

HPI



301

CONGRESS

AUSTIN, TX



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

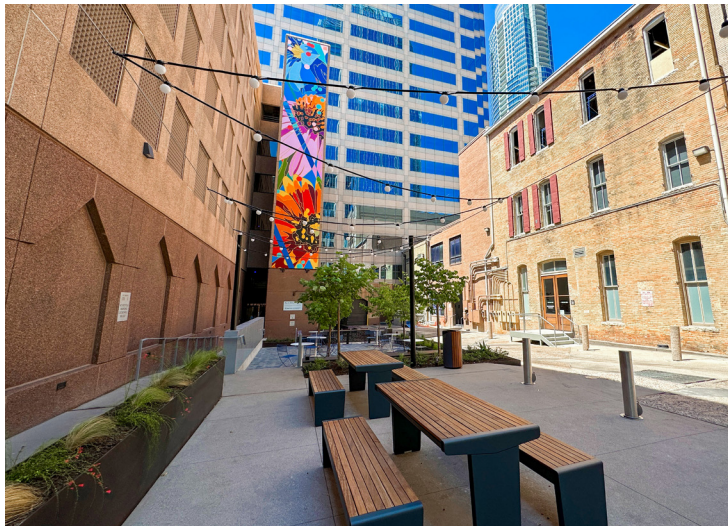
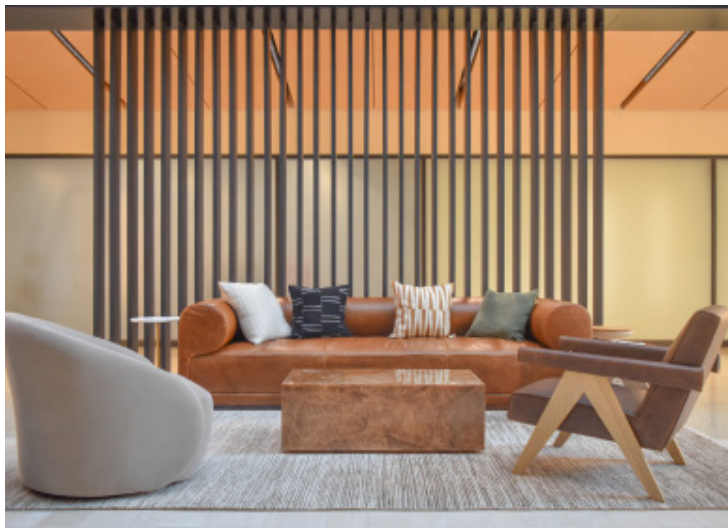
HOTELS

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



BUILDING FEATURES

- Historic Location on Iconic Congress Avenue
- State-of-the-Art Amenities
- Brand New Lobby and Common Areas
- Building Dining Options
 - » Mirandas Cafe
 - » Taco Deli
 - » Idlewild Coffee & Pastries
- Fitness Center with Showers and lockers
- Towel Service
- Structured Parking Electric Charge Stations
- On-Site Management
- Training Room
- Lunch Drop Site
- Stunning Views of Lady Bird Lake
- Outdoor Courtyard
- 36' Tall Video Wall
- On-Site and Roaming Security



