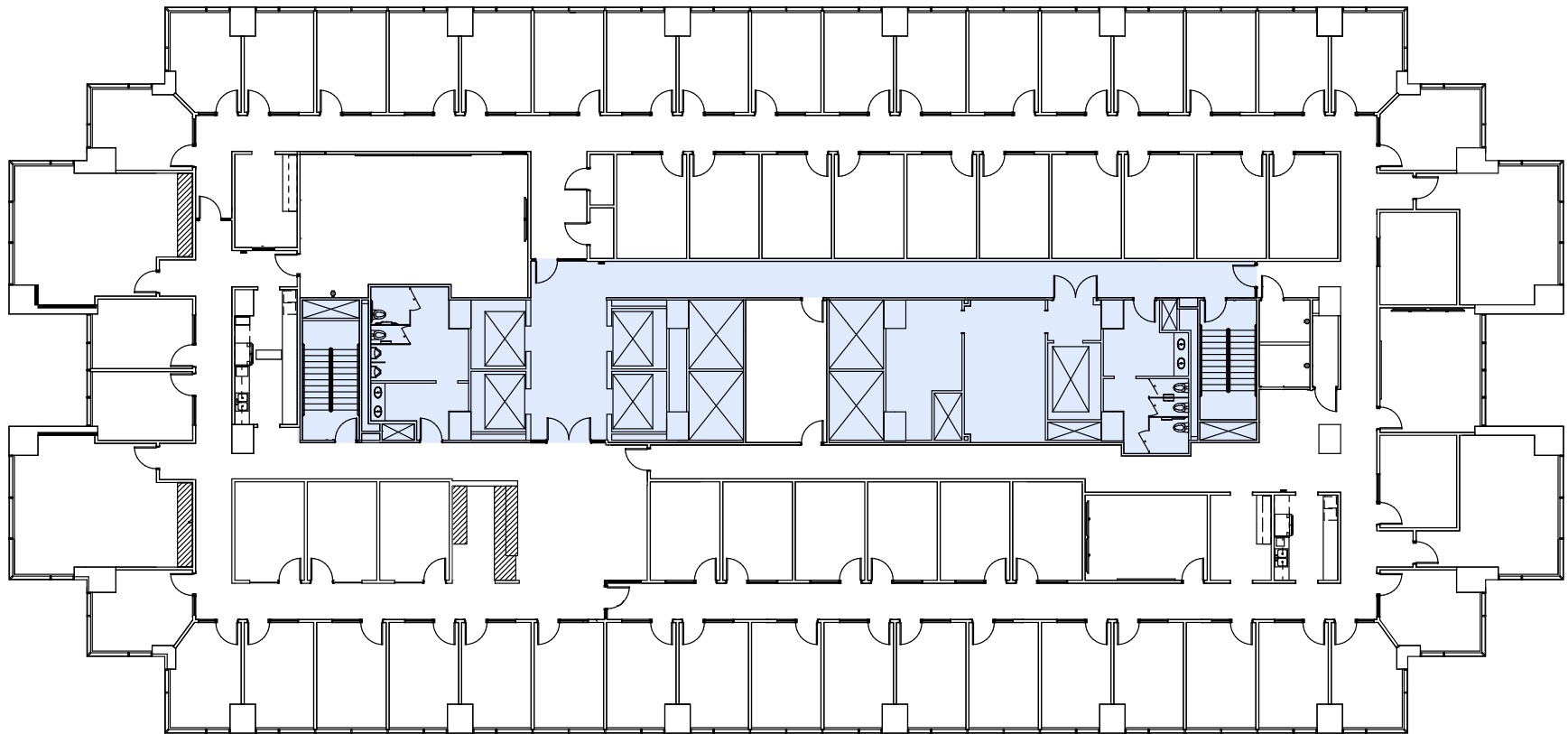
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Direct Plug & Play Suite w/ Furniture Included



