

301 Congress

Available Suites Under 10,000 SF

Ste. 120 - 2,208 SF [🔗](#)

Ste. 1300 - 2,200-5,700 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

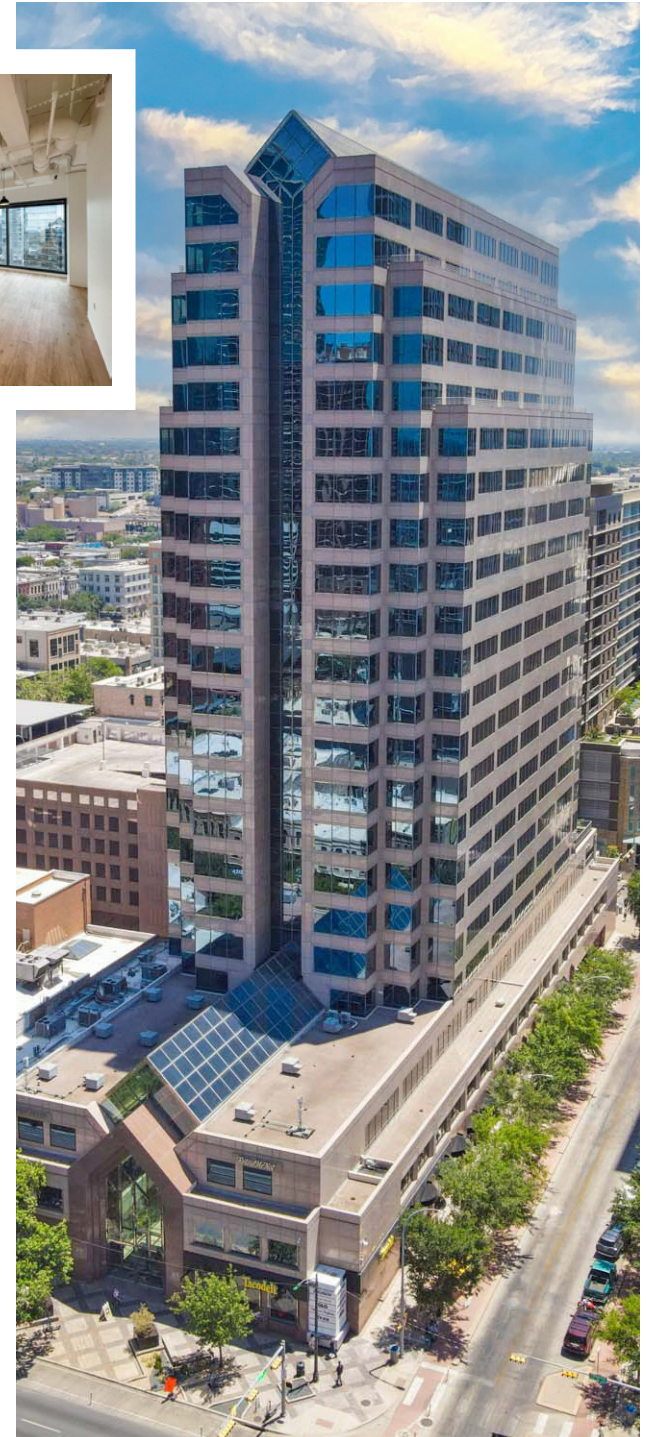
Ste. 1950 - 5,880 SF [🔗](#)

Spec Suite

Ste. 2000 - 8,582 SF [🔗](#)

Ste. 2075 - 3,010 SF [🔗](#)

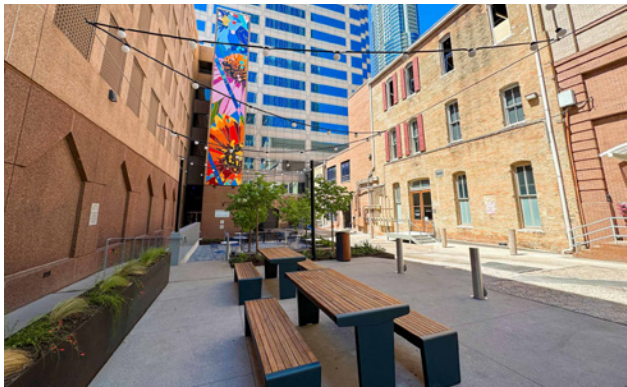
Spec Suite Coming Soon



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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

