



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

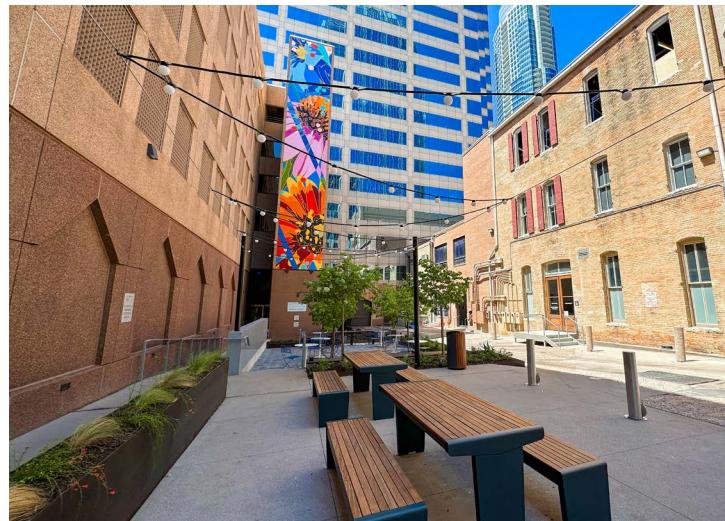
HOTELS

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



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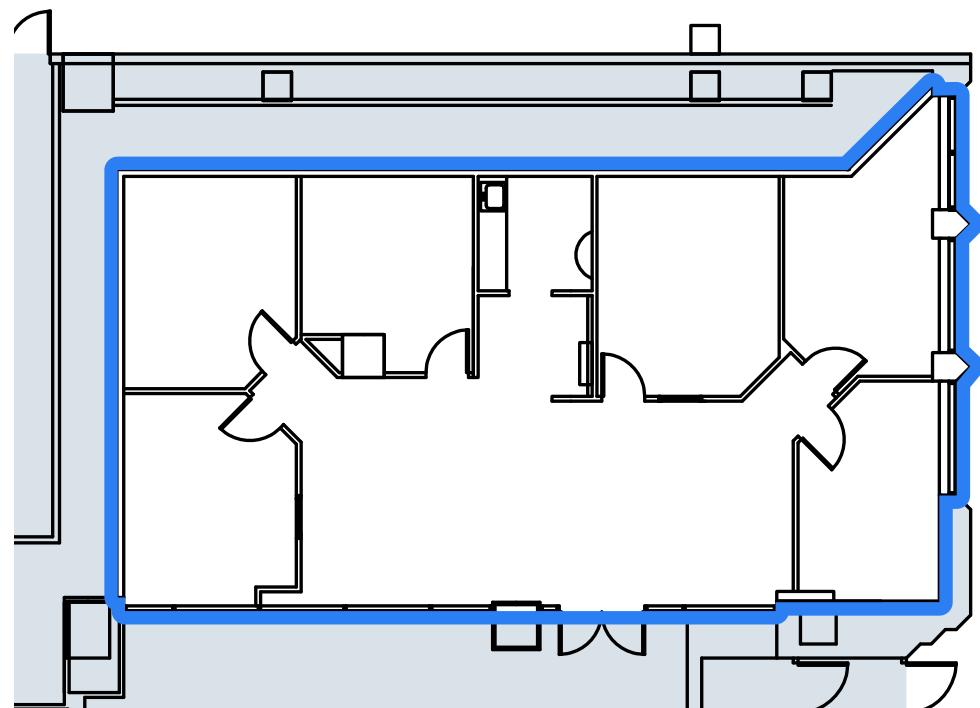
ALL AVAILABLE SUITES