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Suite 900 Space Photos

Direct Plug & Play Suite w/ Furniture Included



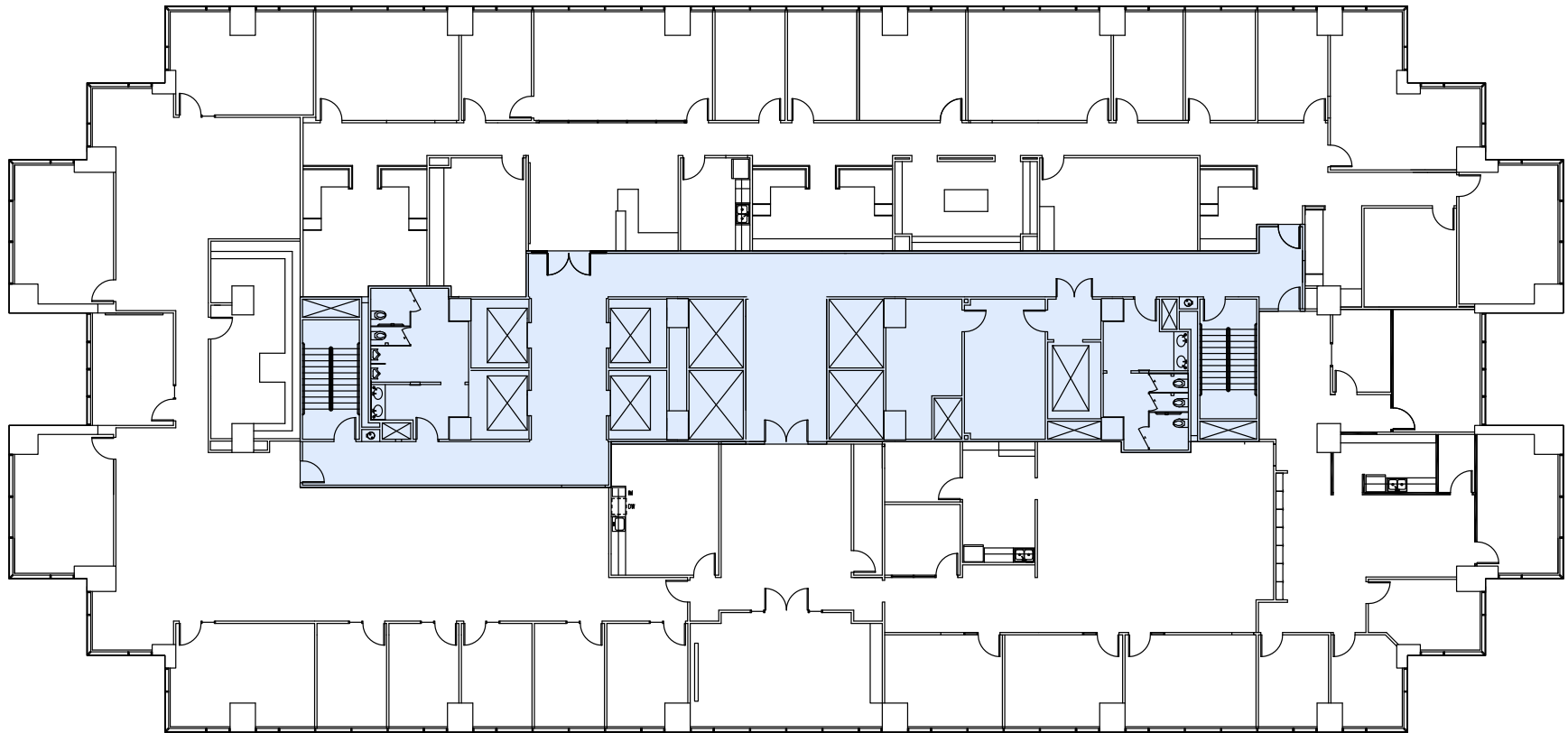
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Suite 1000 Space Photos



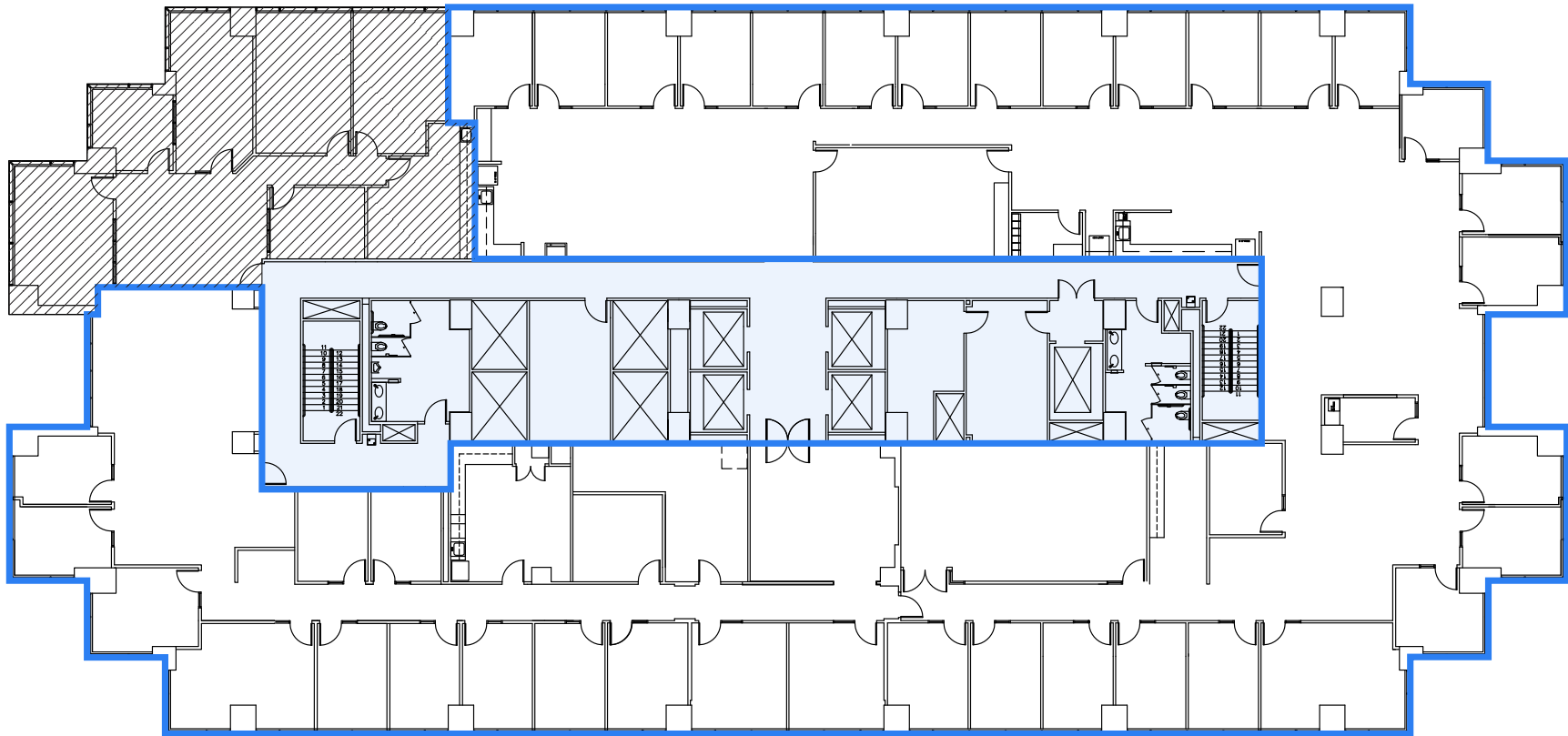
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Suite 1300 - 17,738 SF



