

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

9th Floor - 20,591 SF [📄](#)

Direct Plug & Play Suite w/ Furniture Included

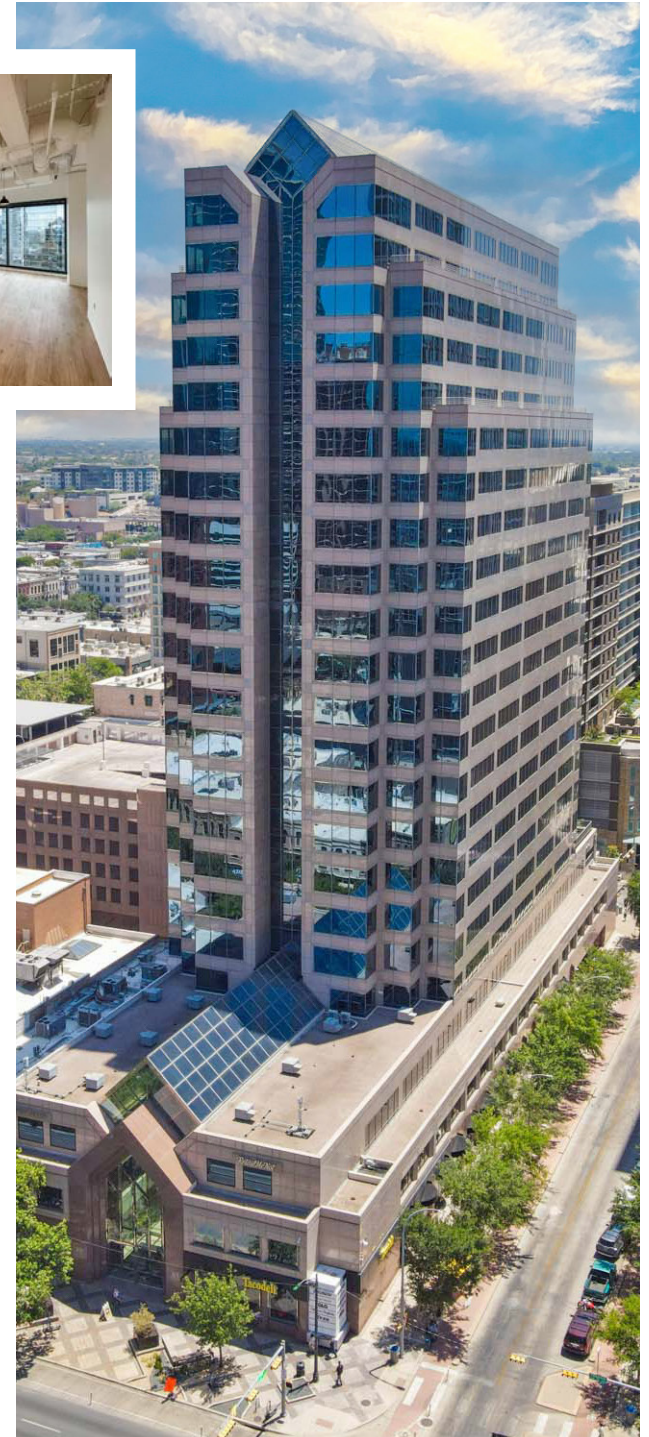
10th Floor - 20,591 SF [📄](#)

Ste. 1300 - 17,738 SF [📄](#)

Ste. 1900 - 10,406 SF [📄](#)

21st Floor - 11,630 SF [📄](#)

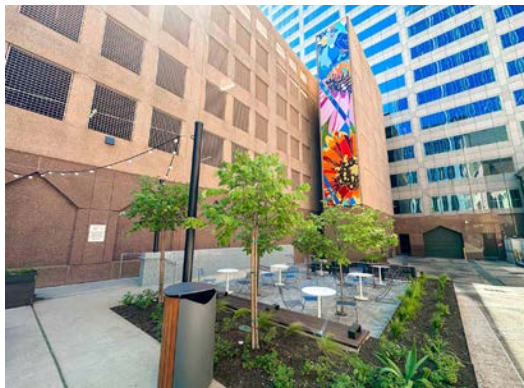
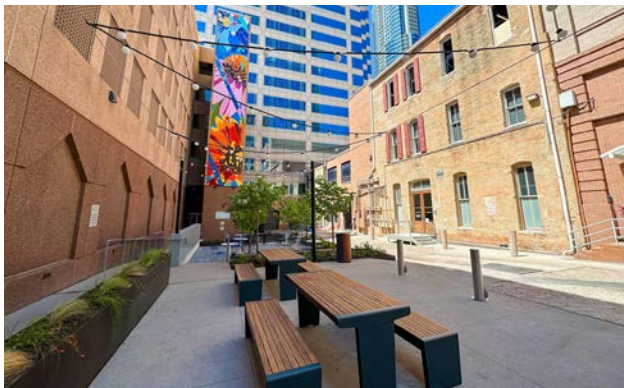
Spec Suite