301 CONGRESS

OVER 10,000 SQUARE FEET

AVAILABLE SUITES

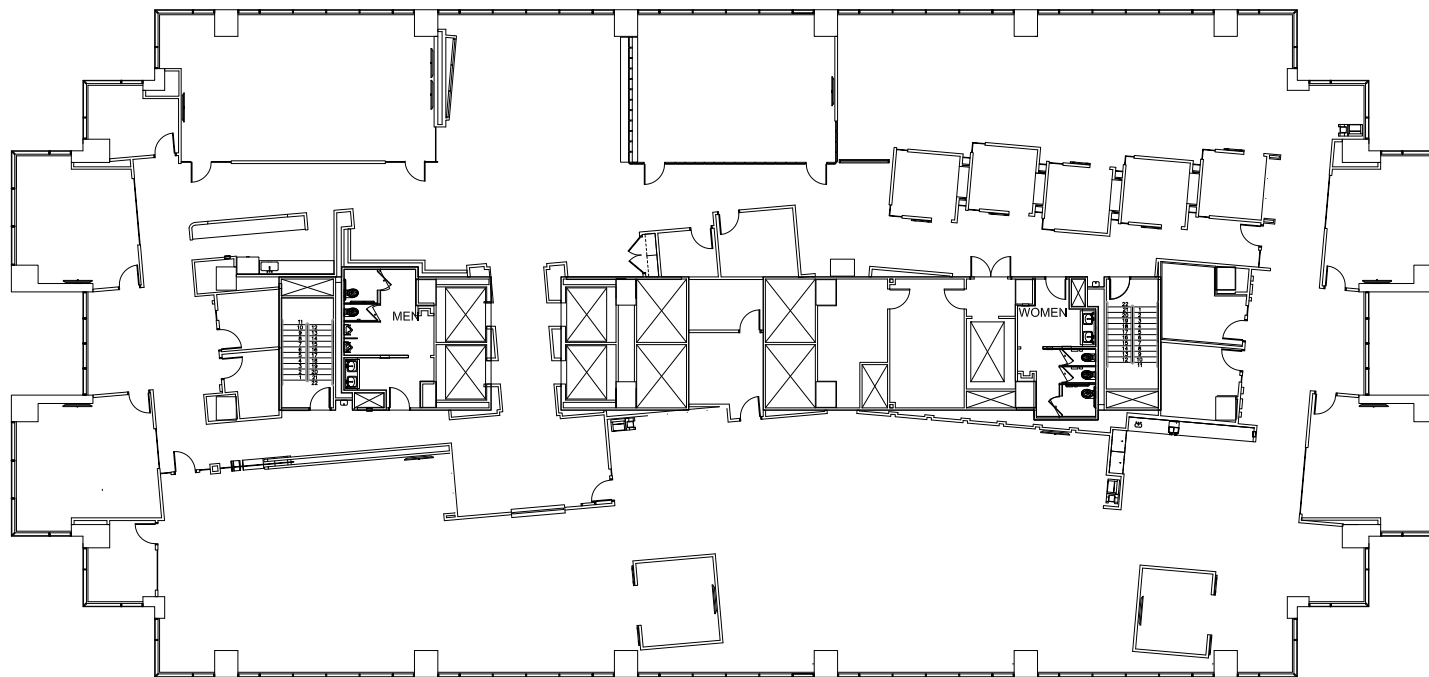
6th Floor	20,011 SF	
9th Floor	20,591 SF	Direct Plug & Play Suite w/ Furniture Included
10th Floor	20,591 SF	
15th Floor	20,904 SF	
16th Floor	20,899 SF	
21st Floor	11,630 SF	Spec Suite



301 CONGRESS

6TH FLOOR

20,011 SF



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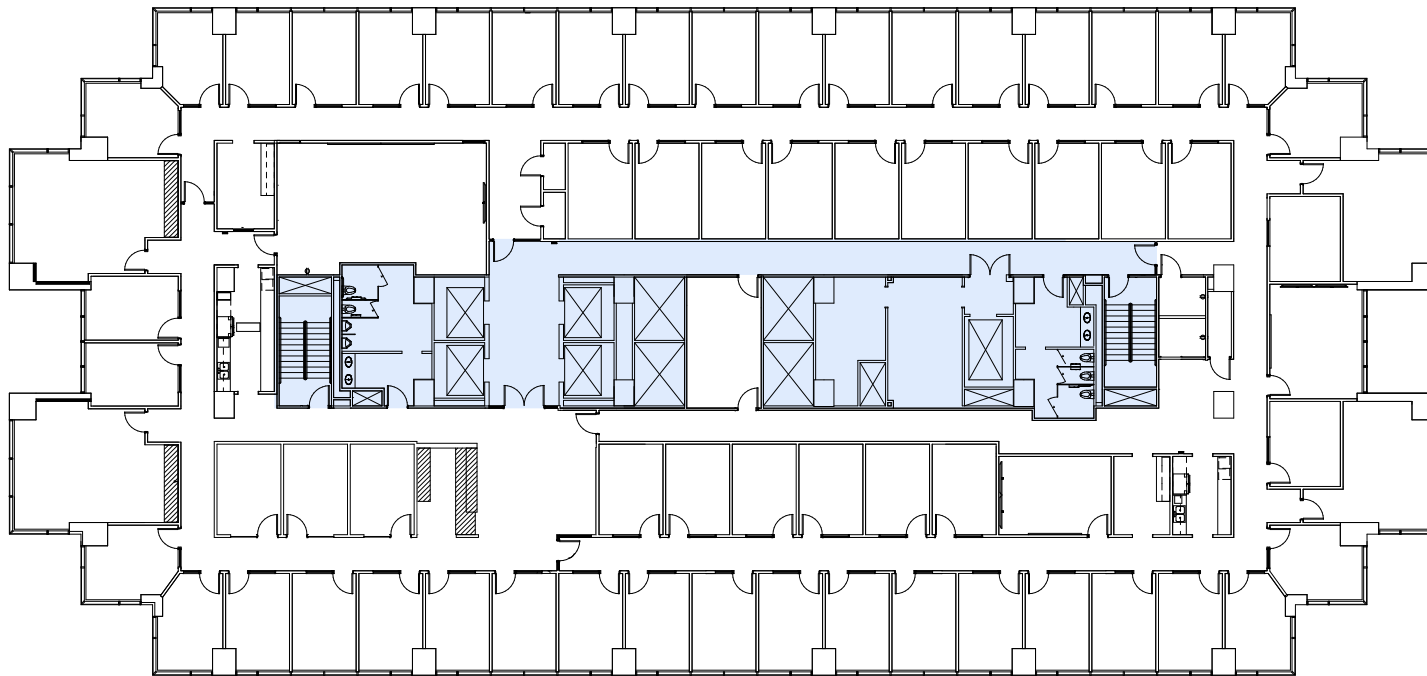
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9TH FLOOR

