

**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

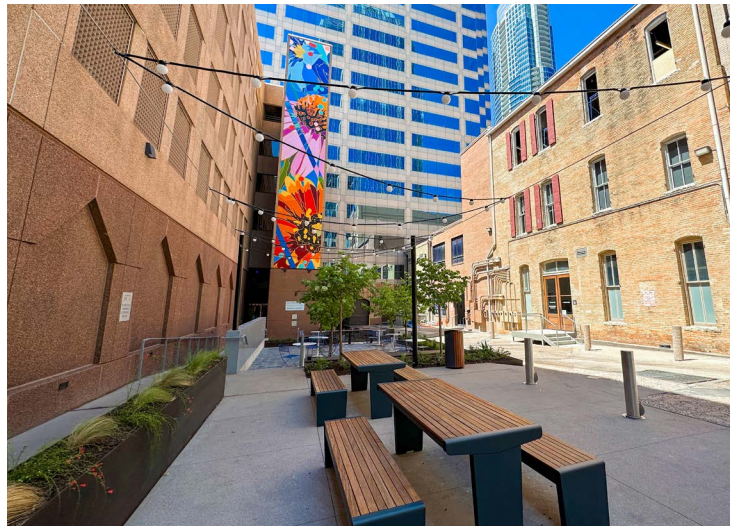
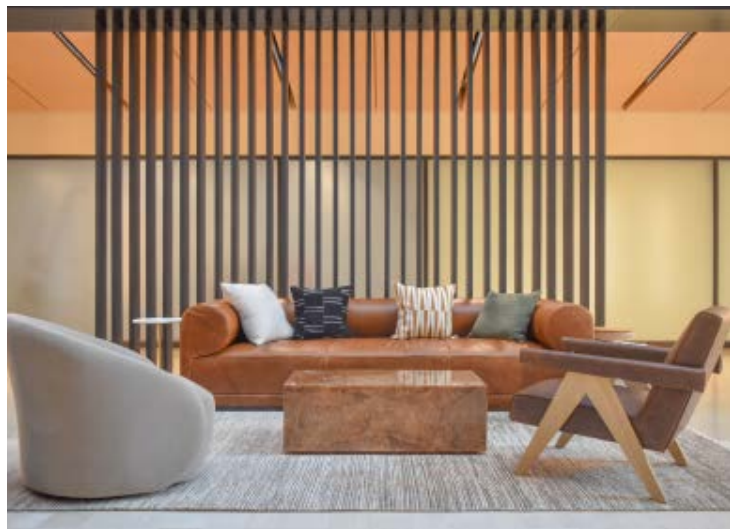
18. JW Marriott
19. Fairmont Hotel
20. Hotel Van Zandt
21. Westin
22. Hyatt Place
23. Hilton
24. Four Seasons
25. The Driskill





# 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

ALL AVAILABLE SUITES

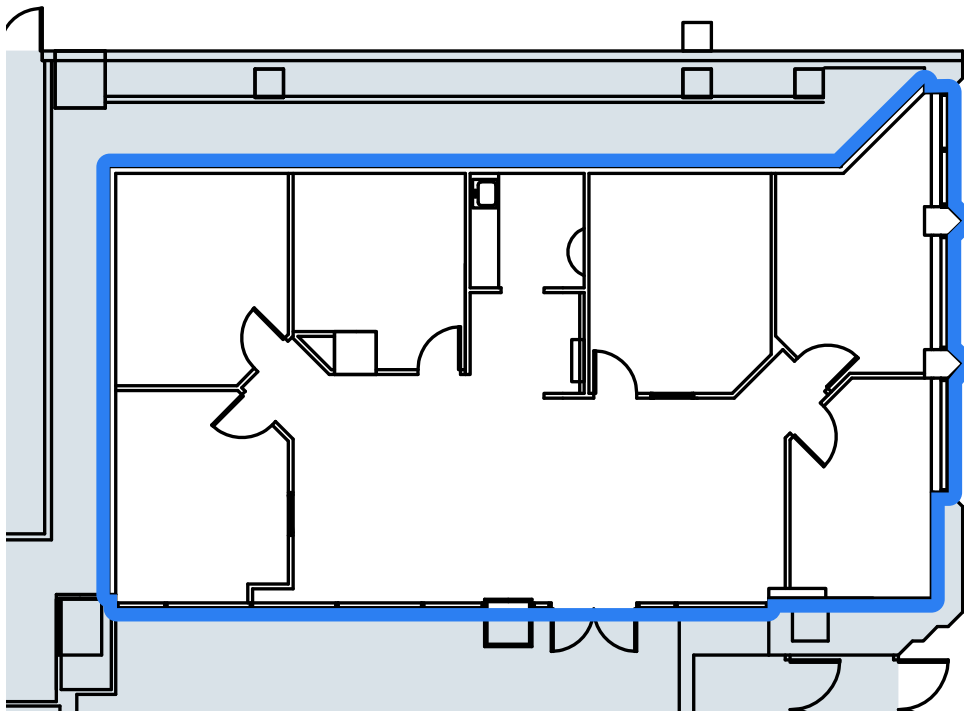
Suite 120	2,208 SF	
Suite 140	2,176 SF	
Suite 150	6,051 SF	Office/Retail Space
6th Floor	20,011 SF	
9th Floor	20,591 SF	Direct Plug & Play Suite w/ Furniture Included
10th Floor	20,591 SF	
Suite 1300	8,190 SF	Under Construction
Suite 1370	4,064 SF	Spec Suite Recently Delivered
15th Floor	20,904 SF	
16th Floor	20,899 SF	
Suite 1800	3,789 SF	Move-In Ready Suite
Suite 1850	4,994 SF	Available December
21st Floor	11,630 SF	Spec Suite