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Suite 1300 - Spec Suites

Option A - 2,193 SF

Entry, Break Room, Large Conf. Room,
1 Huddle Room, 2 Private Offices,
11 Workstations, Storage Closet

Option B - 3,811 SF

Reception, Break/Copy, Large Conf. Room,
Huddle Room, 3 Private Offices, 19 Workstations,
Small Conf. Room, Open Collab Area, Storage Closet



Option E - 5,721 SF

Whiteboxed Suite

Option D - 3,128 SF

Entry, Break Room, Large Conf. Room,
2 Phone Rooms, 2 Private Offices,
13 Workstations, Storage/Copy Room

Option C - 3,129 SF

Entry, Break Room, Large Conf. Room,
1 Huddle Room, 2 Private Offices,
9 Workstations, Storage Closet, Open
Collab Area



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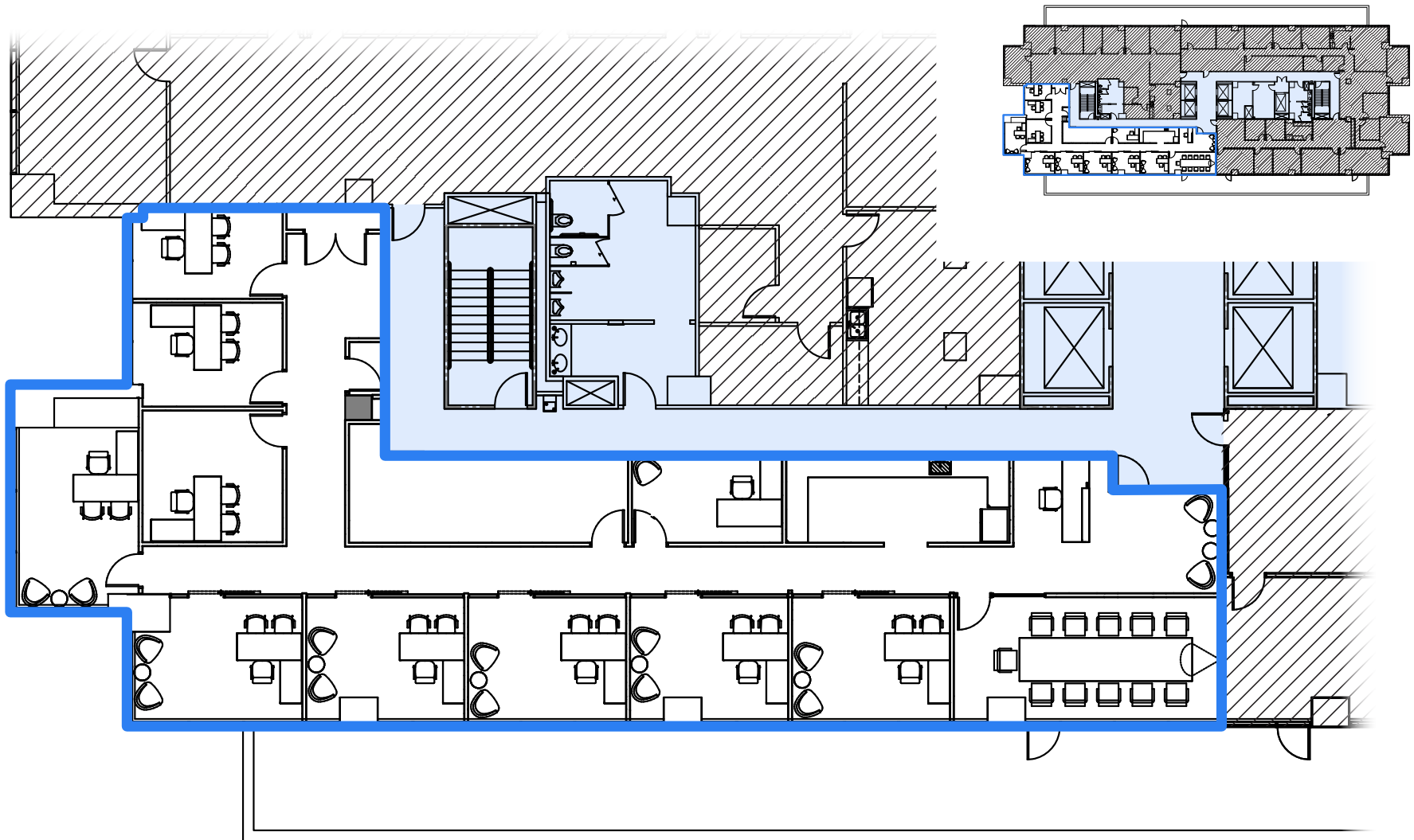
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Suite 1800 - 3,789 SF