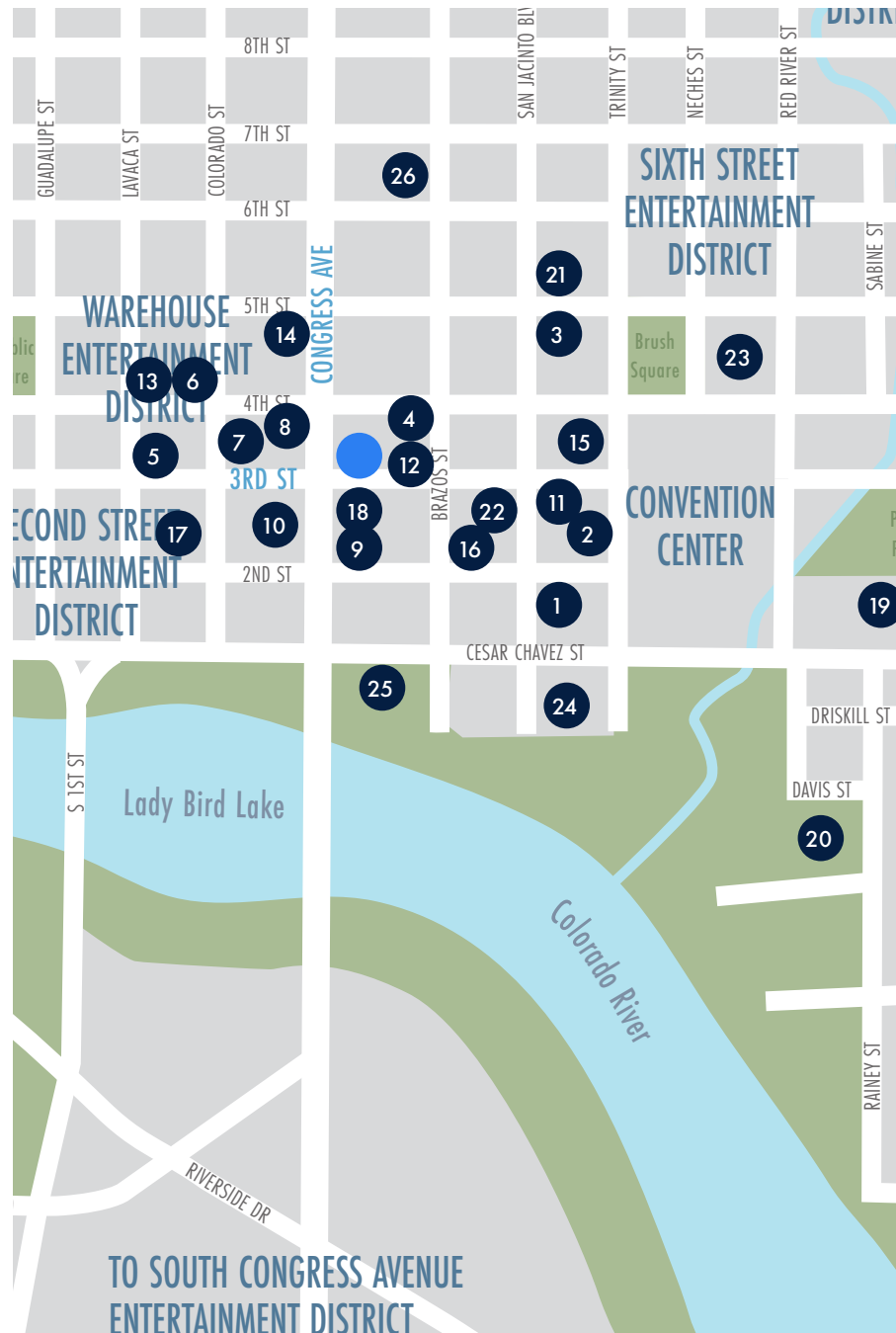
1. Gus's Fried Chicken
2. Fleming's
3. Eddie V's
4. Swift's Attic
5. Bob's Chophouse
6. Truluck's
7. Red Ash Grill
8. Capital Grille