301 CONGRESS

# SUITE 120

2,208 SF



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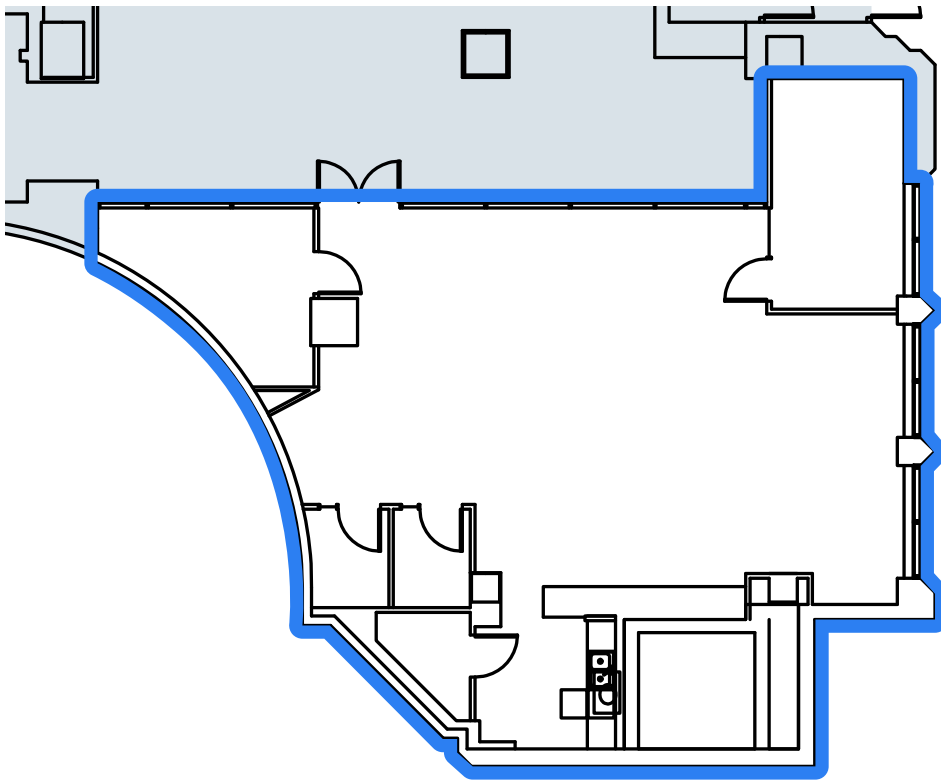
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301 CONGRESS

# SUITE 140

2,176 SF



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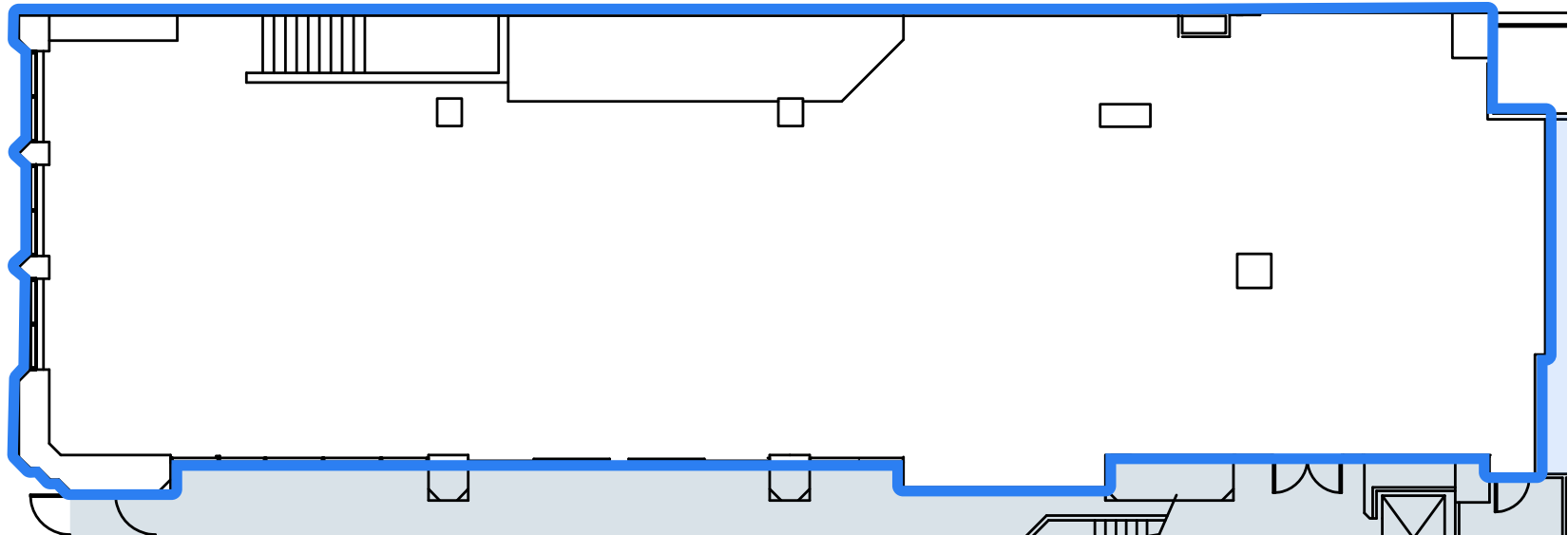
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301 CONGRESS

# SUITE 150

Office/Retail Space

6,051 SF



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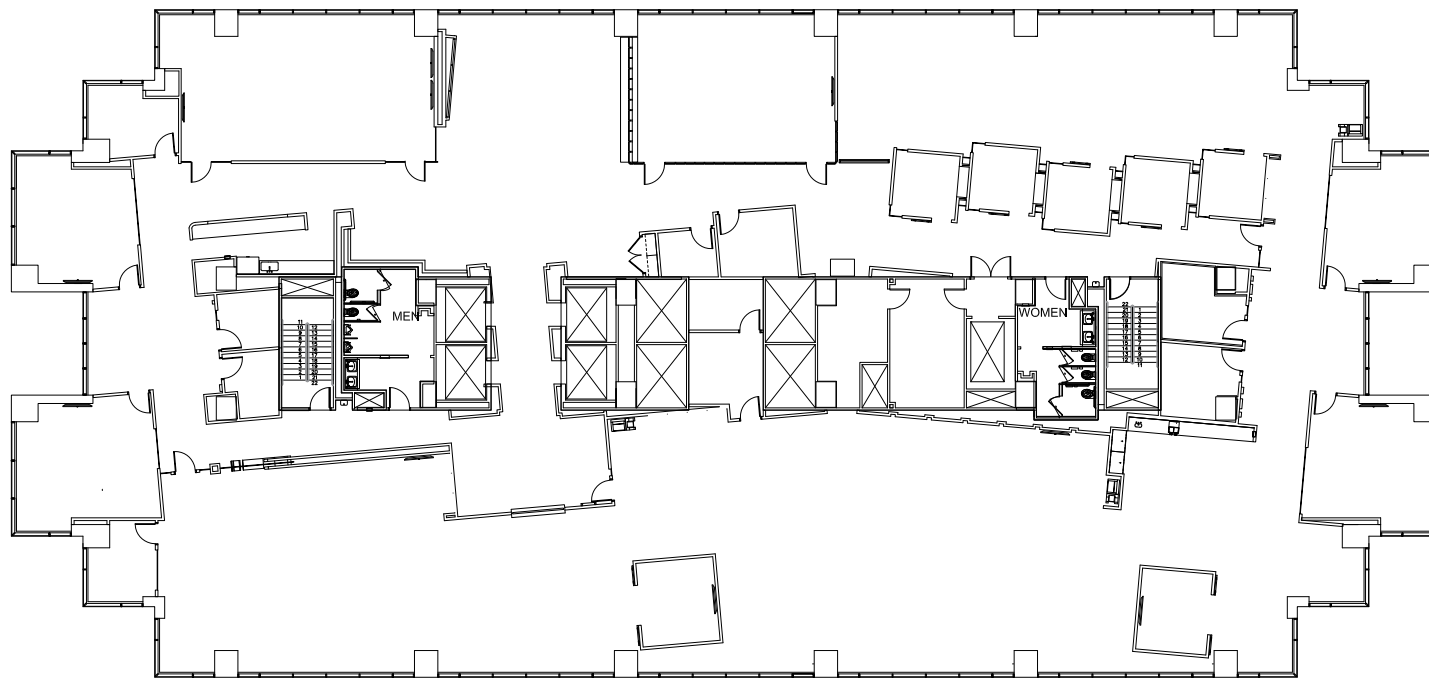
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301 CONGRESS