Contiguous w/ Ste. 1875 to 8,618 SF



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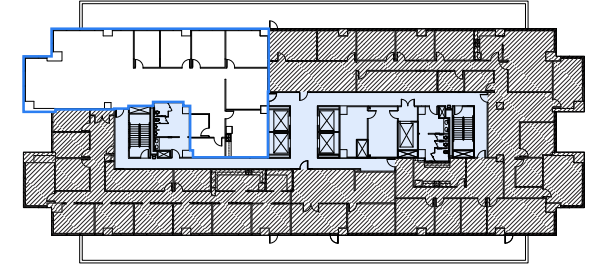
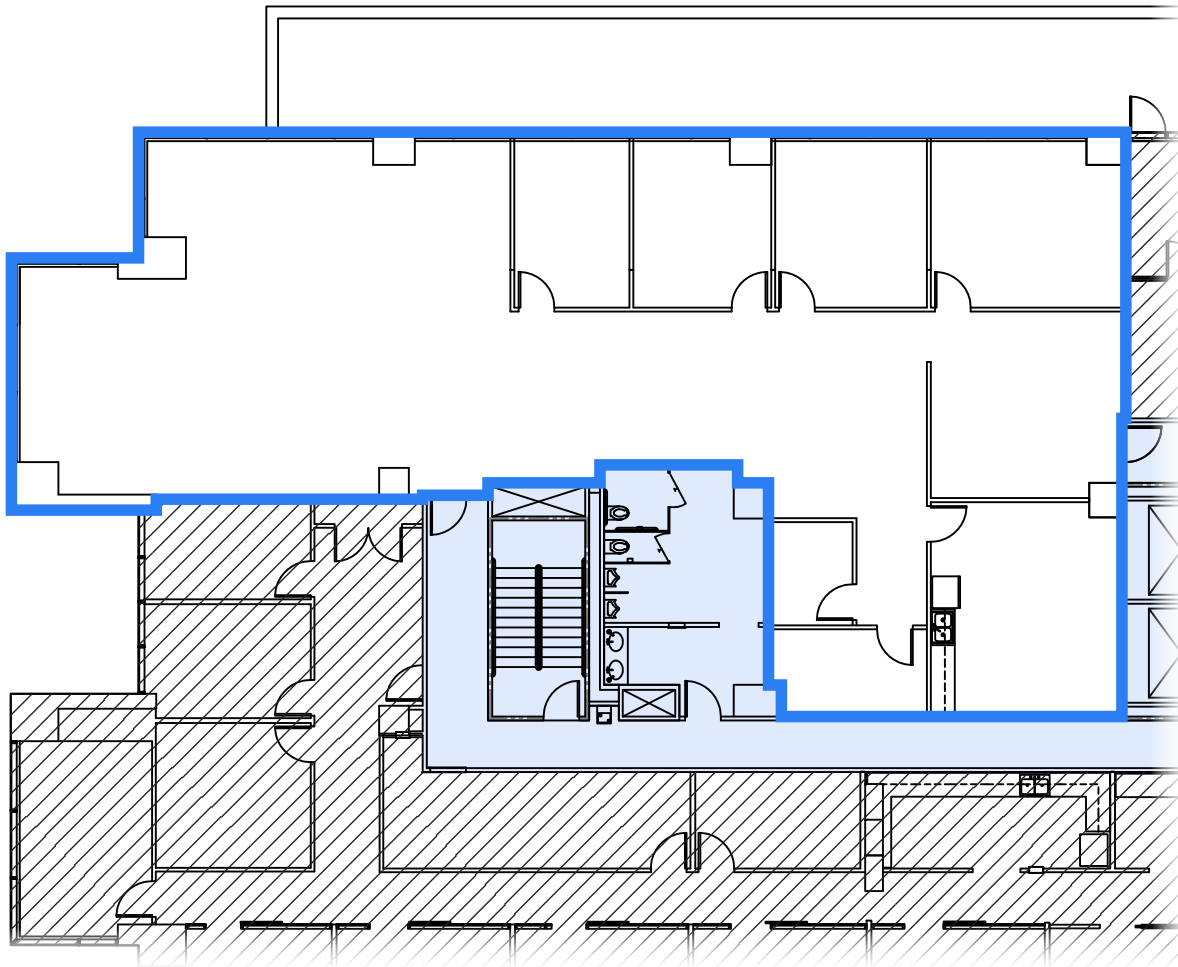
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Suite 1875 - 4,829 SF