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

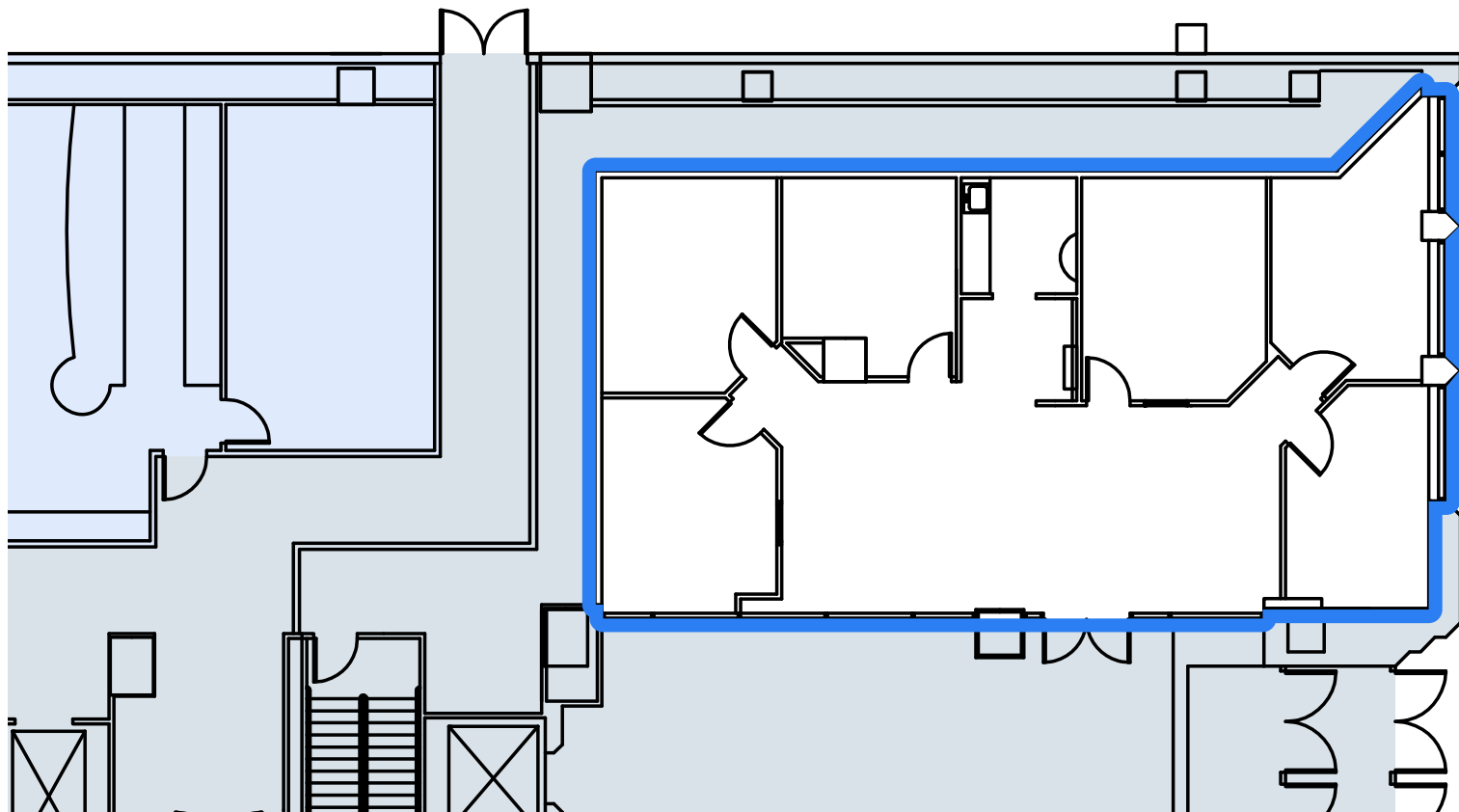
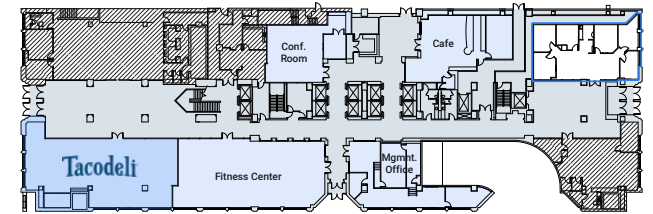
Hotels