# 6TH FLOOR

20,011 SF



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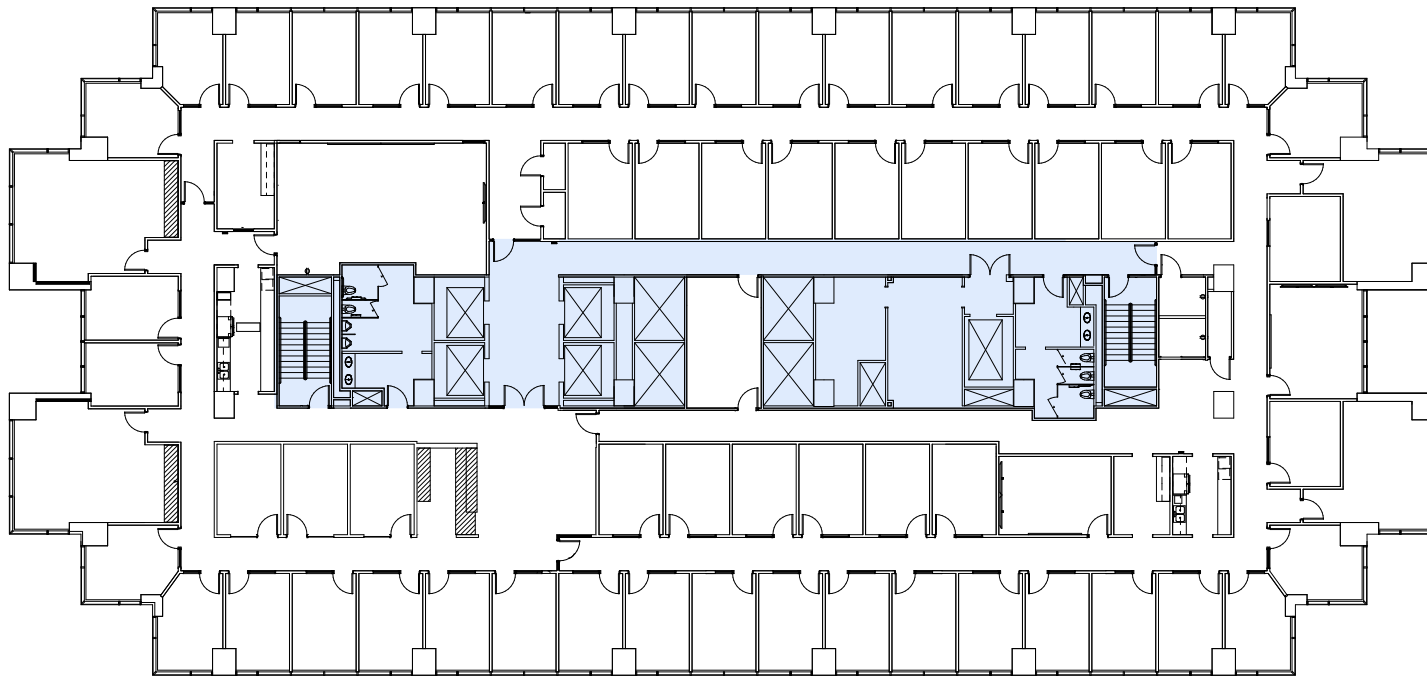


301 CONGRESS

# 9TH FLOOR

Direct Plug & Play Suite w/  
Furniture Included

20,591 SF



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# 9TH FLOOR

## SPACE PHOTOS



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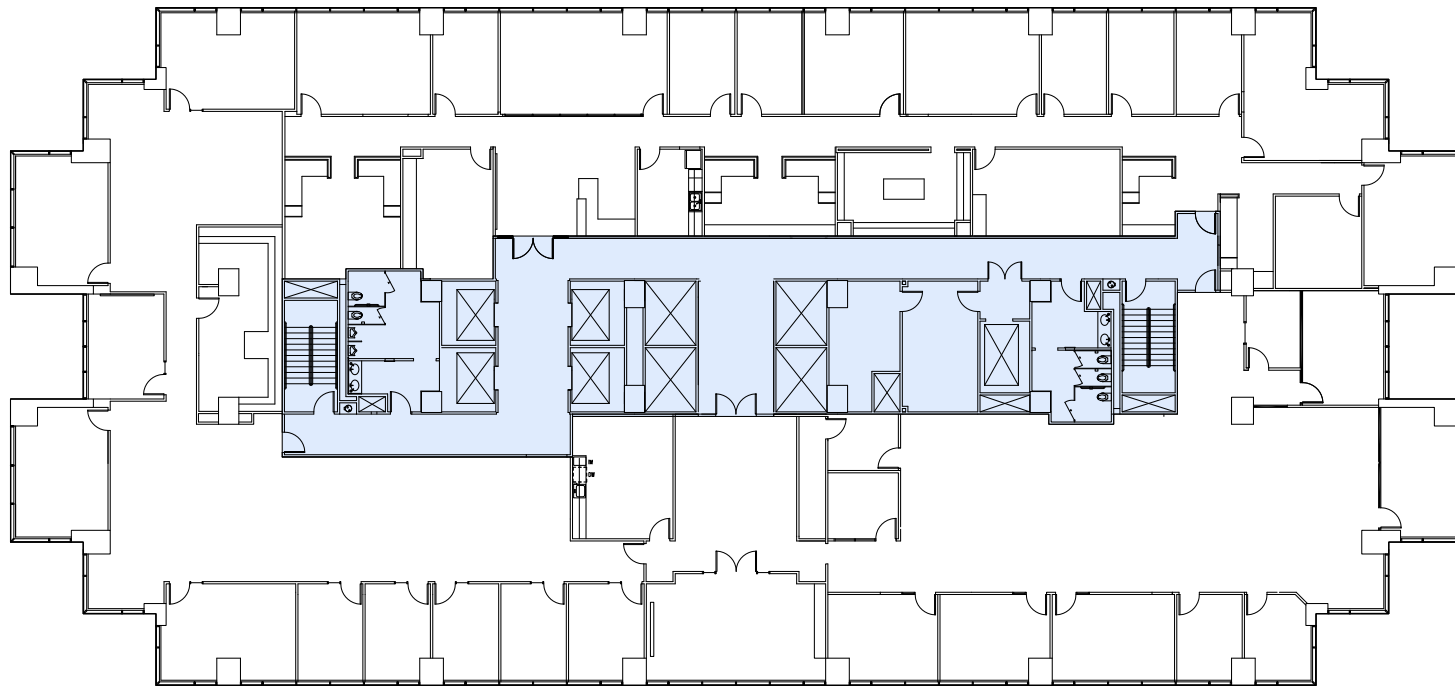
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301 CONGRESS

