

# 301 Congress

## Available Suites Over 10,000 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

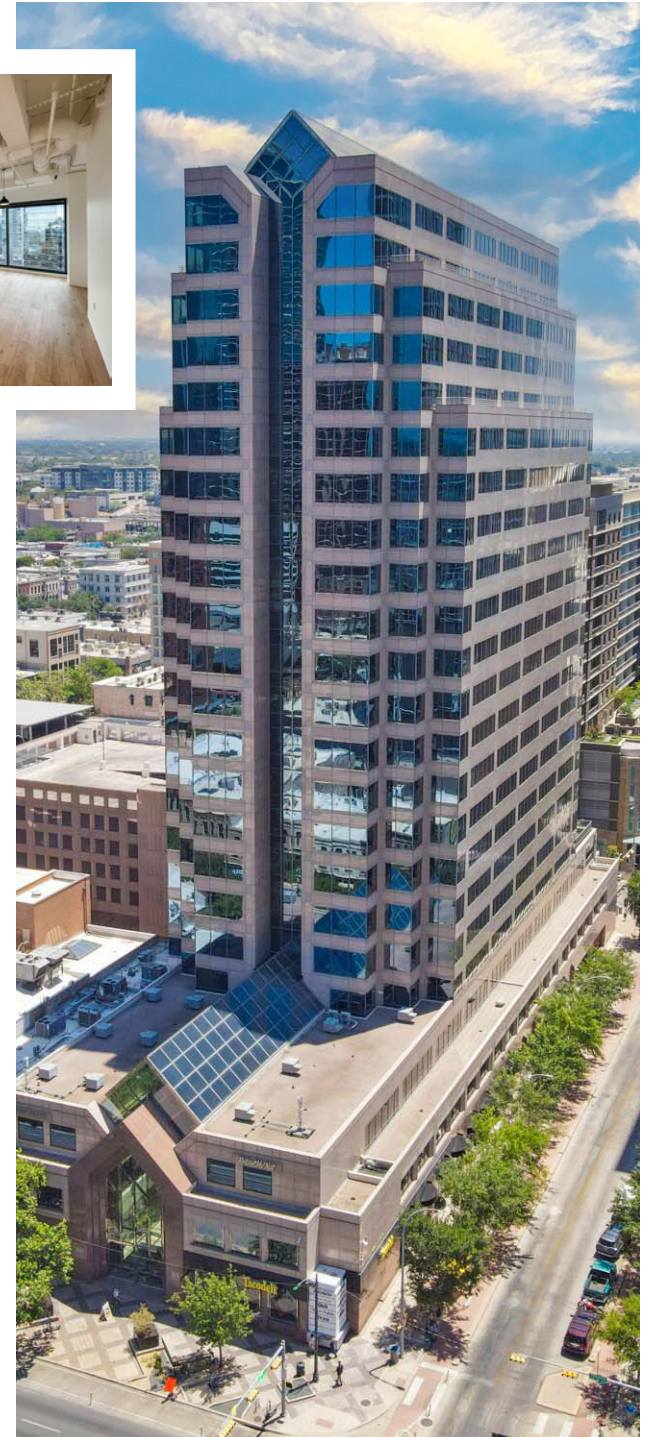
**10th Floor - 20,591 SF** [🔗](#)

**Ste. 1300 - 17,738 SF** [🔗](#)

**Ste. 1900 - 10,406 SF** [🔗](#)

**21st Floor - 11,630 SF** [🔗](#)

Spec Suite

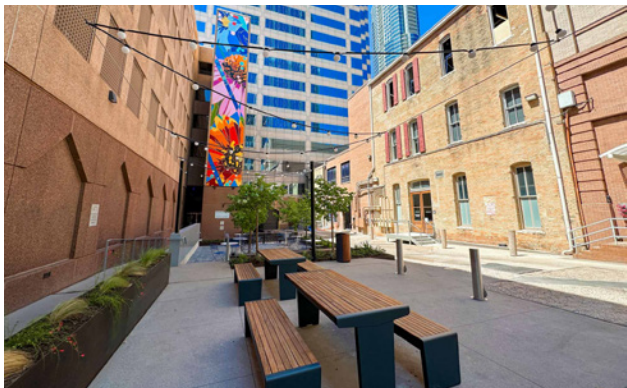


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# Building Amenities & Features

- 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<sup>®</sup>  
Viral Response  
Certified