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 Space Photos



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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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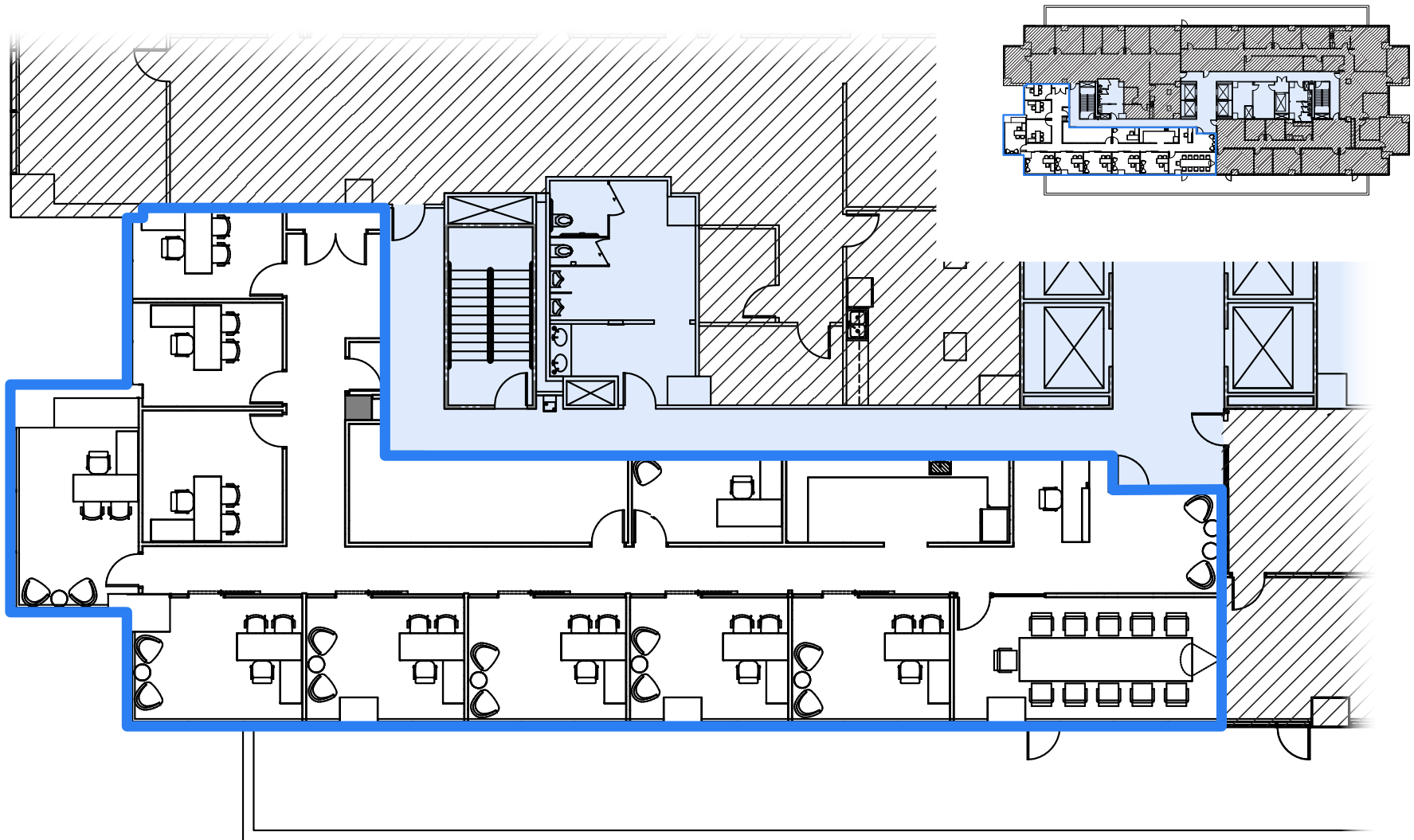
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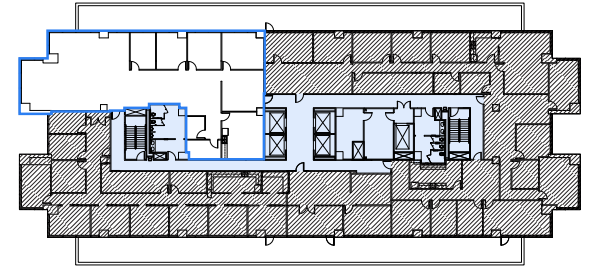