# 10TH FLOOR

20,591 SF



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# 10TH FLOOR

20,591 SF



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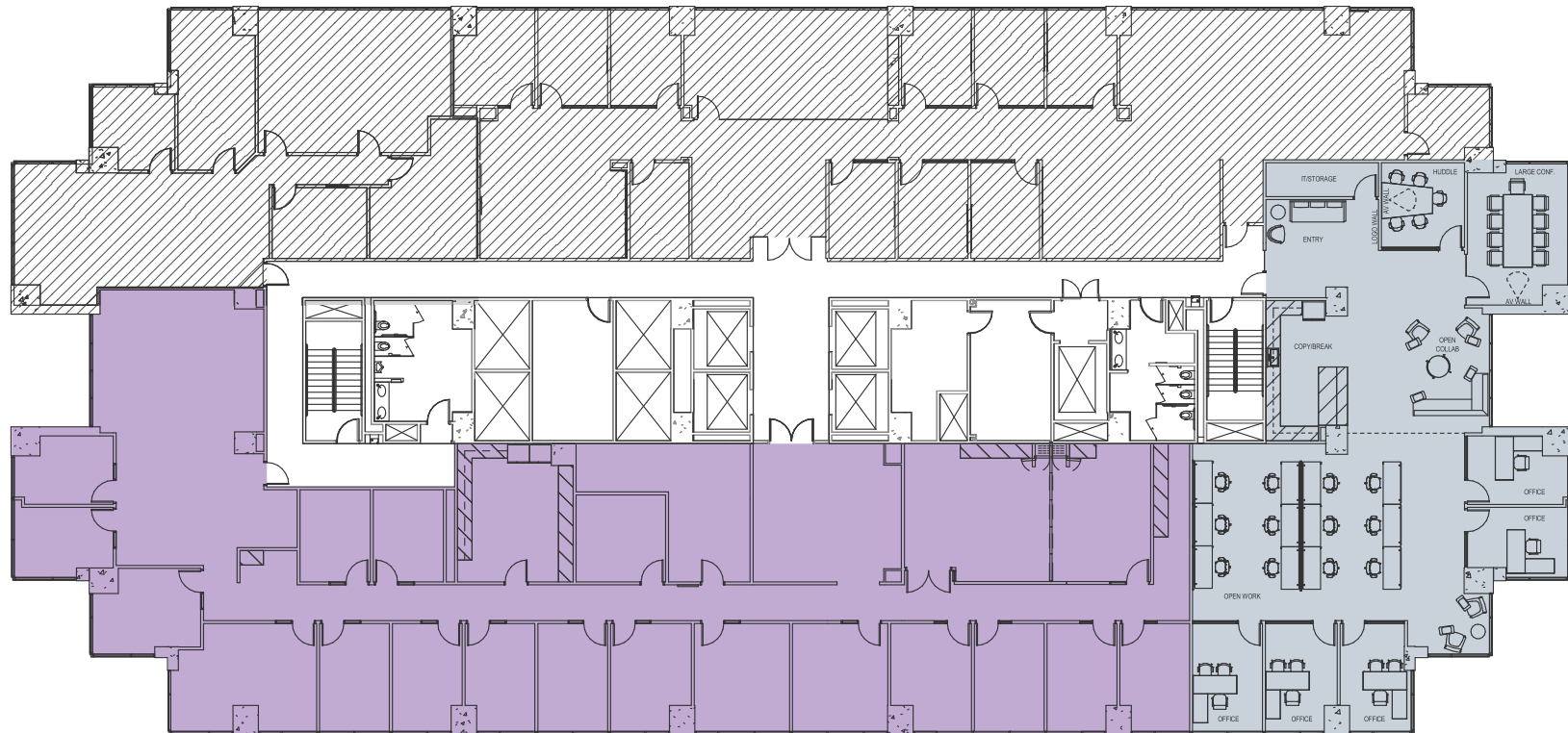
# SUITE 1300

8,190 SF

# SUITE 1370

4,064 SF

Entry, Copy/Break Room, Large Conf. Room,  
5 Private Offices, 12 Workstations, 1 Huddle Room,  
Open Collab Area, IT/Storage Closet