# Nearby Amenities

## Restaurants

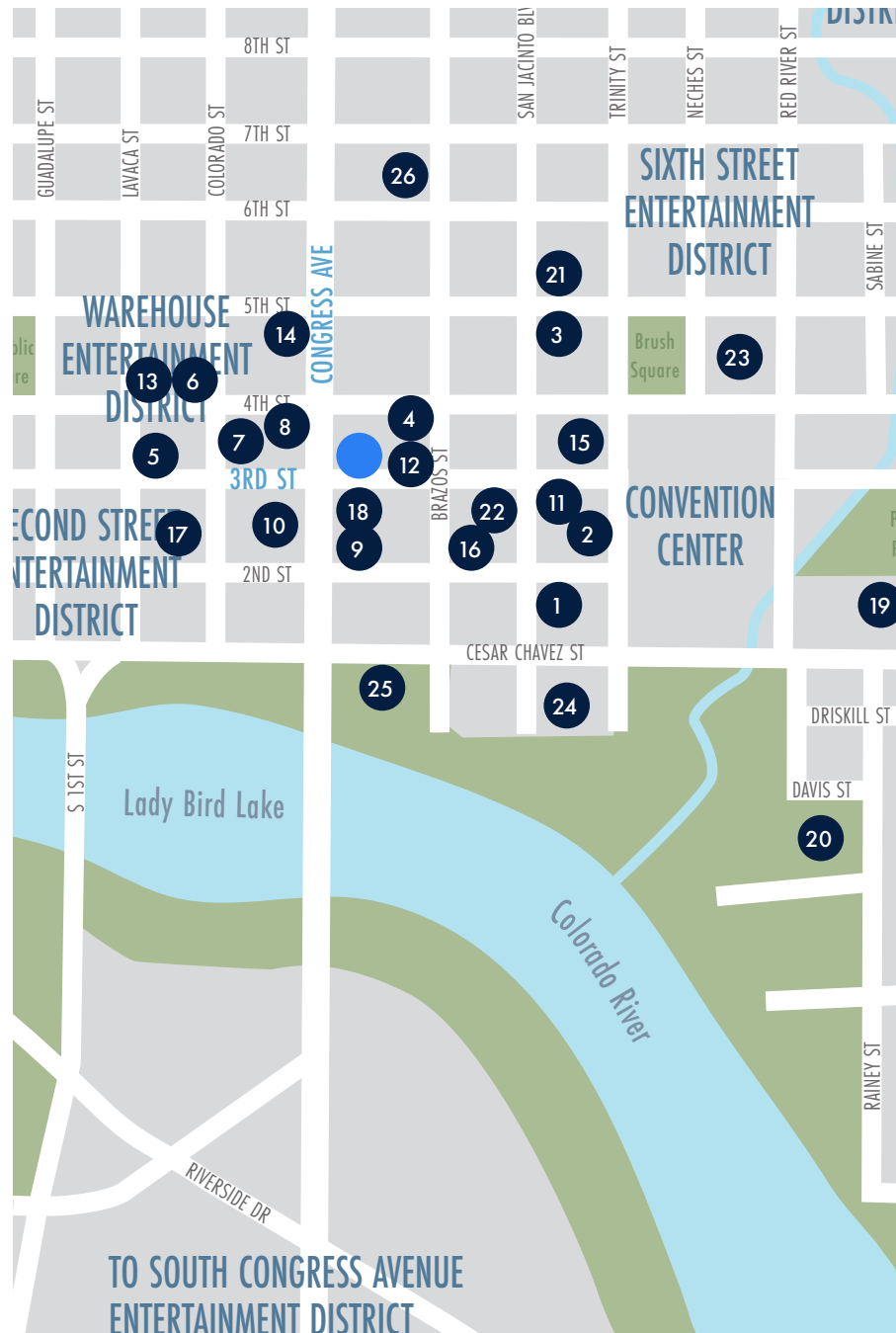
1. Gus's Fried Chicken
2. Fleming's
3. Eddie V's
4. Swift's Attic
5. Bob's Chophouse
6. Truluck's
7. Red Ash Grill
8. Capital Grille