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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®
Viral Response
Certified

Nearby Amenities

Restaurants

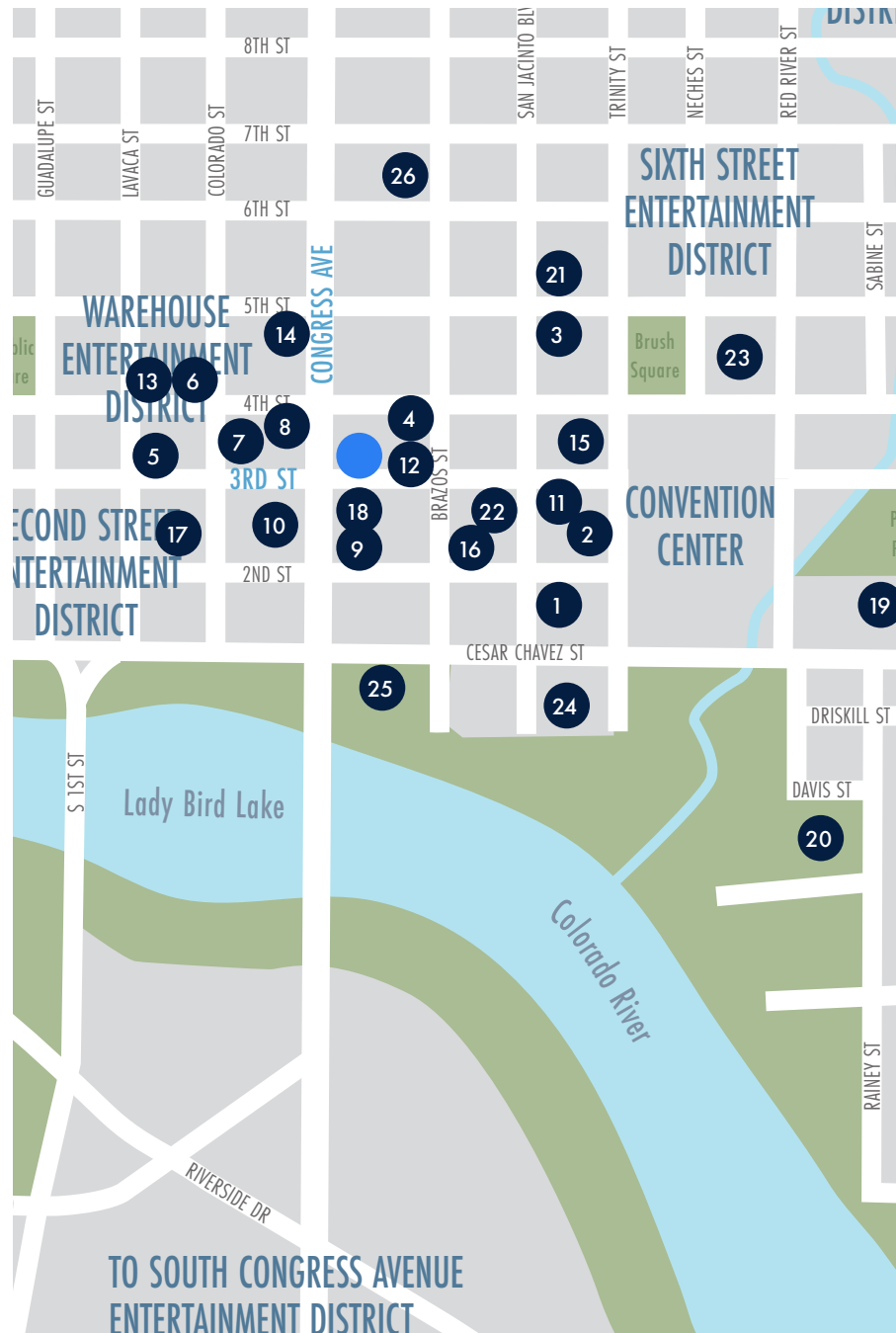
1. Gus's Fried Chicken
2. Fleming's
3. Eddie V's
4. Swift's Attic
5. Bob's Chophouse
6. Truluck's
7. Red Ash Grill
8. Capital Grille