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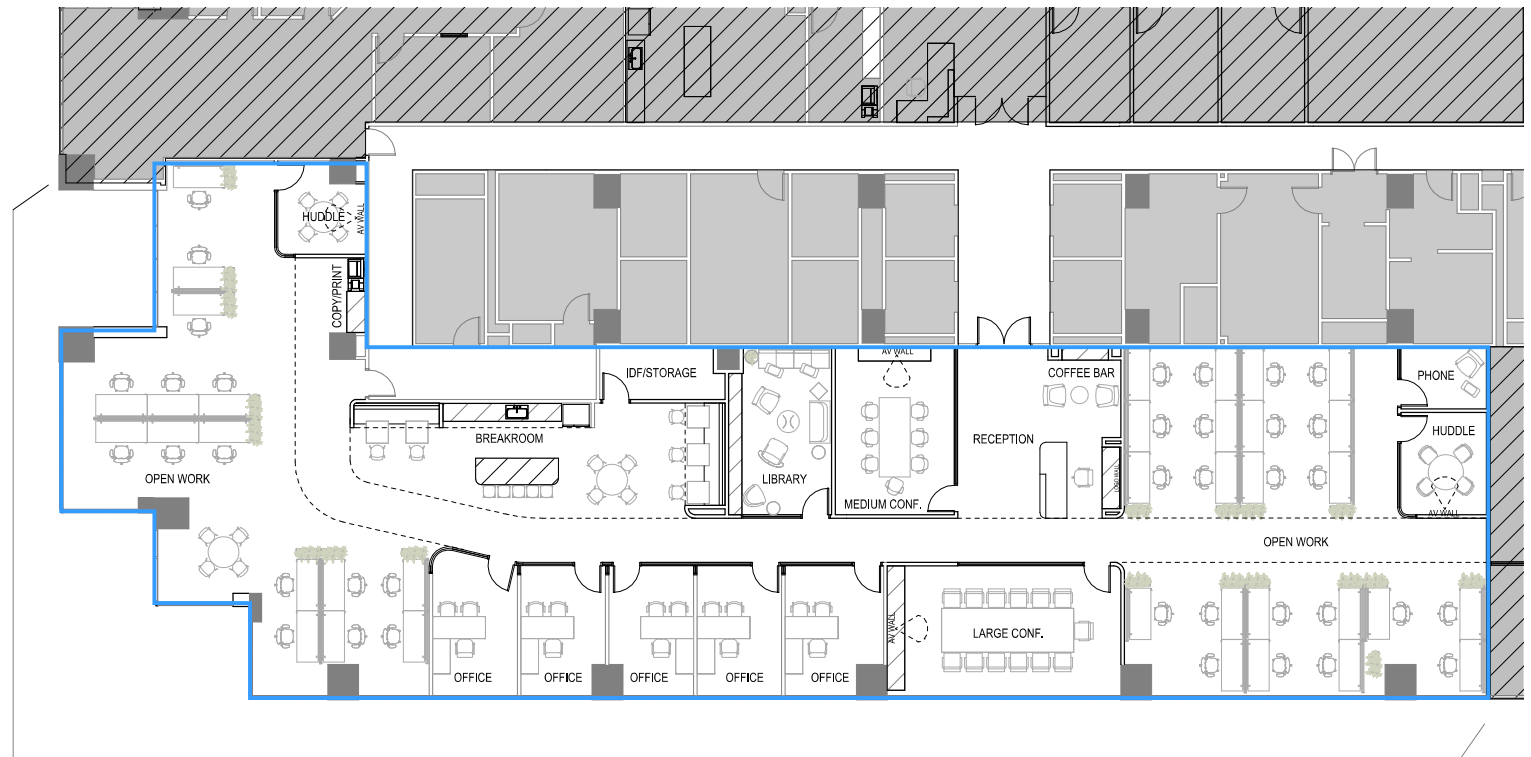
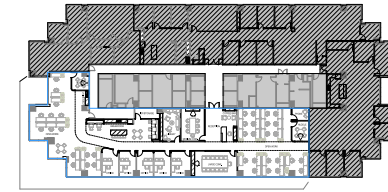


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# SUITE 1300

Under Construction

8,190 SF



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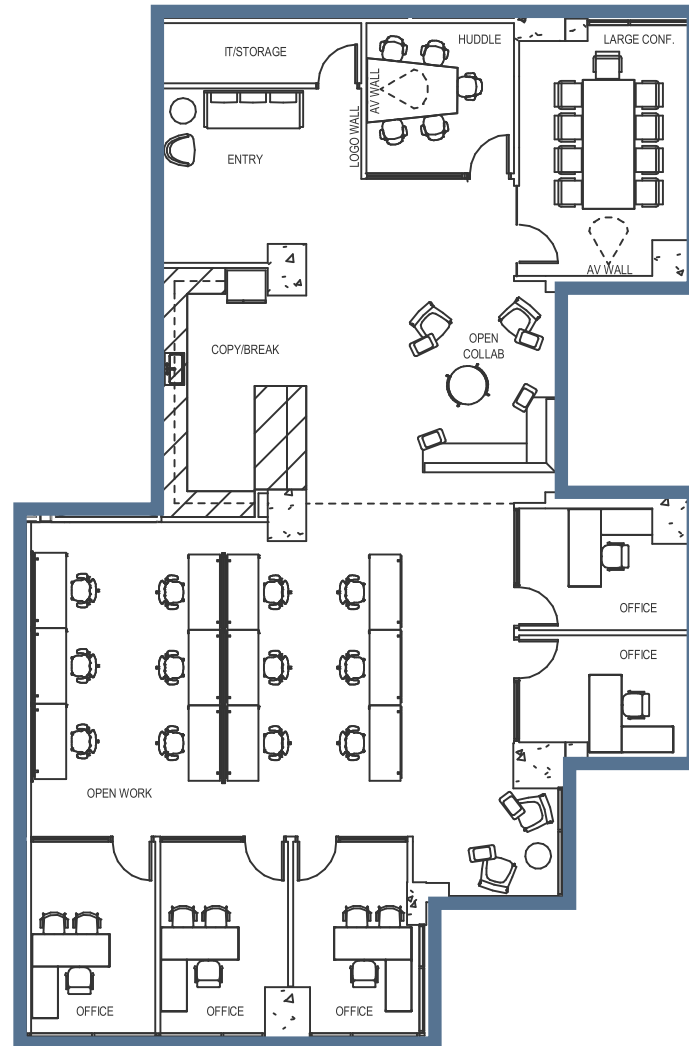
301 CONGRESS

# SUITE 1370

4,060 SF

**SPEC SUITE**

Entry, Copy/Break Room, Large Conf. Room,  
5 Private Offices, 12 Workstations, 1 Huddle Room,  
Open Collab Area, IT/Storage Closet



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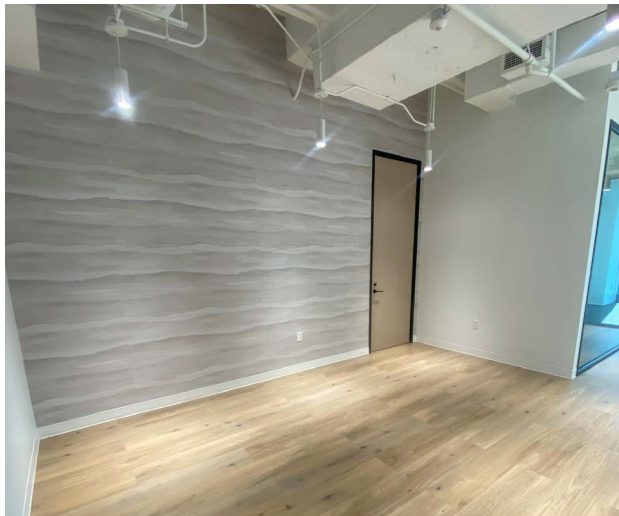
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# SUITE 1370