## 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

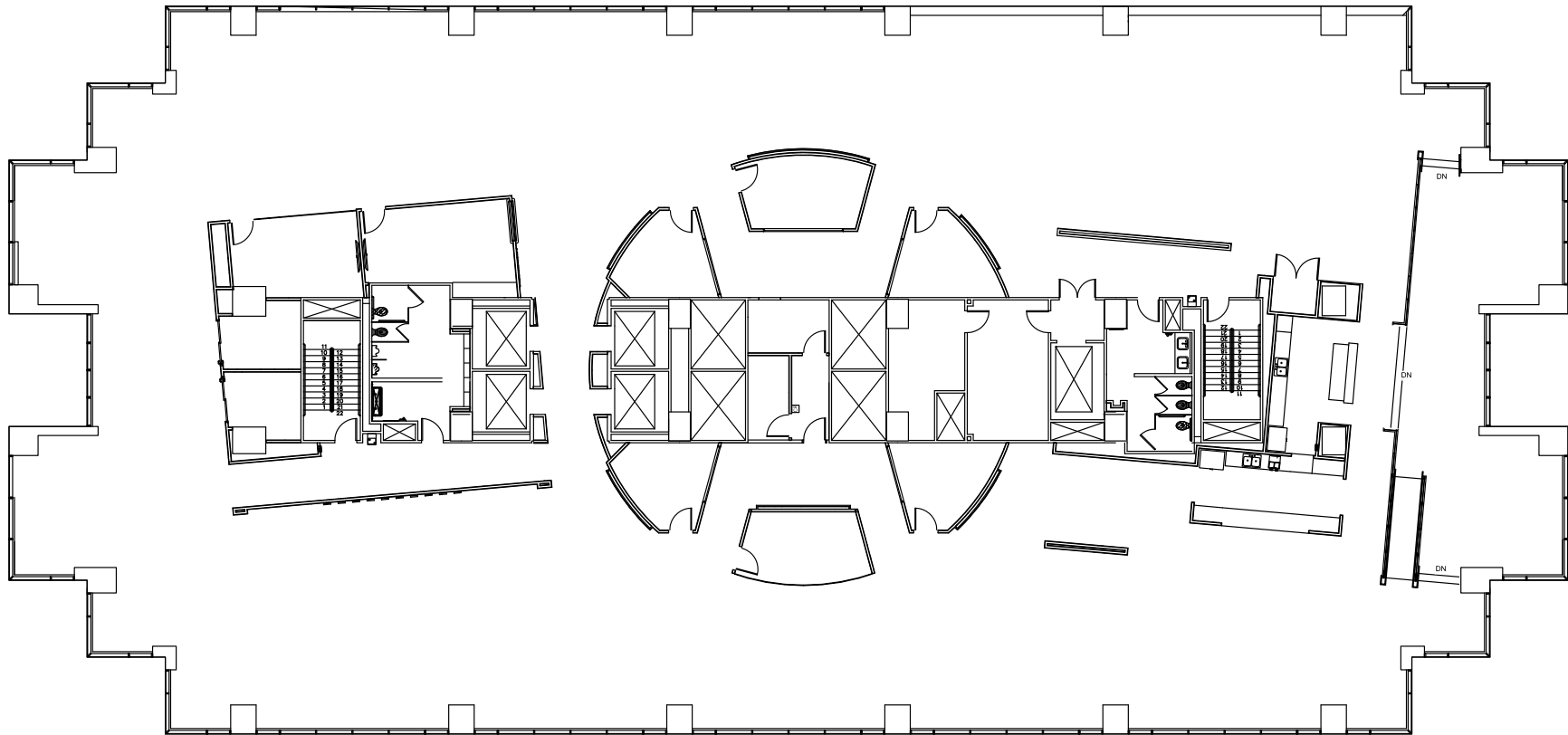
18. JW Marriott
19. Fairmont Hotel
20. Hotel Van Zandt
21. Westin
22. Hyatt Place
23. Hilton
24. Four Seasons
25. Radisson
26. The Driskill



# 301 Congress

# Suite 400 - 20,011 SF

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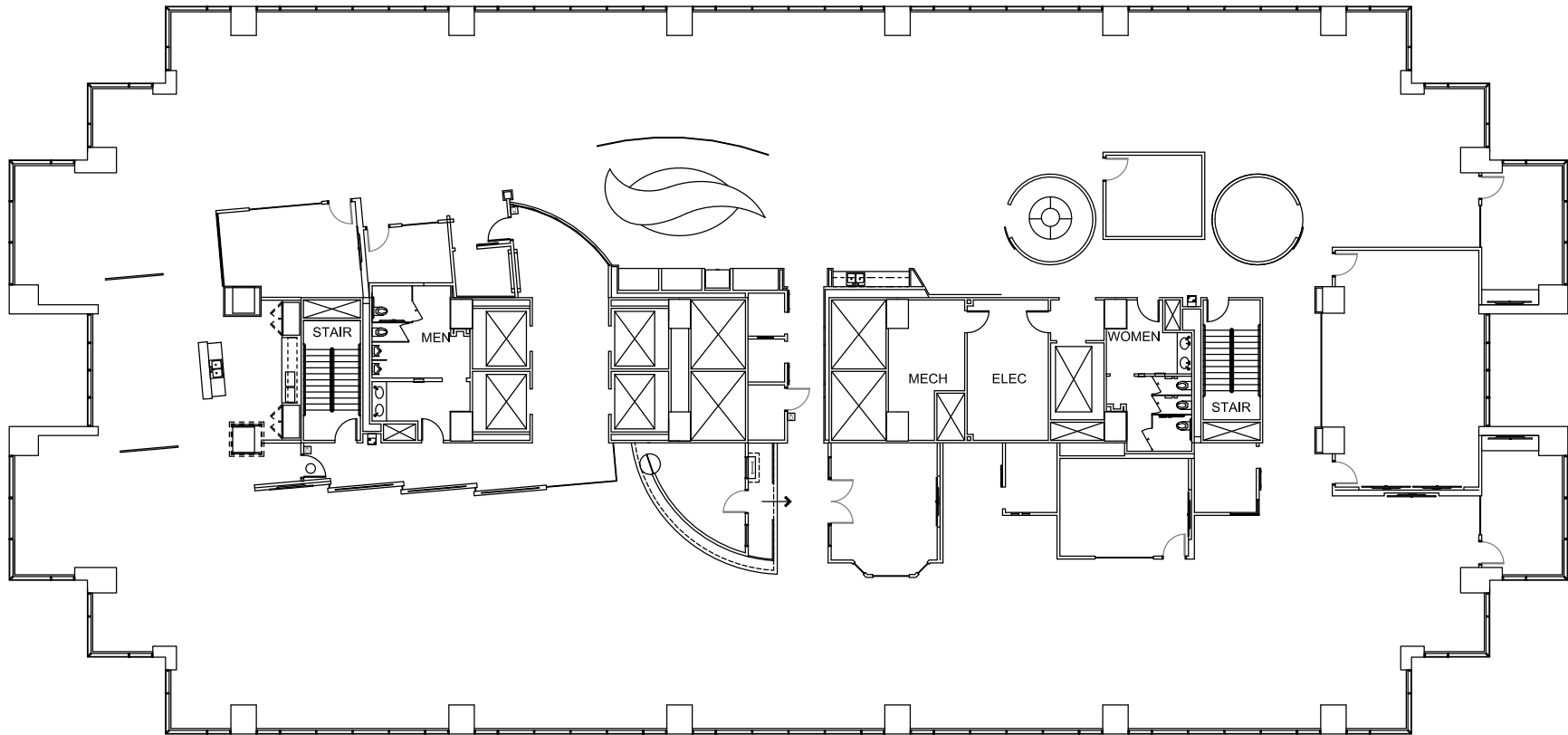
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# 301 Congress