Move-In Ready Suite - Contiguous w/ Ste. 1800 to 8,618 SF



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Move-In Ready Suite - Contiguous w/ Ste. 1800 to 8,618 SF



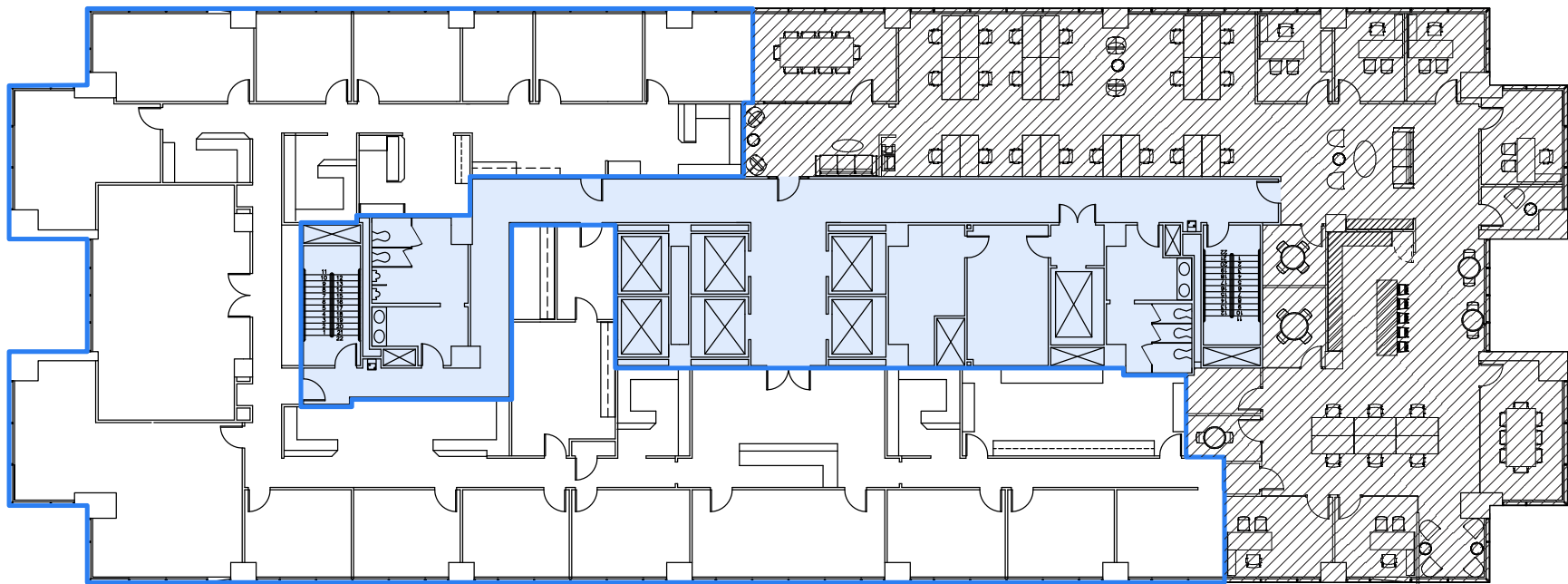
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Suite 1900 - 10,406 SF