4,060 SF

**SPEC SUITE**



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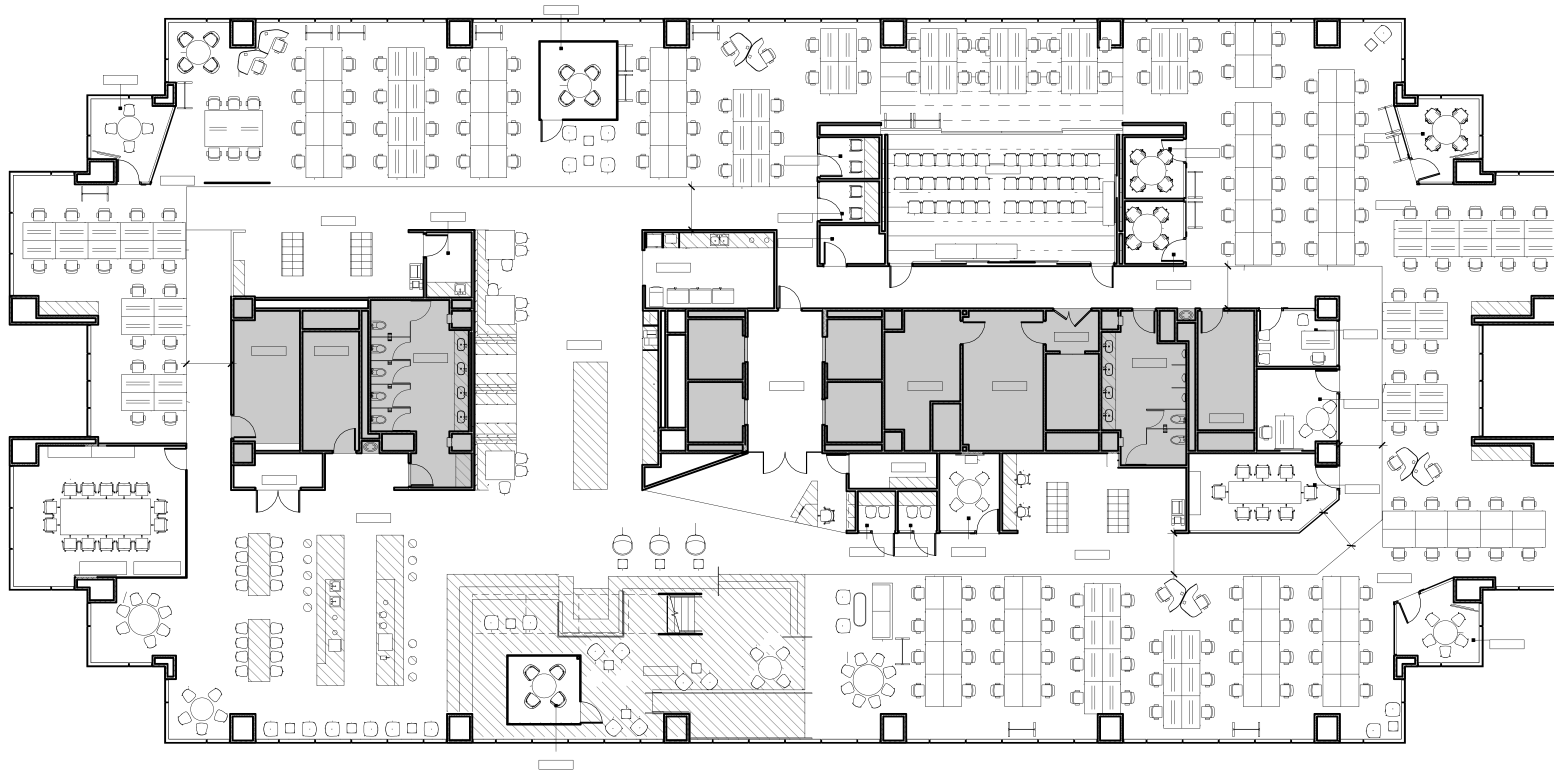
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# 15TH FLOOR

20,904 SF



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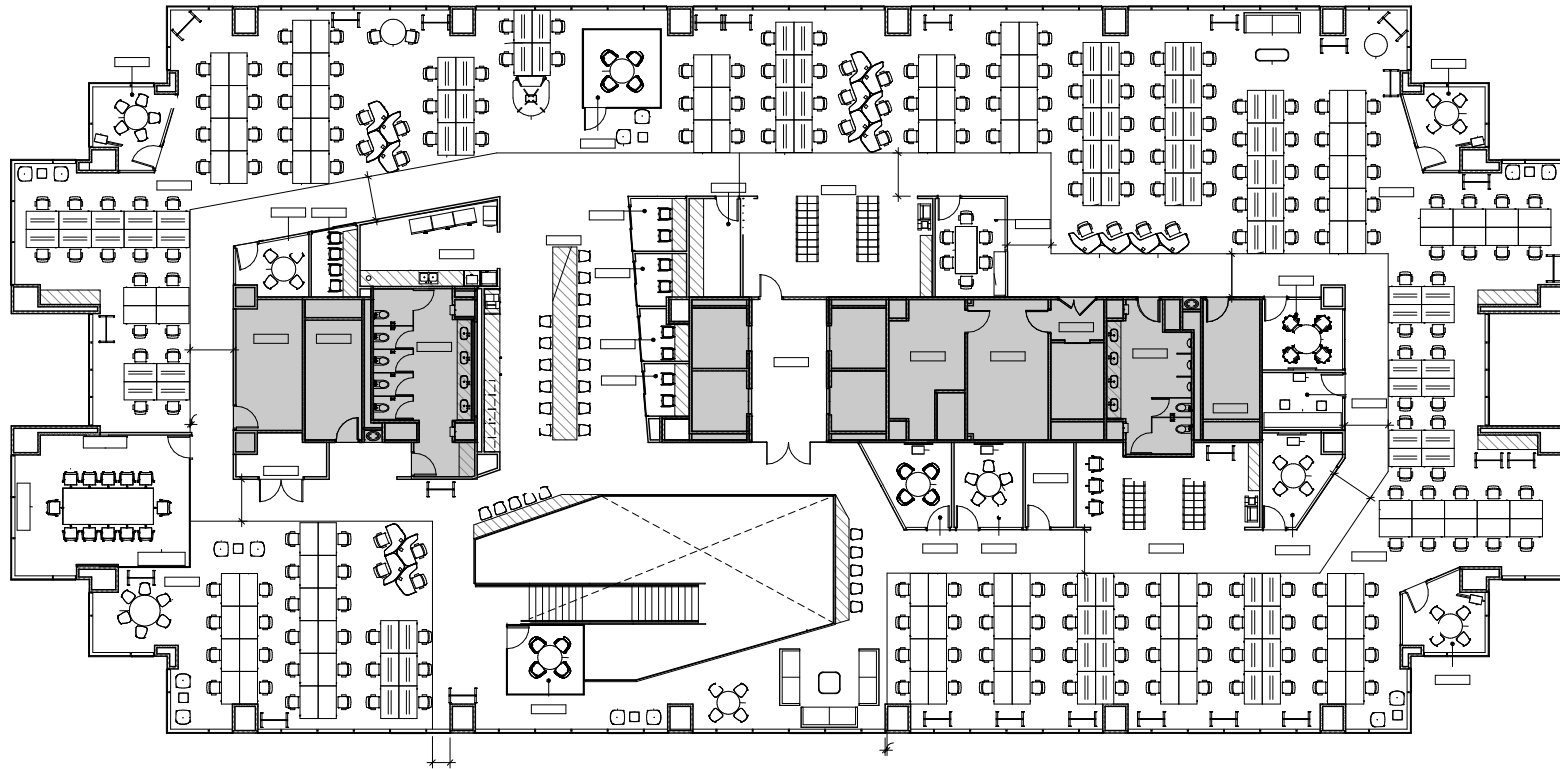
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# 16TH FLOOR