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# Suite 600 - 20,011 SF

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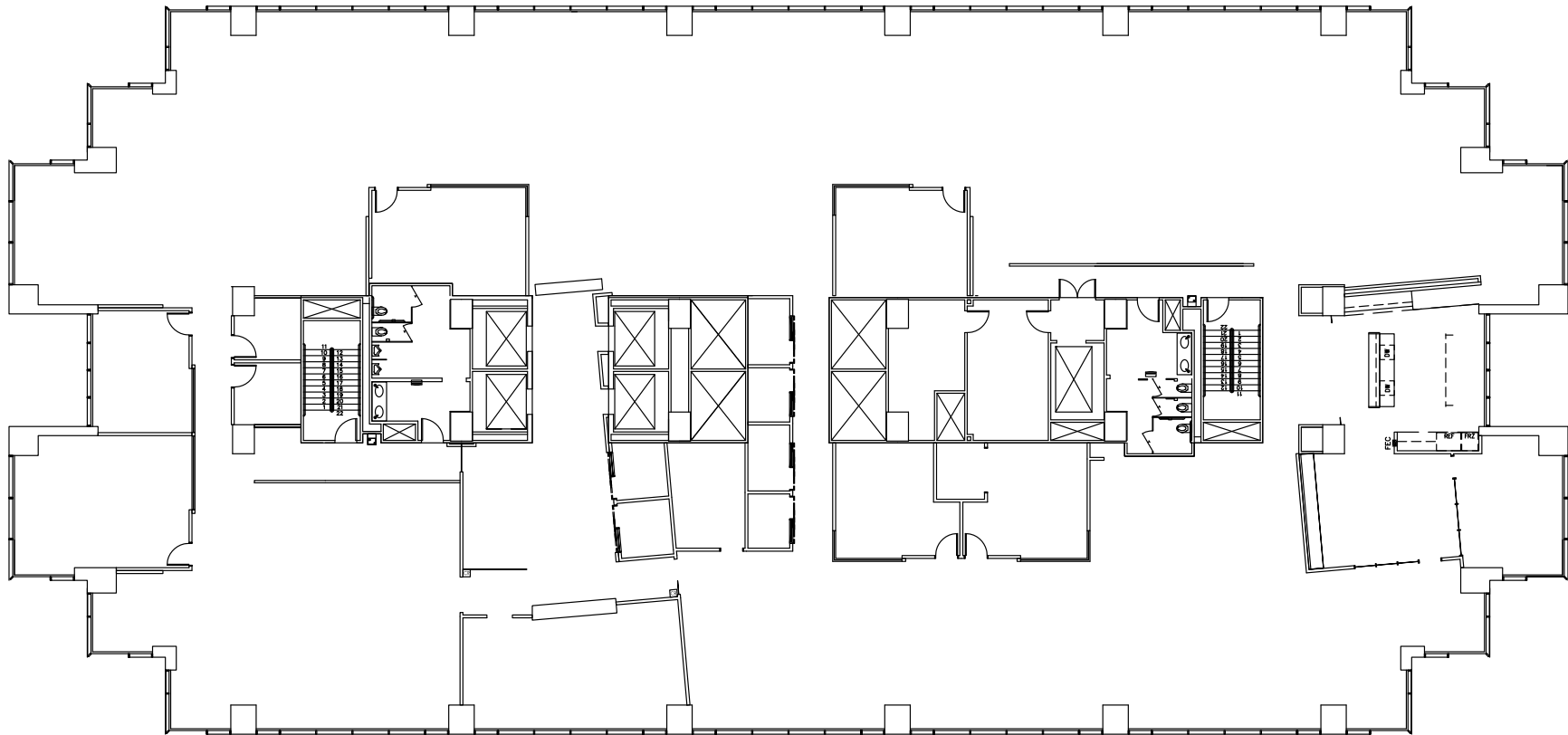
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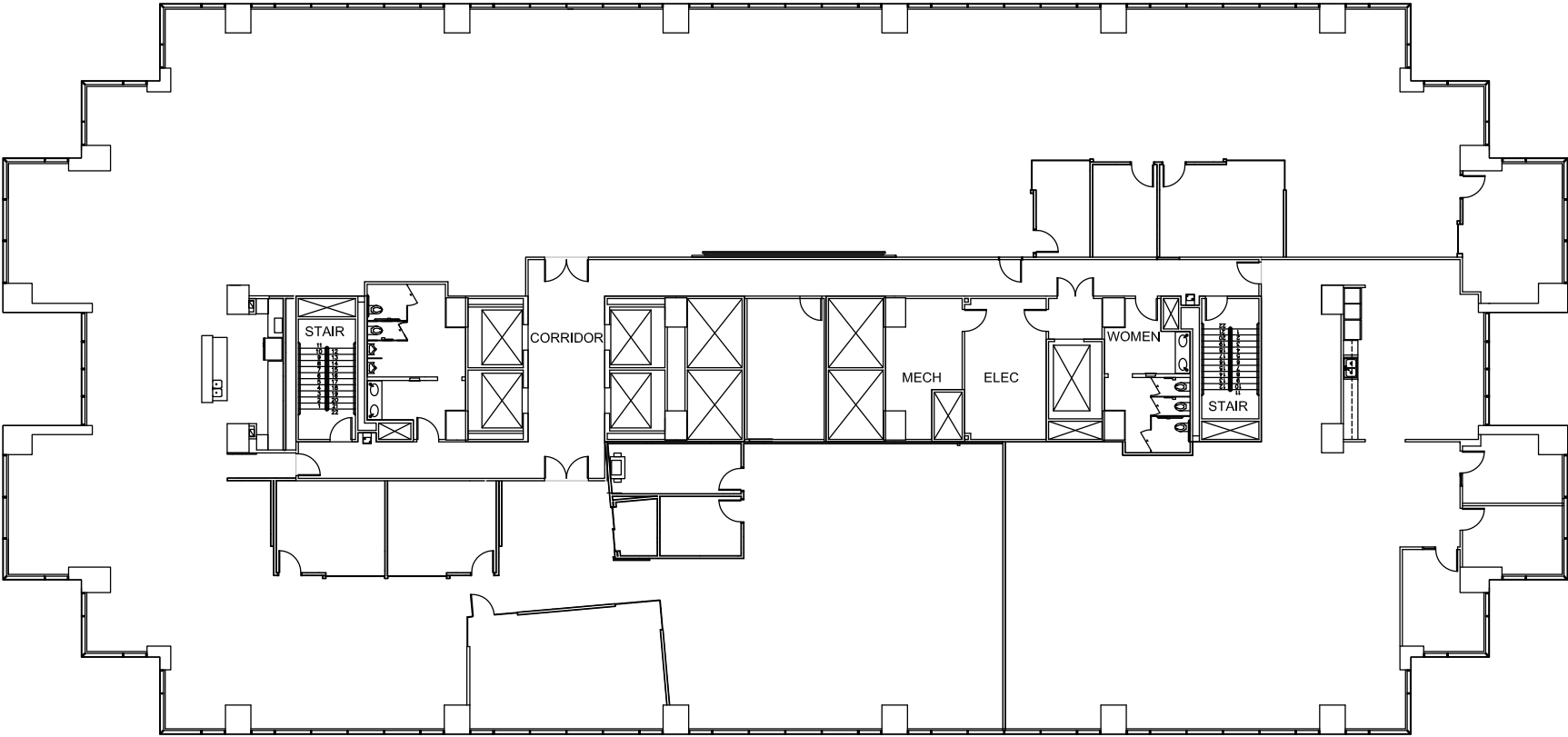