Direct Plug & Play Suite w/
Furniture Included

20,591 SF



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SPACE PHOTOS



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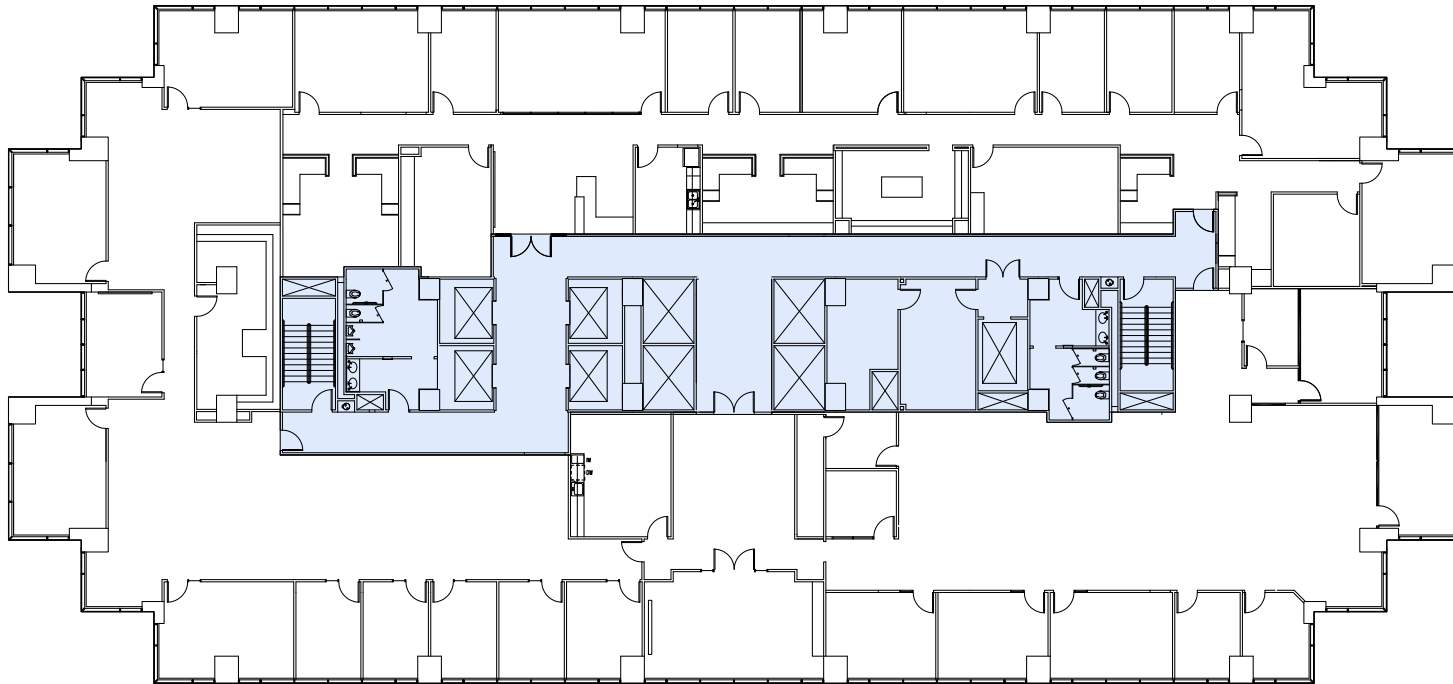
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10TH FLOOR