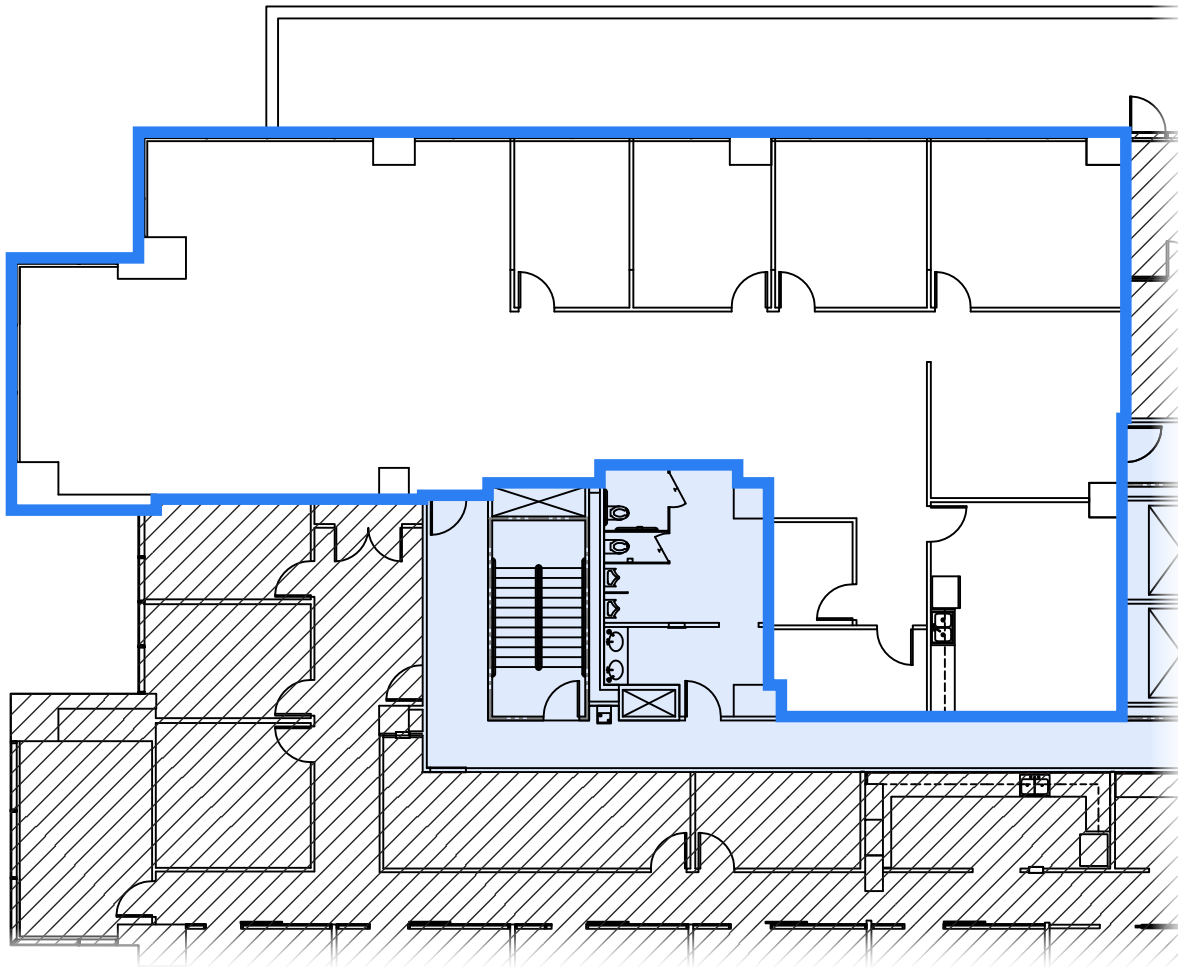
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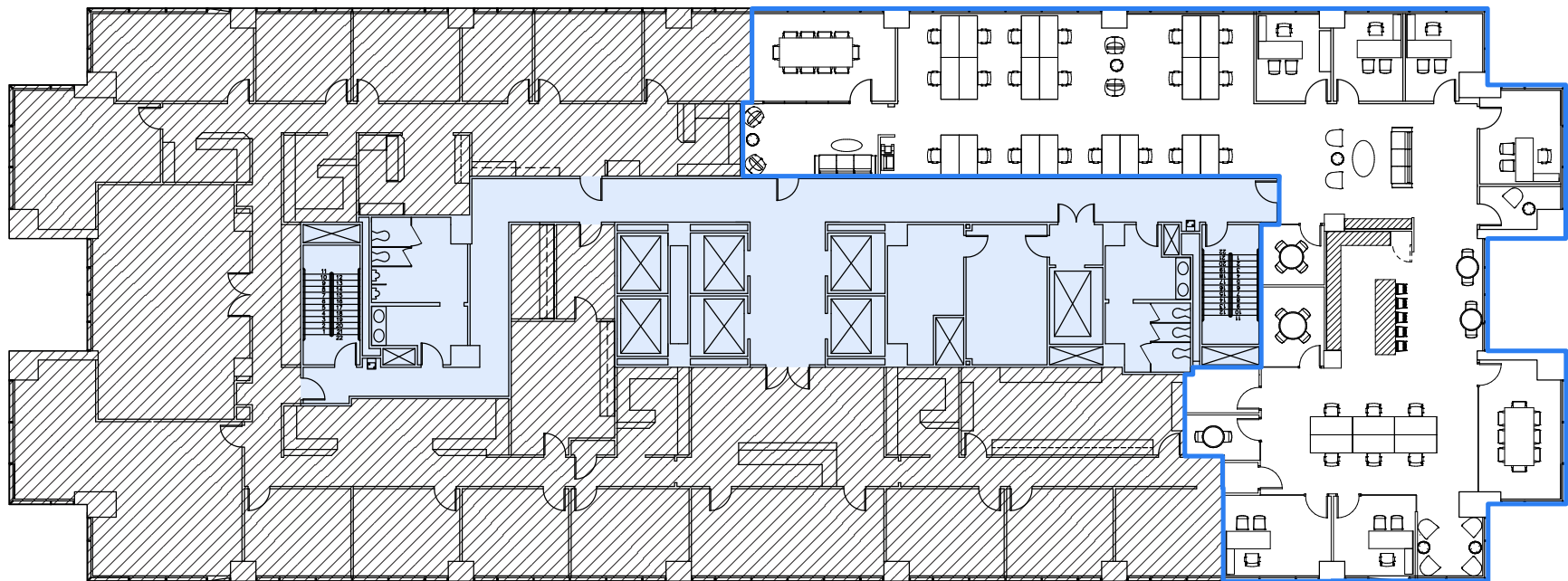
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Suite 1950 - 5,880 SF