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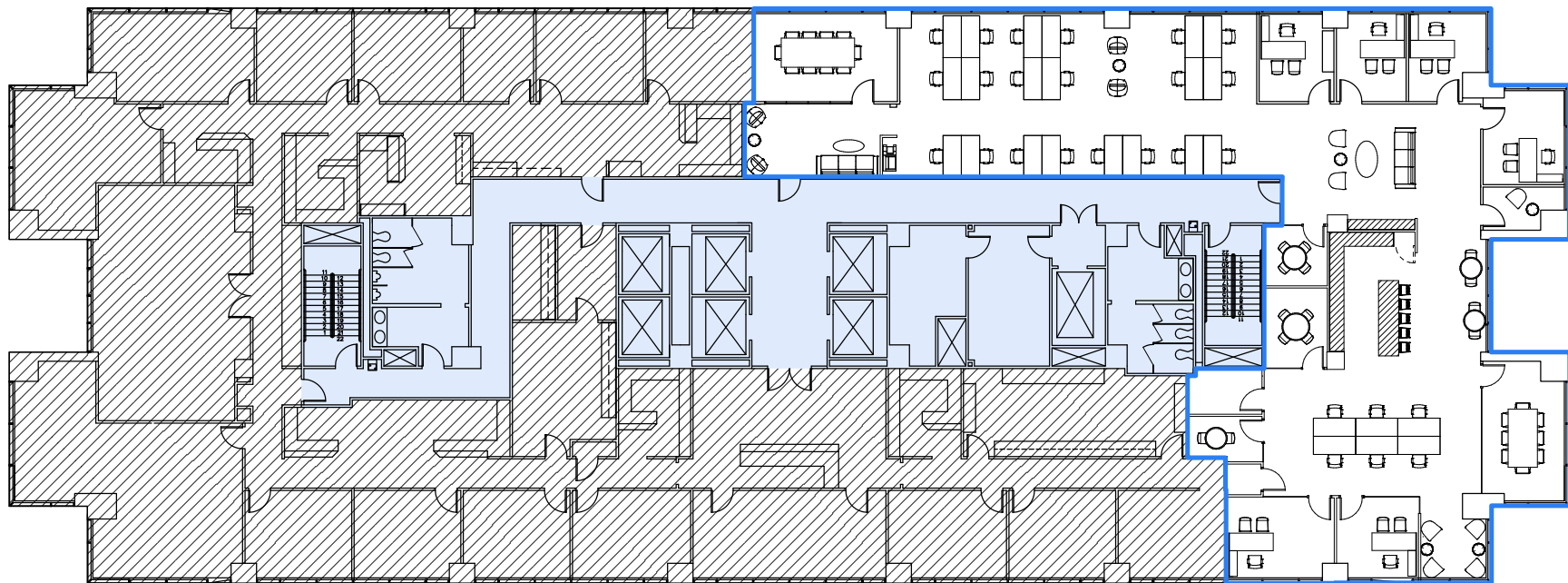
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Suite 1950 - 5,880 SF