20,591 SF



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10TH FLOOR

20,591 SF



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15TH FLOOR

20,904 SF



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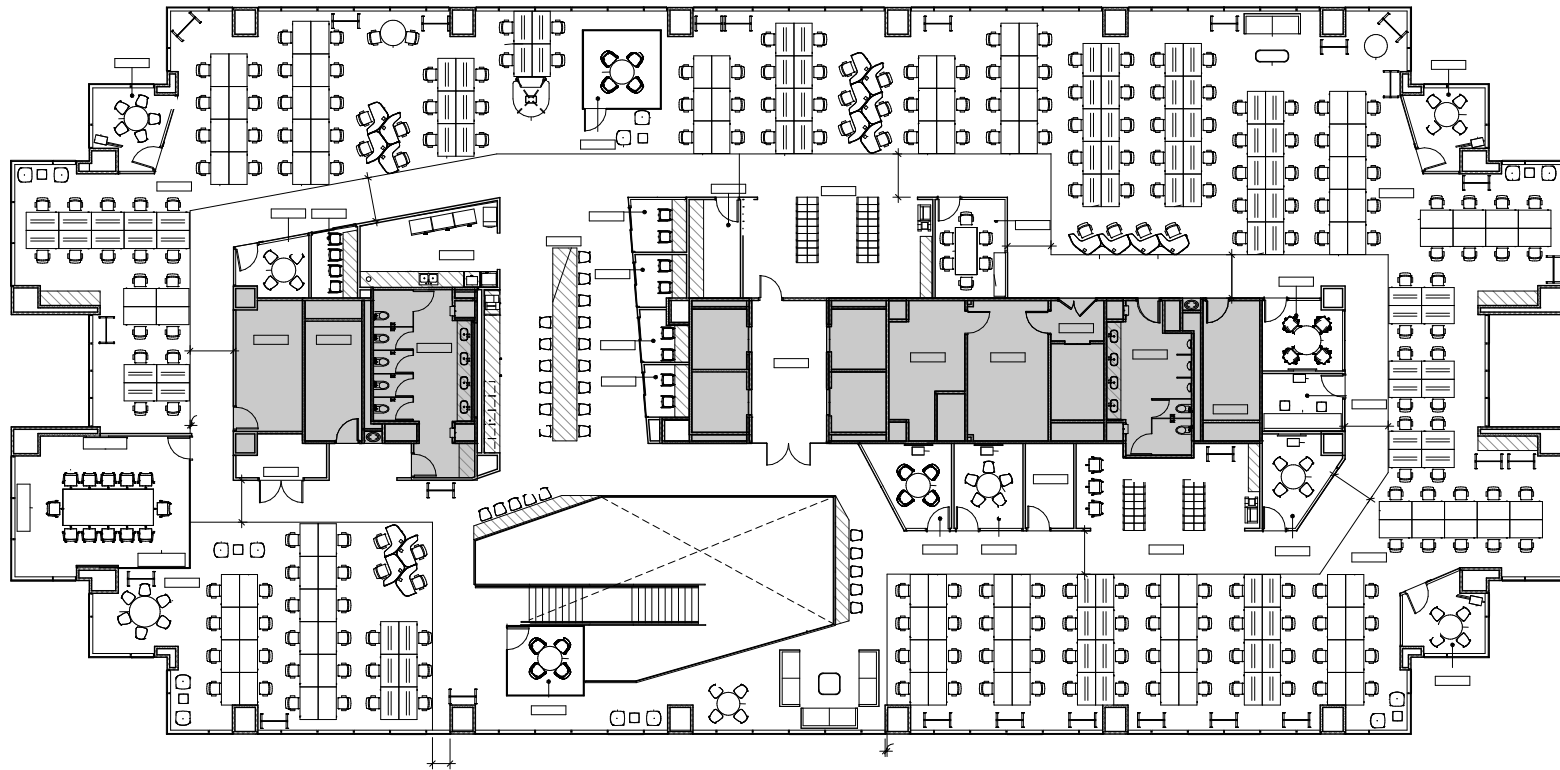
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16TH FLOOR