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



GUS'S
FRIED CHICKEN
WORLD FAMOUS

Fleming's
PRIME STEAKHOUSE & WINE BAR

Eddie V's
PRIME SEAFOOD

Est. 2012
Swift's Attic
EATS + DRINKS

Bob's
Steak & Chop House

TRULUCK'S
SEAFOOD • STEAK • CRAB HOUSE

**RED
ASH**
ITALIA

THE
CAPITAL
G • R • I • L • L • E

CORNER
★

FOGO DE CHÃO

**THE
RED
ROOM**

THE DRISKILL

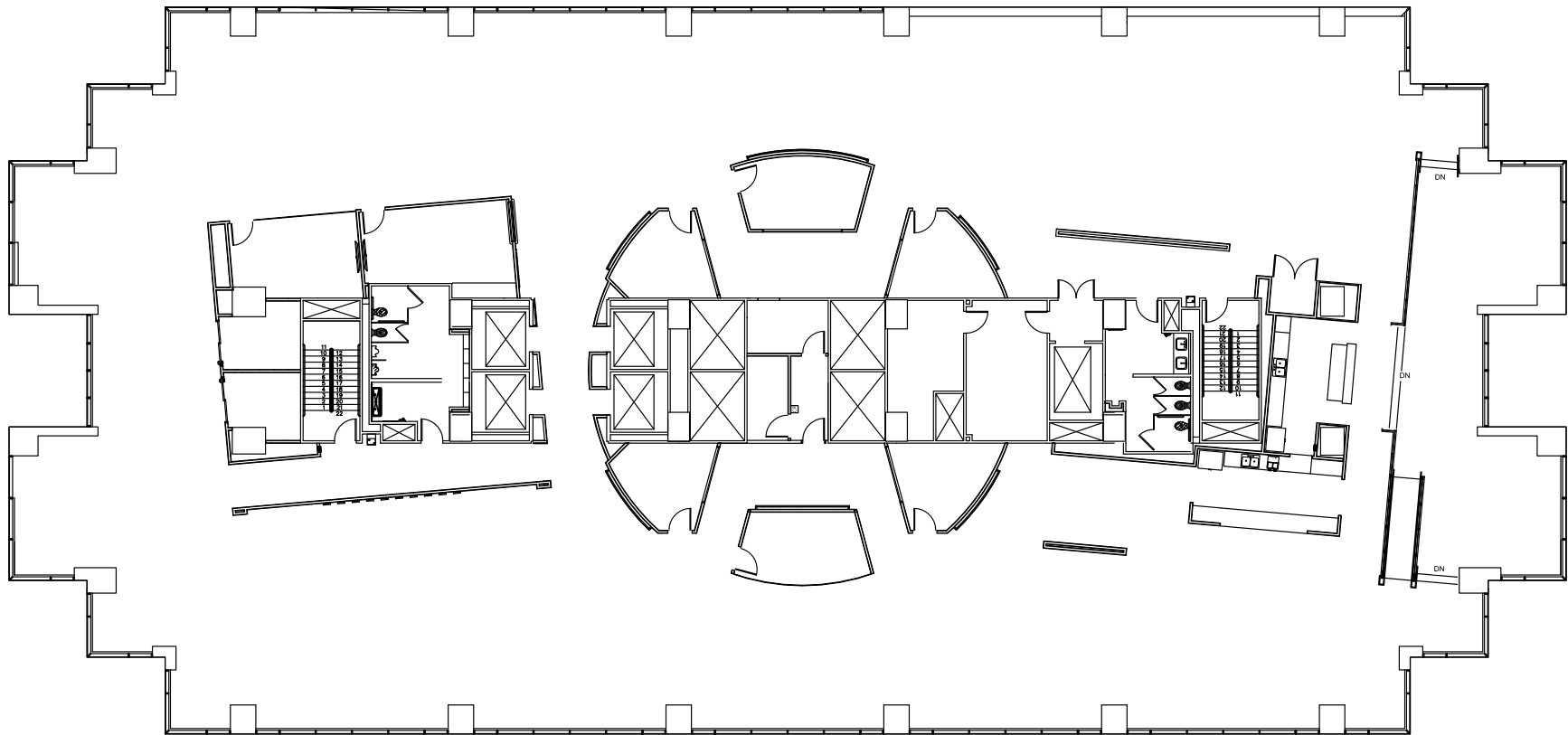
WESTIN
HOTELS & RESORTS

KIMPTON
**HOTEL
VAN ZANDT**

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4th Floor – 20,011 SF

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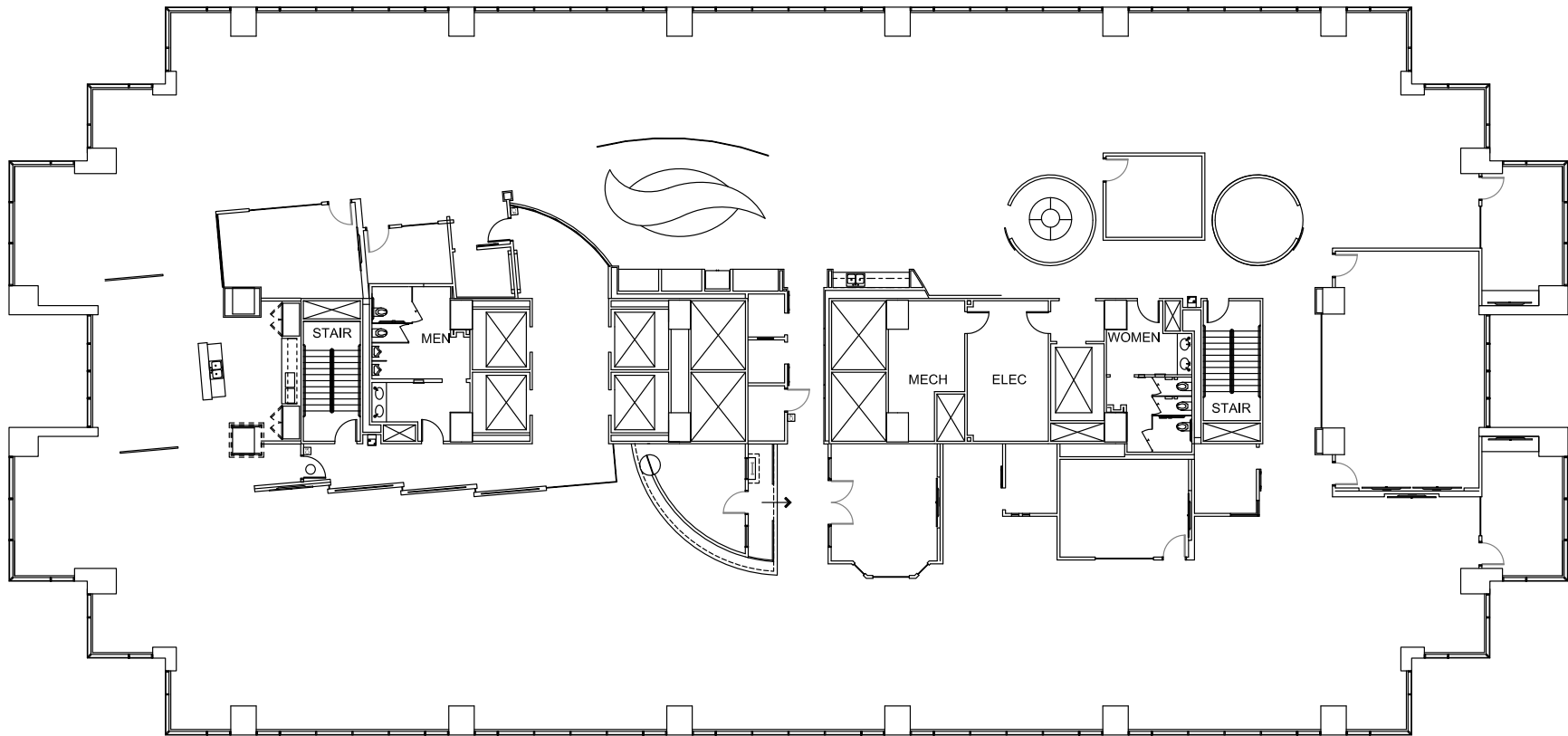
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5th Floor – 20,011 SF