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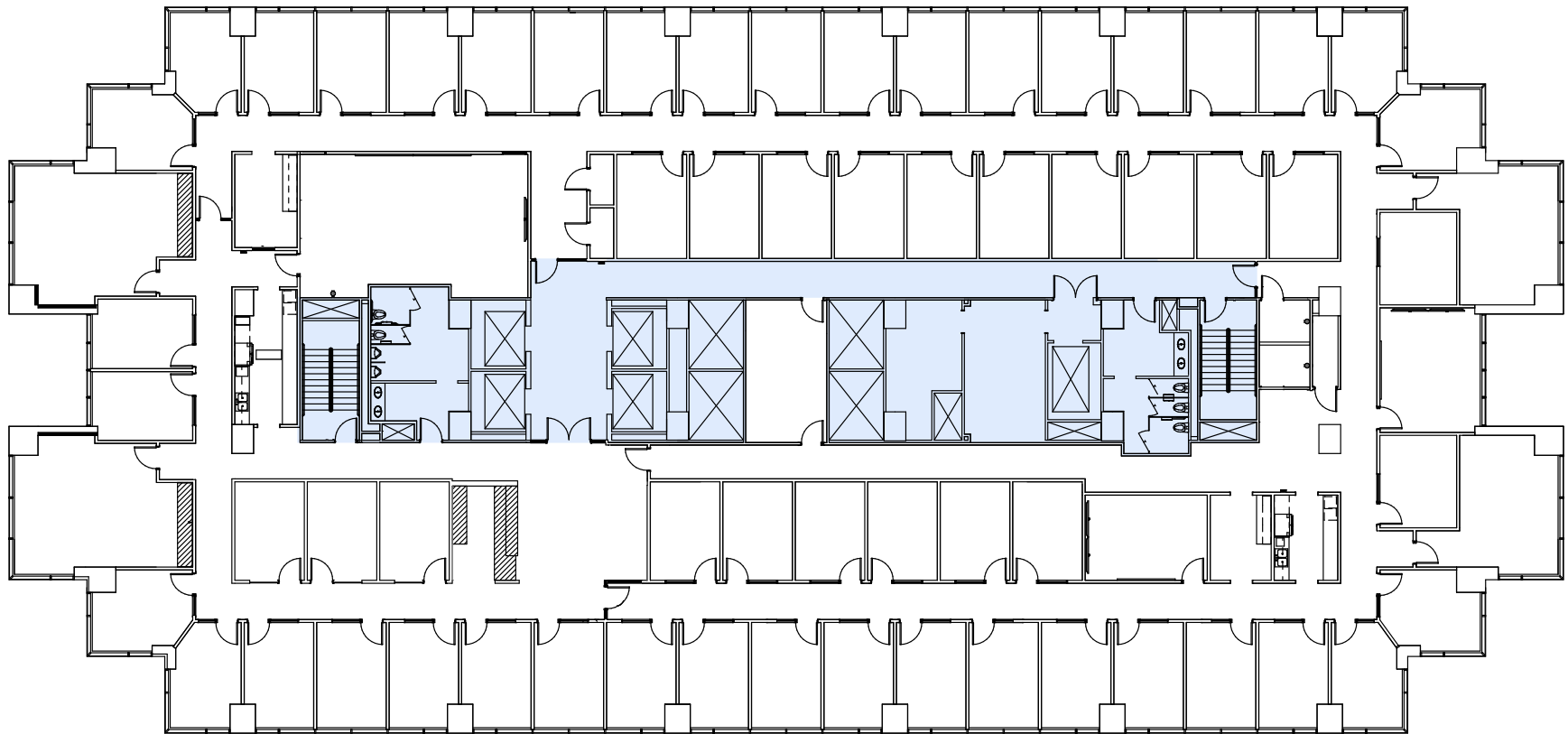