Spec Suite



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Suite 1950 Space Photos

Spec Suite



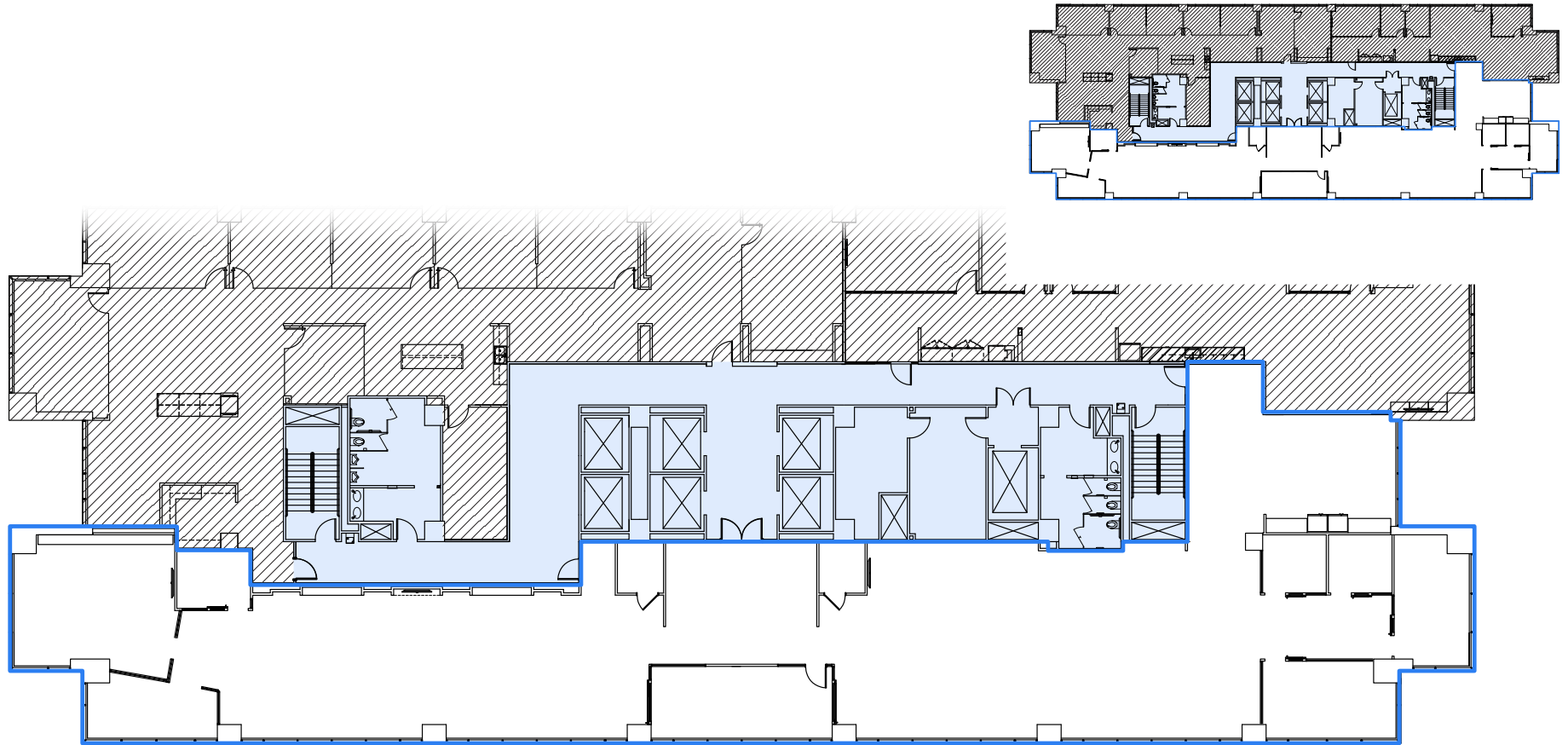
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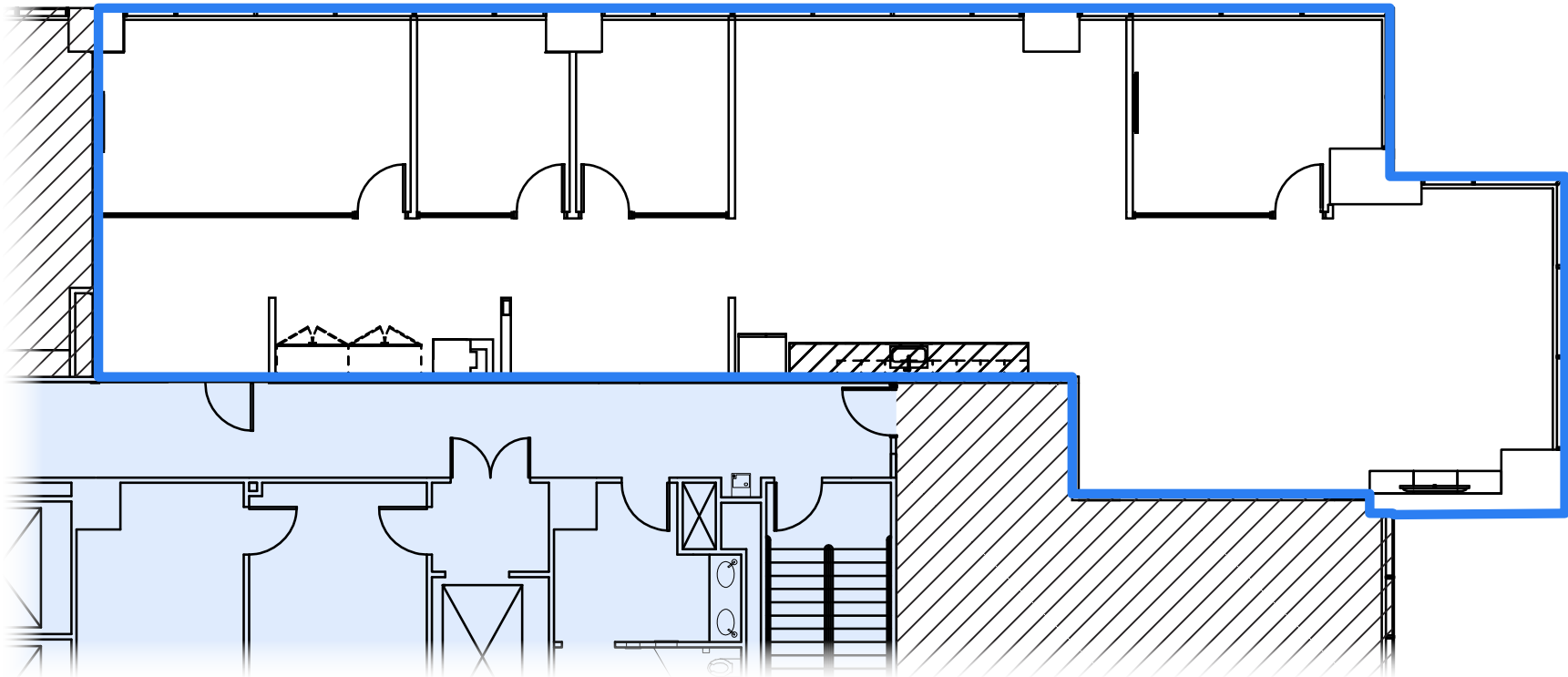
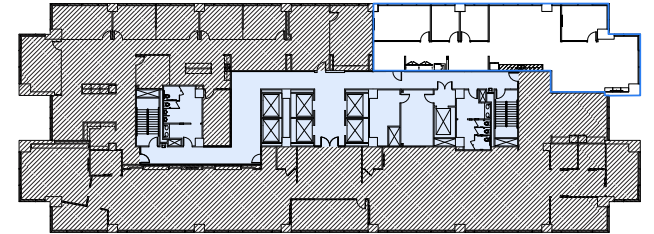
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Suite 2075 - 3,010 SF