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6th Floor – 20,011 SF

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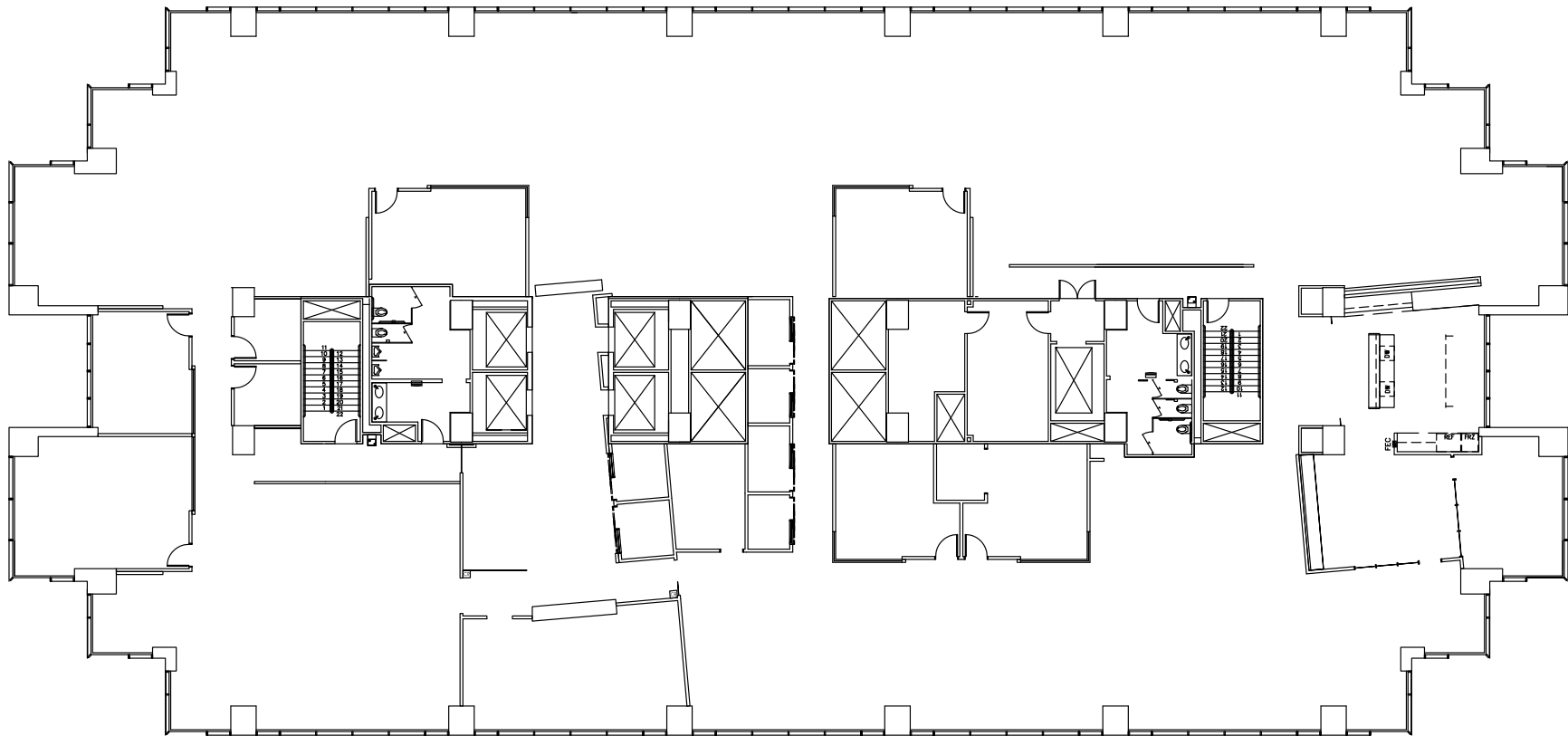
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7th Floor – 20,011 SF