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## Suite 900 - 20,591 SF

Direct Plug & Play Suite w/ Furniture Included



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# 301 Congress

# Suite 900 Space Photos

Direct Plug & Play Suite w/ Furniture Included



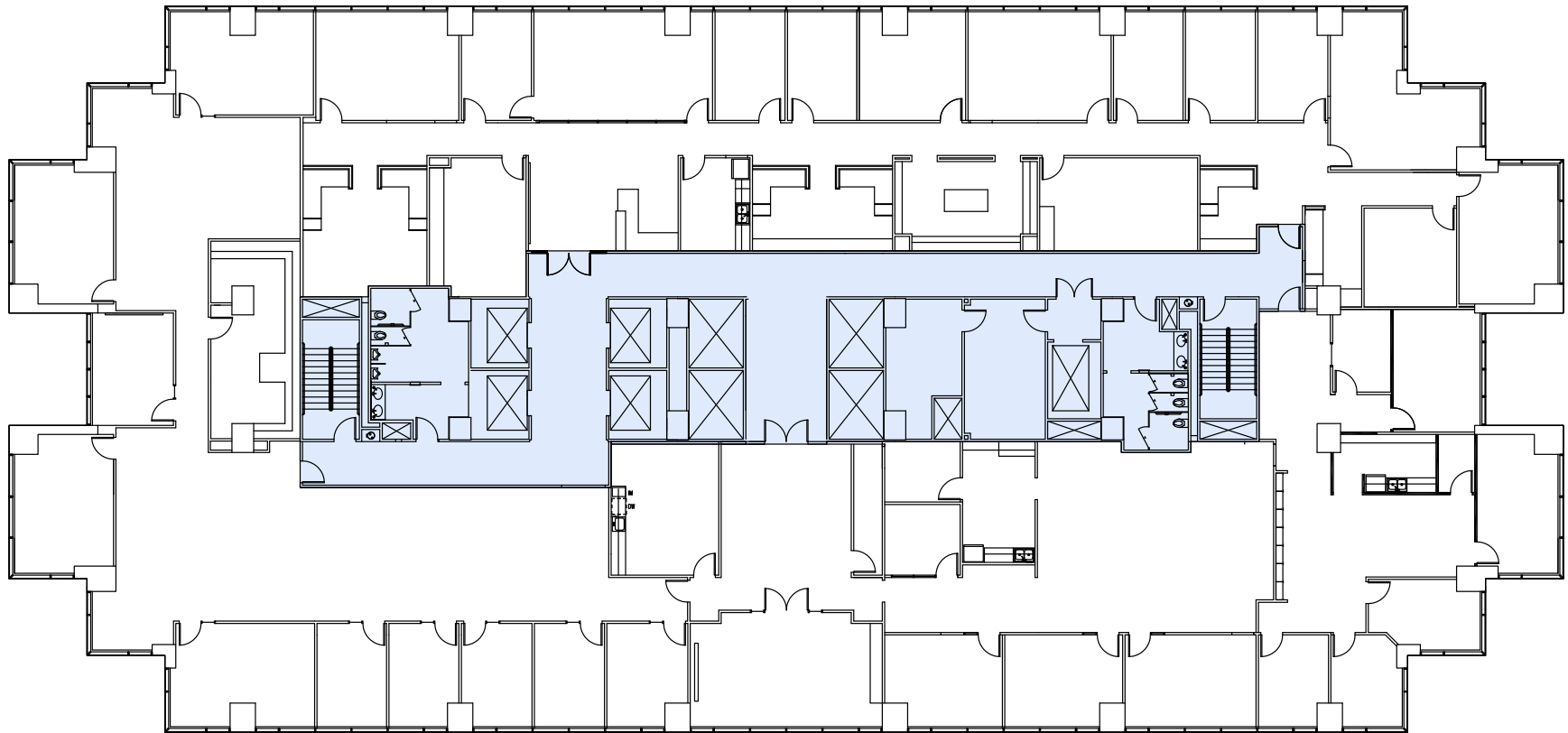
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## Suite 1000 - 20,591 SF