Spec Suite Coming Soon



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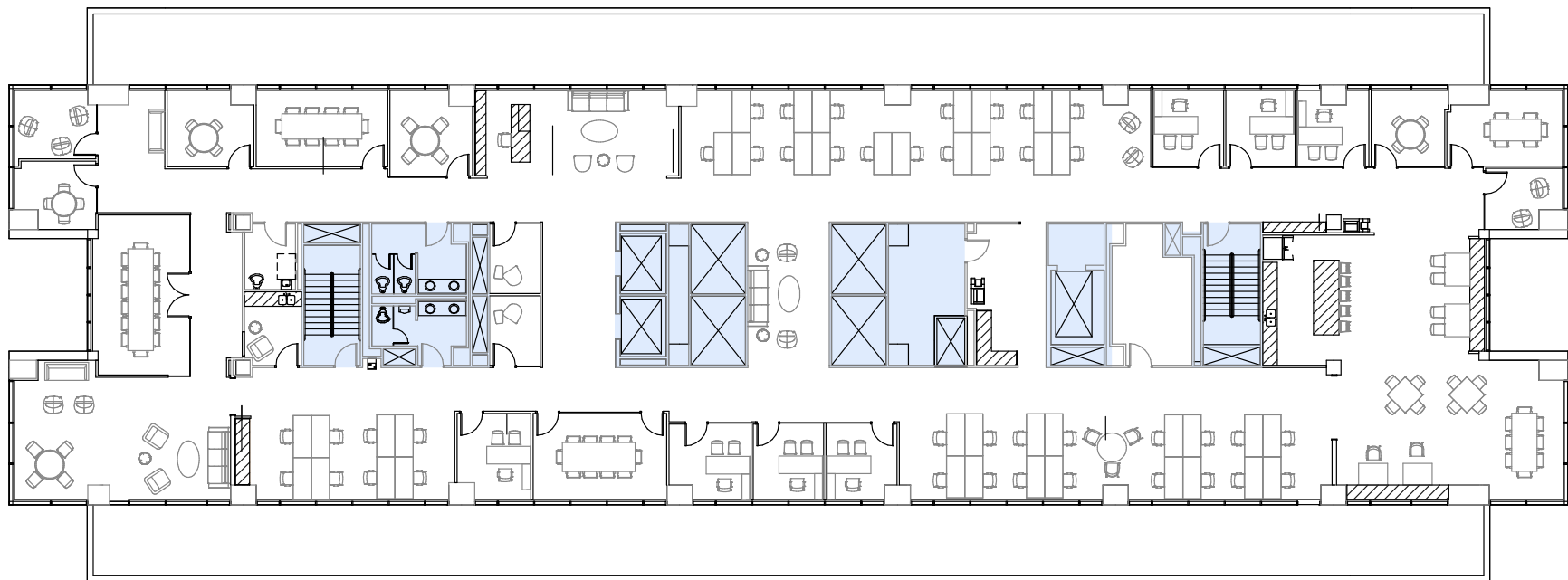
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Suite 2100 - 11,630 SF

Spec Suite



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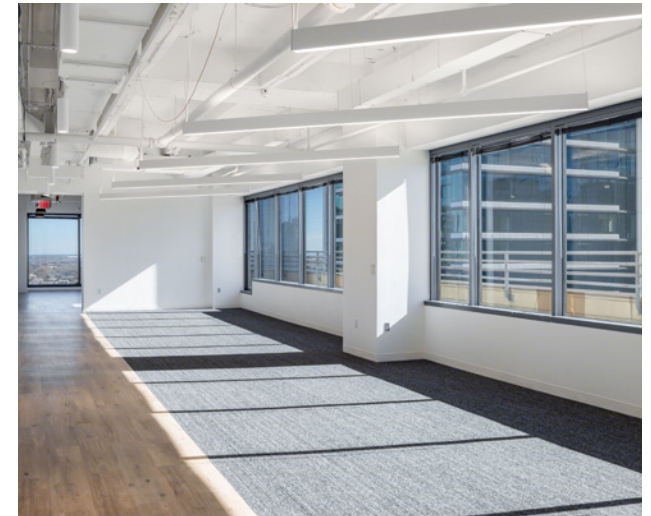
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Suite 2100 Suite Photos

Spec Suite



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