Spec Suite



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Suite 1950 Space Photos

Spec Suite



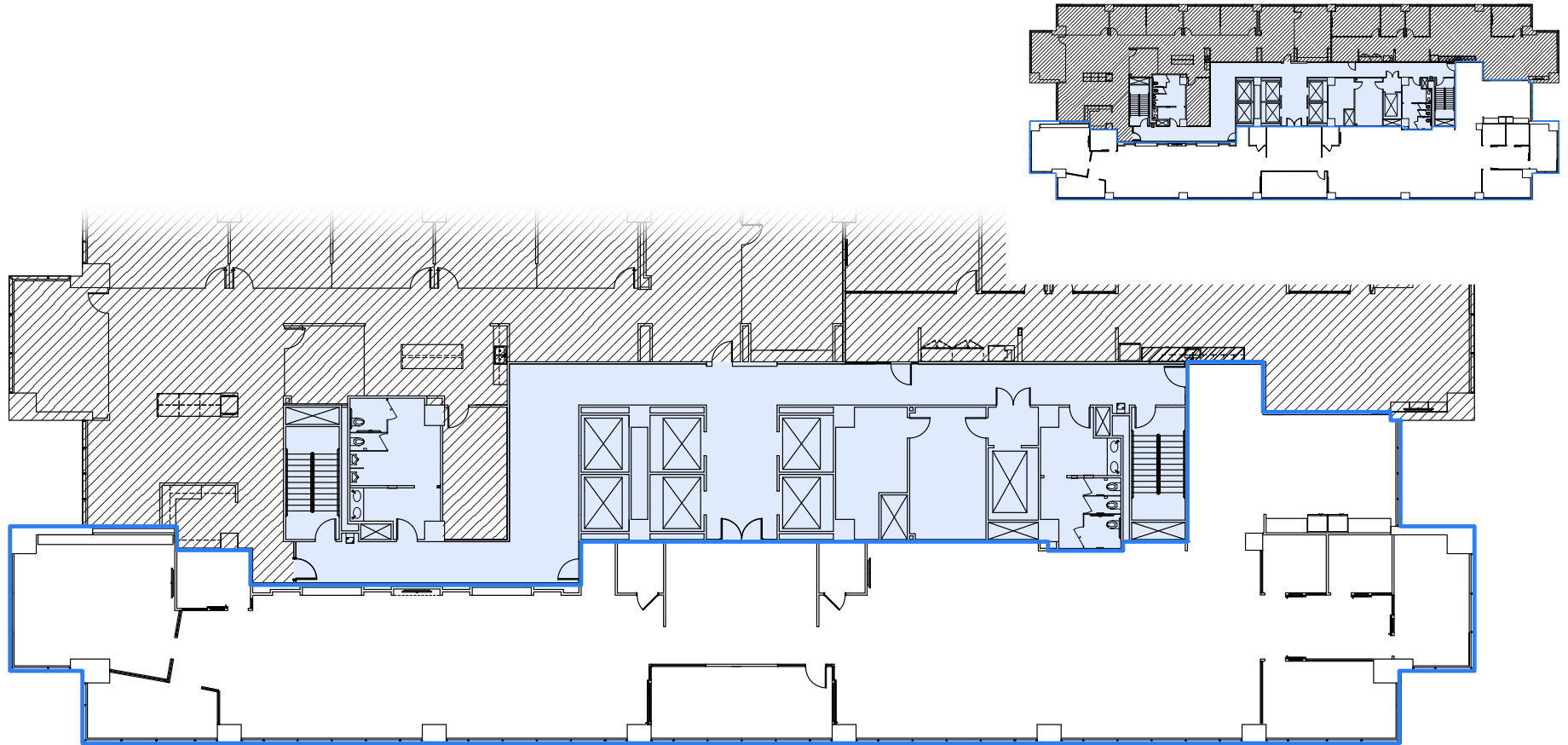
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