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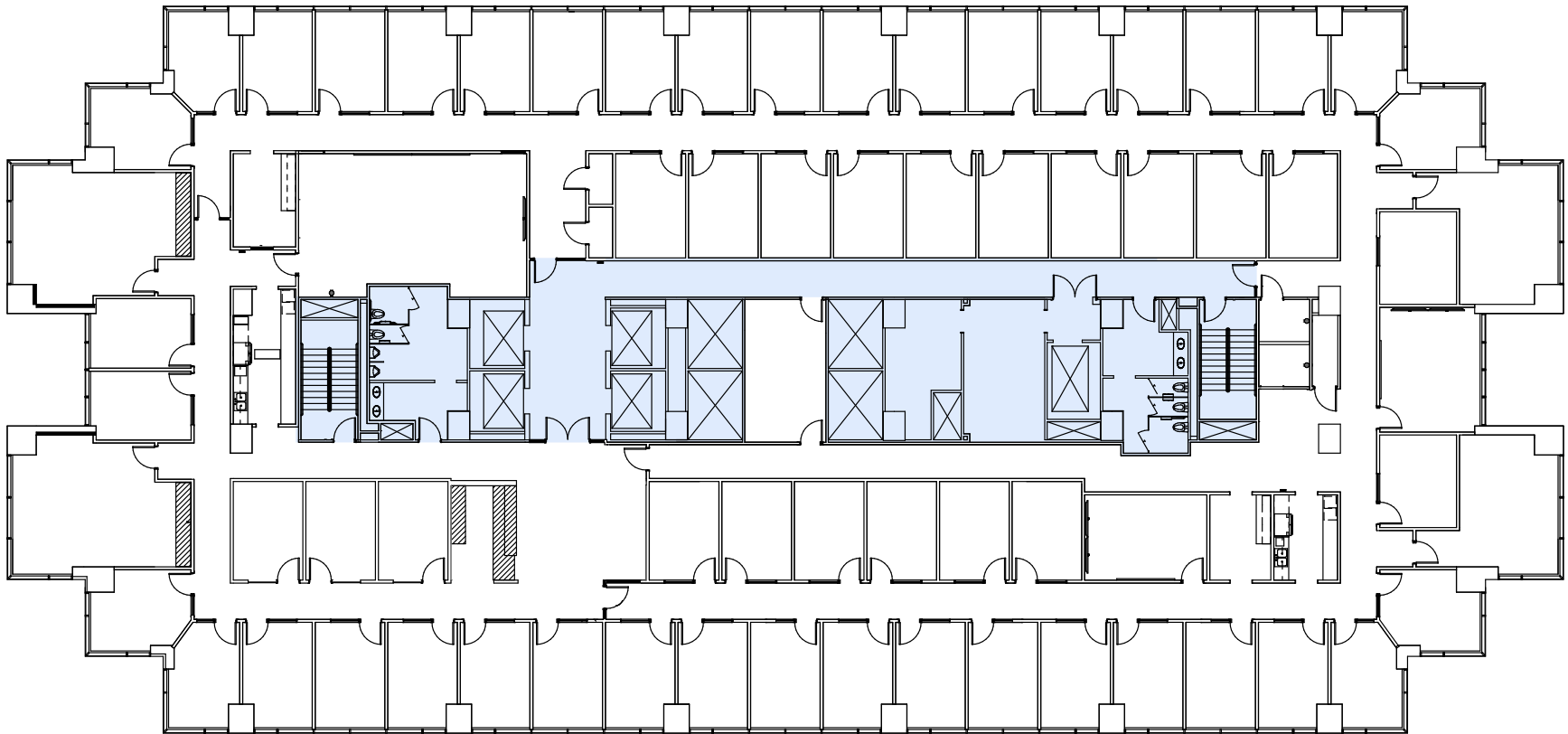
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301 Congress

9th Floor – 20,591 SF

Direct Plug & Play Suite w/ Furniture Included



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[Take a virtual tour →](#)