20,899 SF



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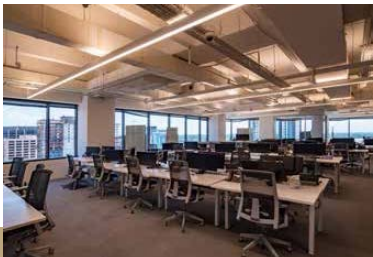
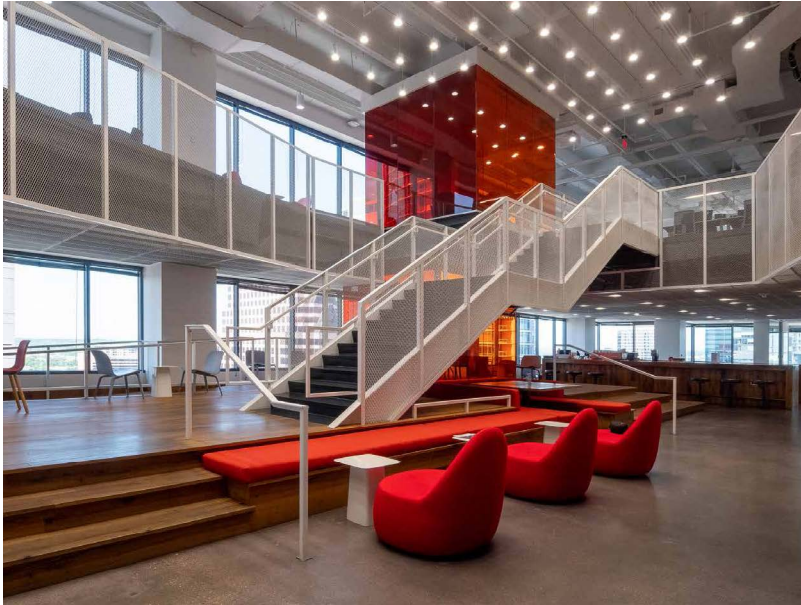
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# 15 & 16TH FLOOR

## PHOTOS



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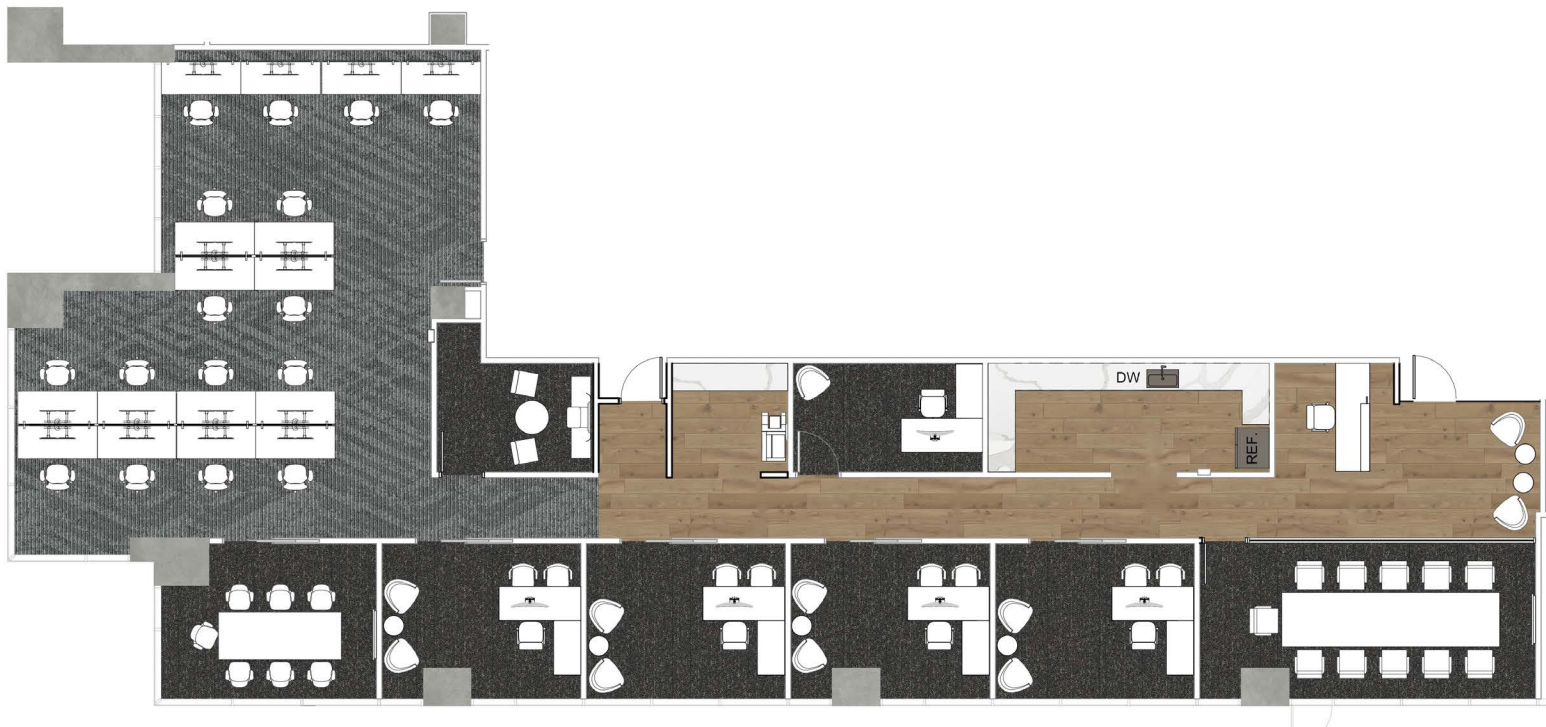
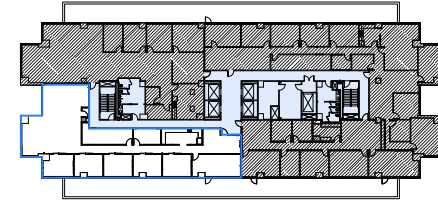
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# SUITE 1800