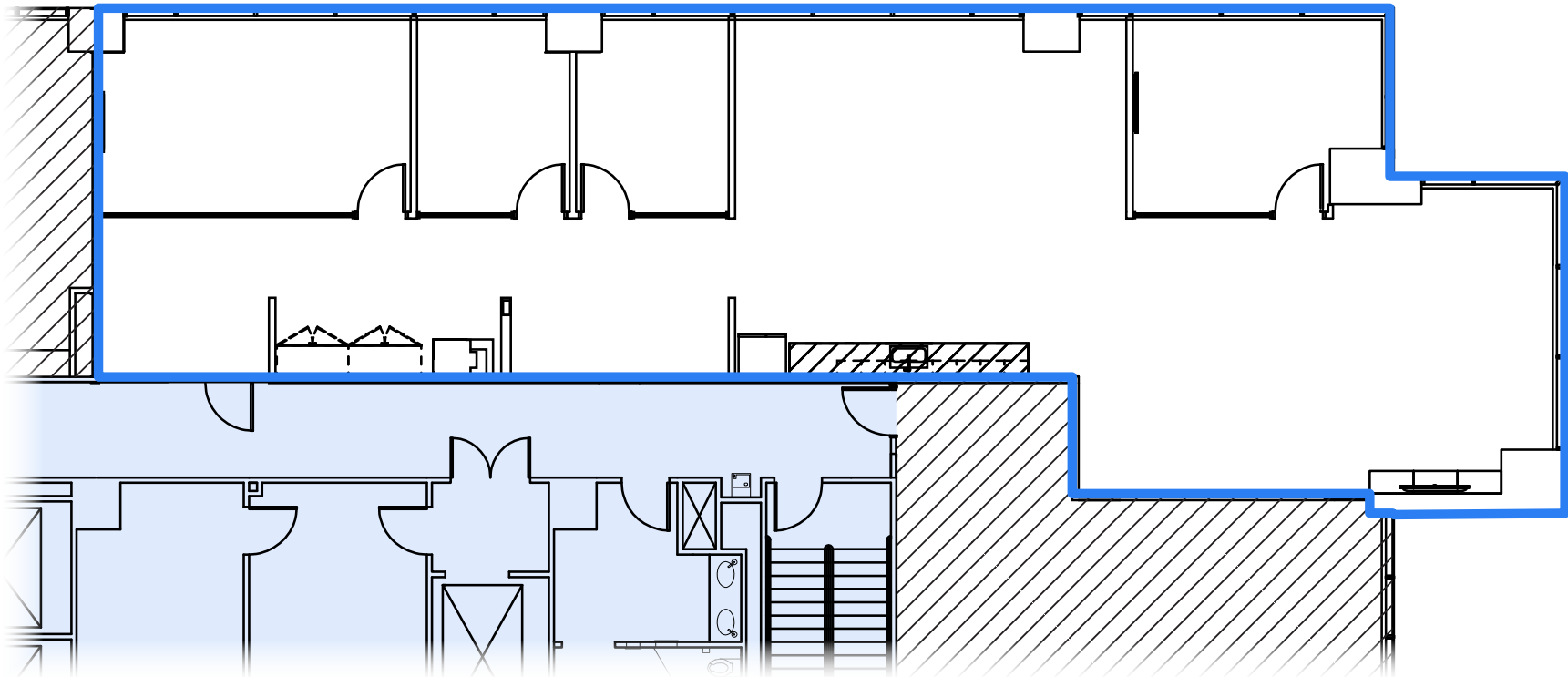
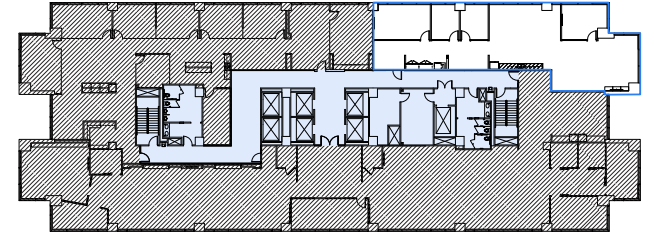
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Suite 2075 - 3,010 SF

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