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# Suite 1000 Space Photos



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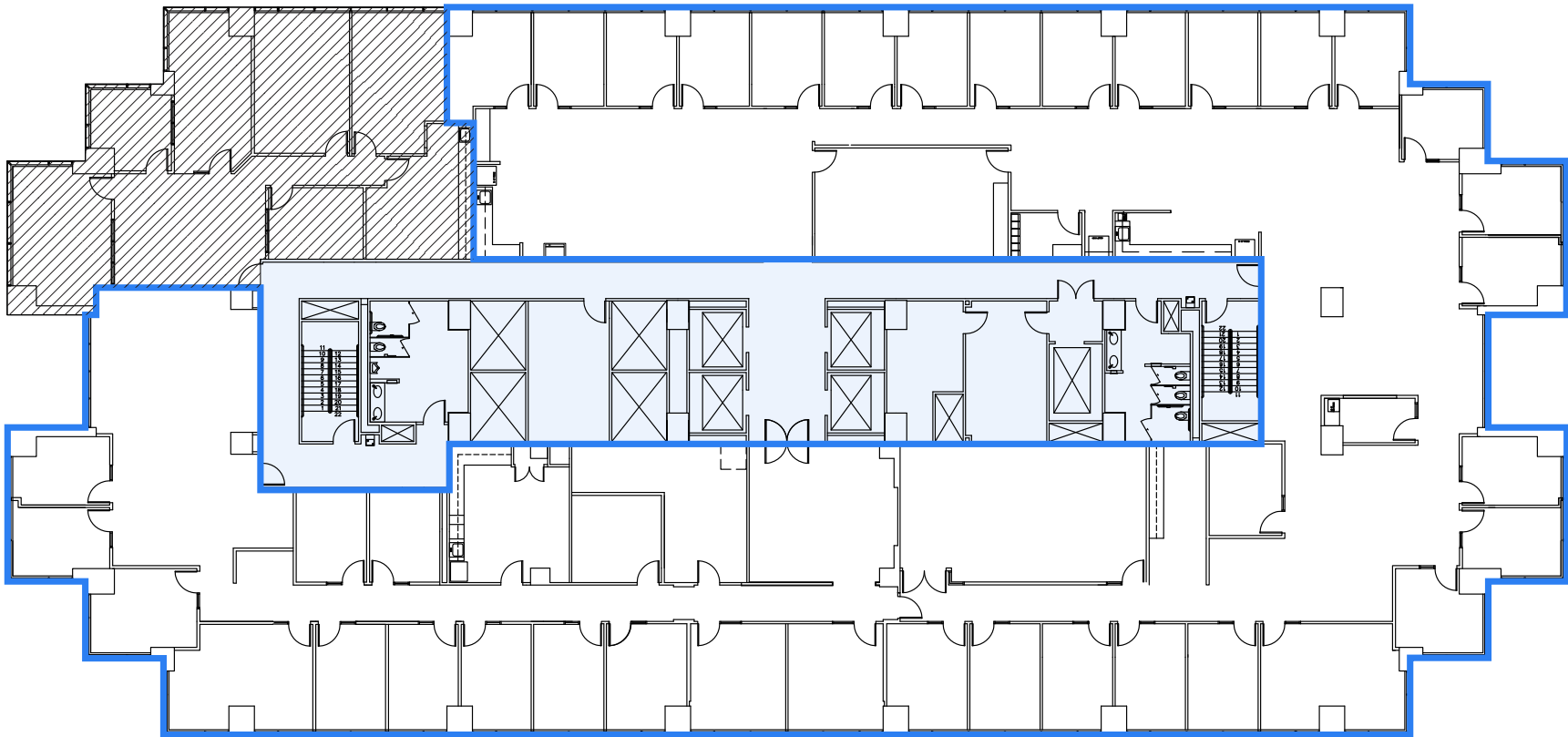
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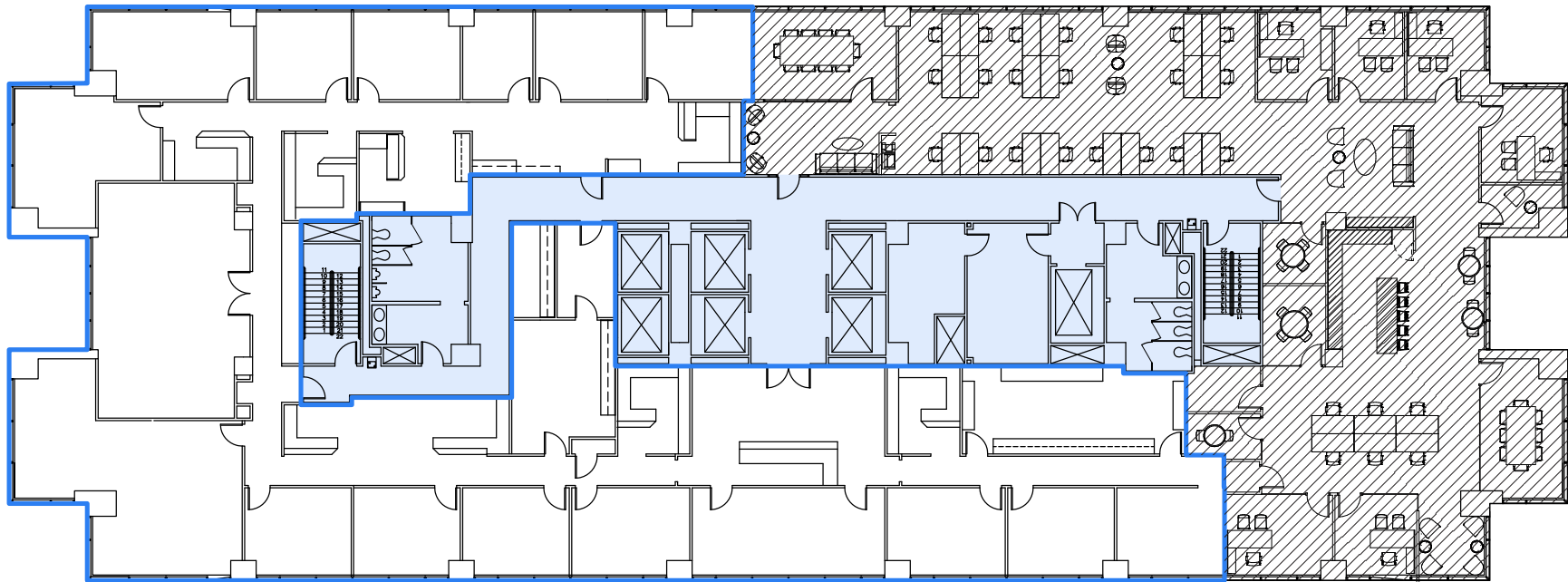