301 Congress

9th Floor Space Photos

Direct Plug & Play Suite w/ Furniture Included



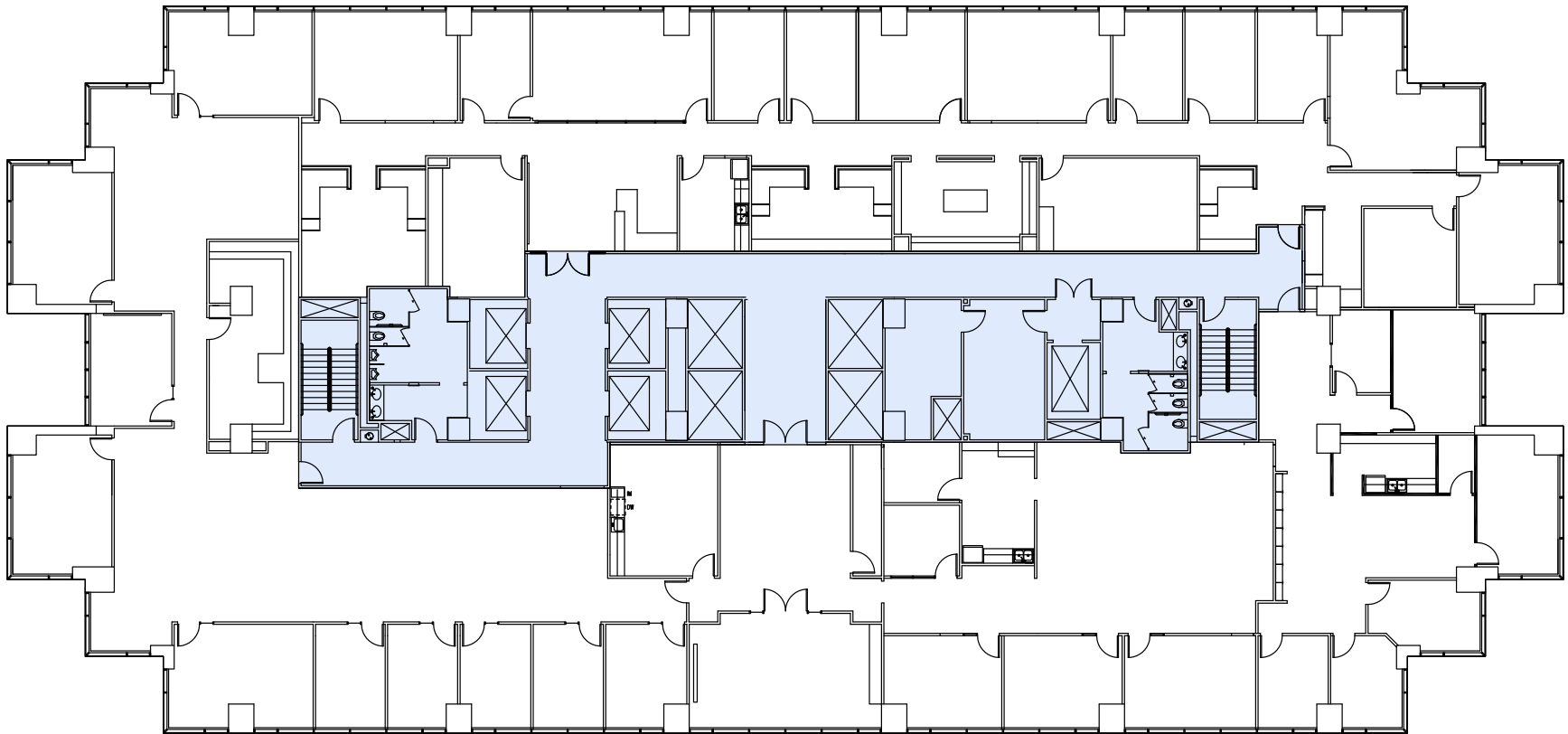
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10th Floor - 20,591 SF



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10th Floor Space Photos



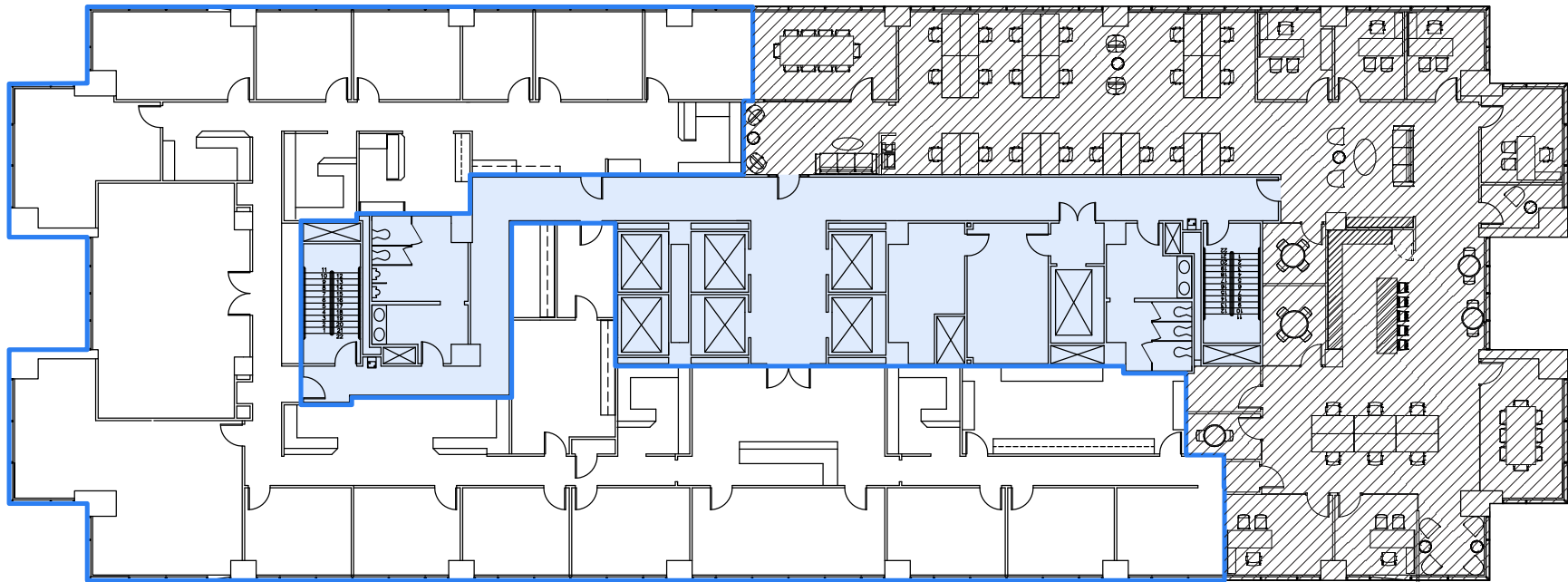
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301 Congress