Move-In Ready Suite

3,789 SF



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# SUITE 1800

## SPACE PHOTOS



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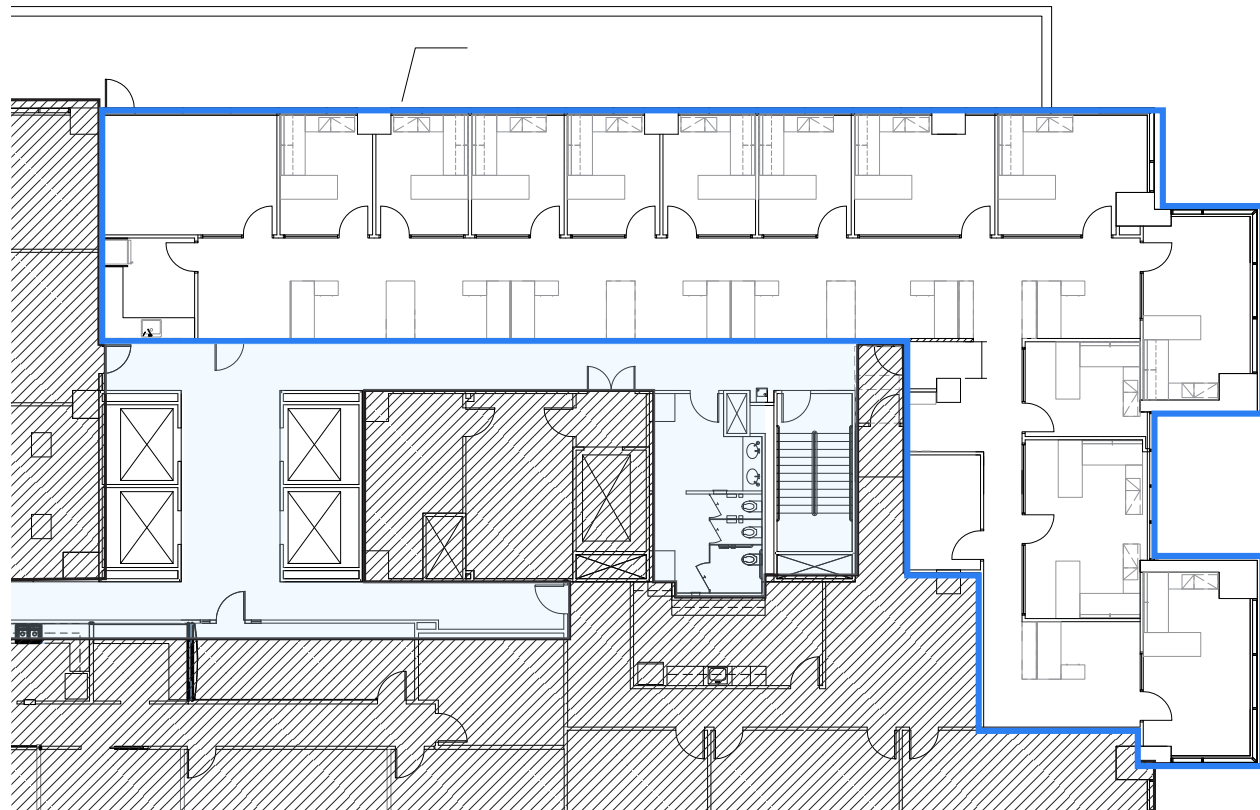
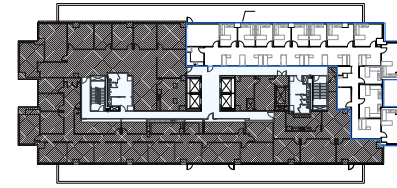
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# SUITE 1850

Available December

4,994 SF



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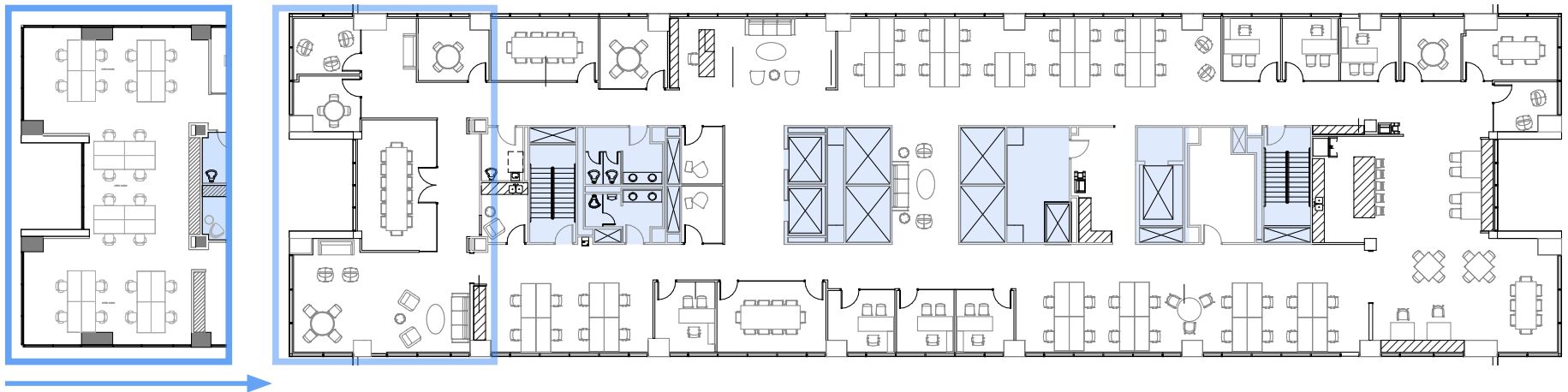
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# 21ST FLOOR

11,630 SF Spec Suite



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



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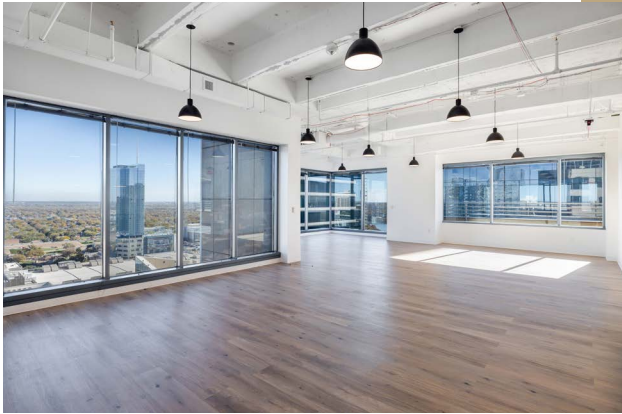
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# 21ST FLOOR

SUITE PHOTOS Spec Suite



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