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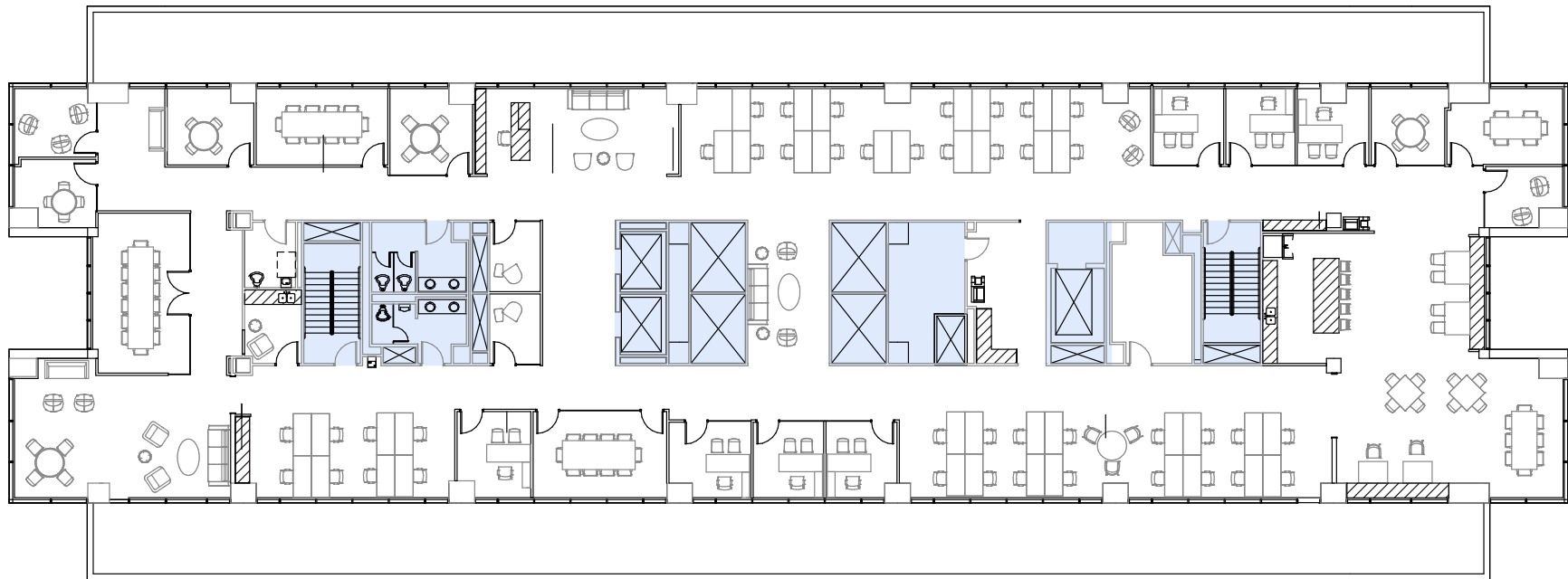
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Spec Suite



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# 301 Congress

# Suite 2100 Suite Photos

Spec Suite



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