20,899 SF



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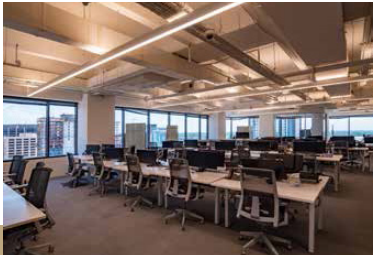
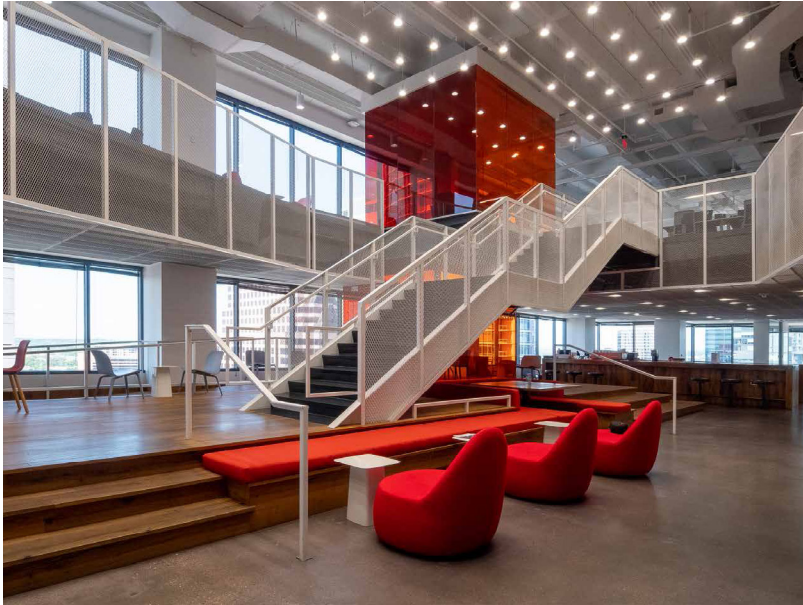
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15 & 16TH FLOOR

PHOTOS



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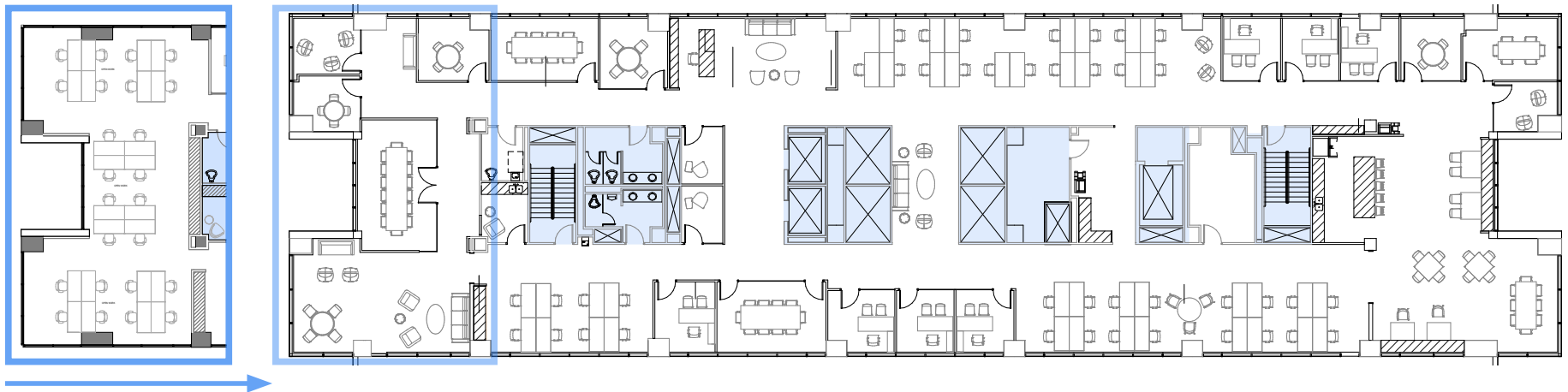
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21ST FLOOR

11,630 SF Spec Suite



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



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21ST FLOOR

SUITE PHOTOS Spec Suite



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