Suite 1900 – 10,406 SF



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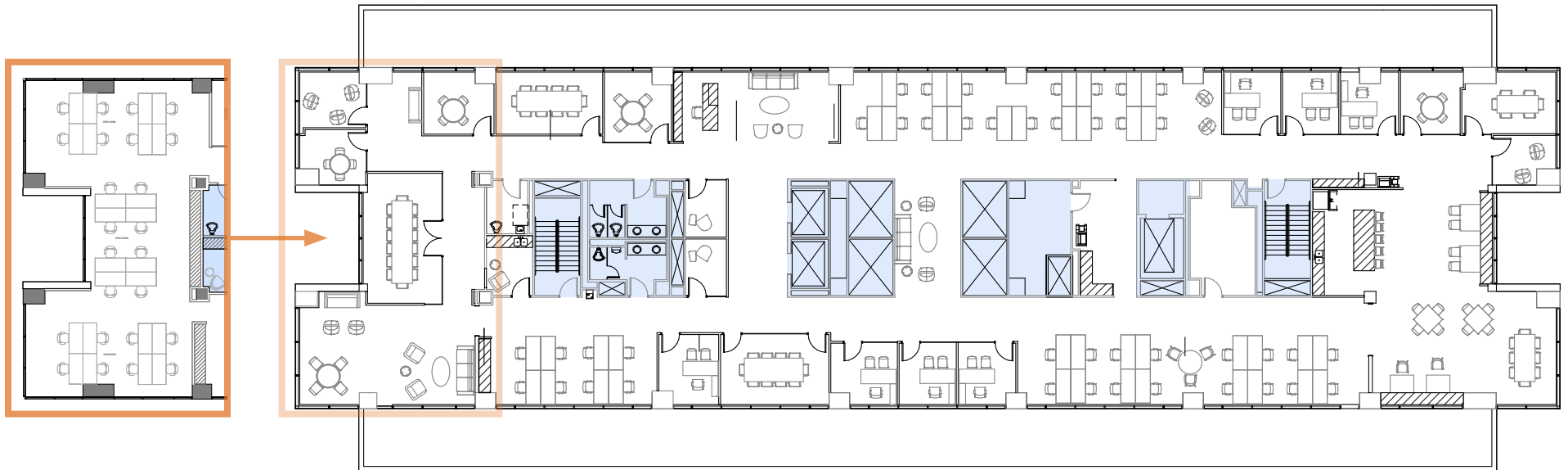


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21st Floor – 11,630 SF

Spec Suite

**Alternate Layout For:
Larger Bullpen / Additional Workstations**



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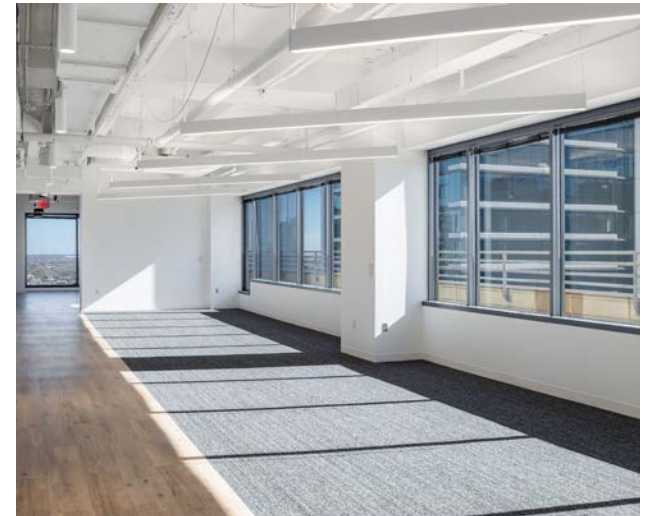
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21st Floor Suite Photos

Spec Suite



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