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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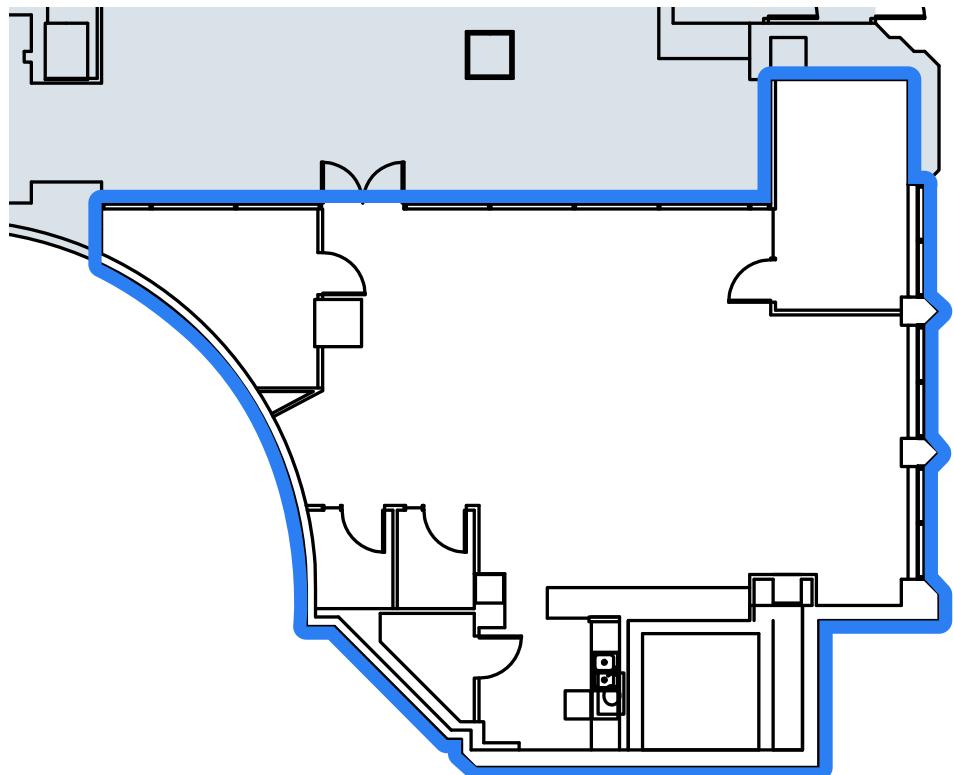
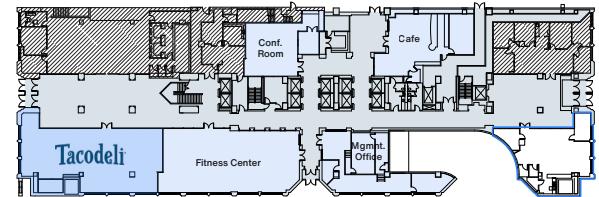
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301 CONGRESS

SUITE 140

2,176 SF



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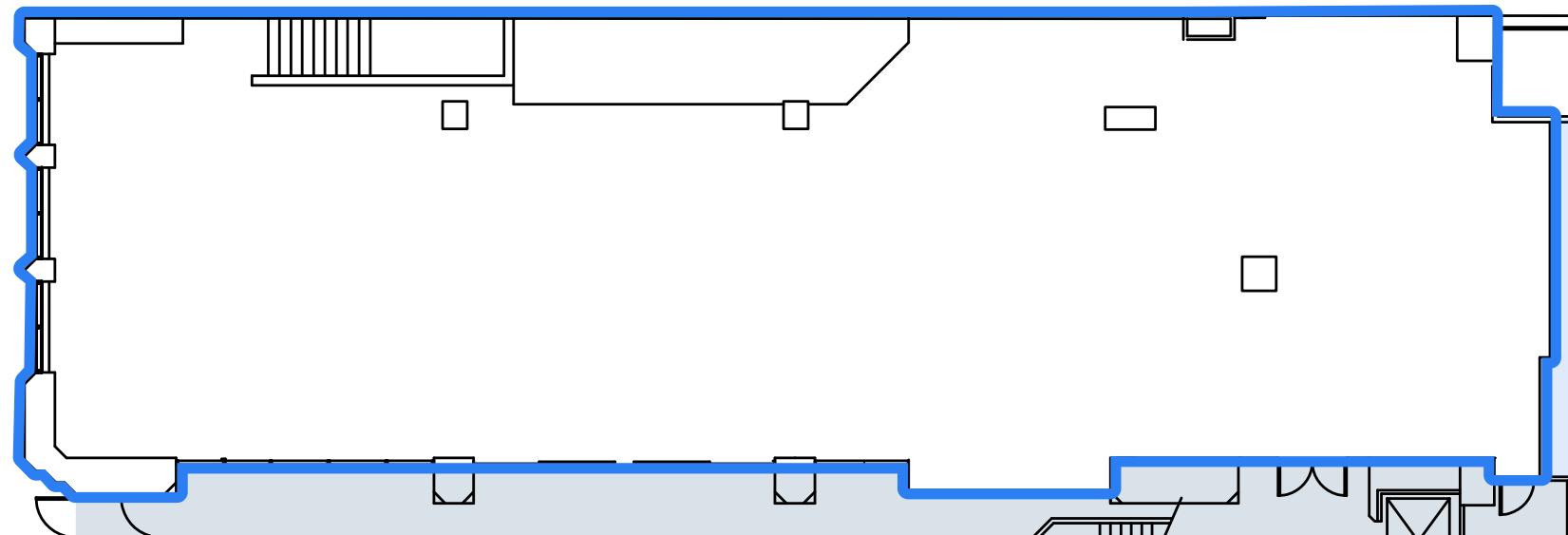
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301 CONGRESS

SUITE 150

6,051 SF

Office/Retail Space



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301 CONGRESS

6TH FLOOR

20,011 SF



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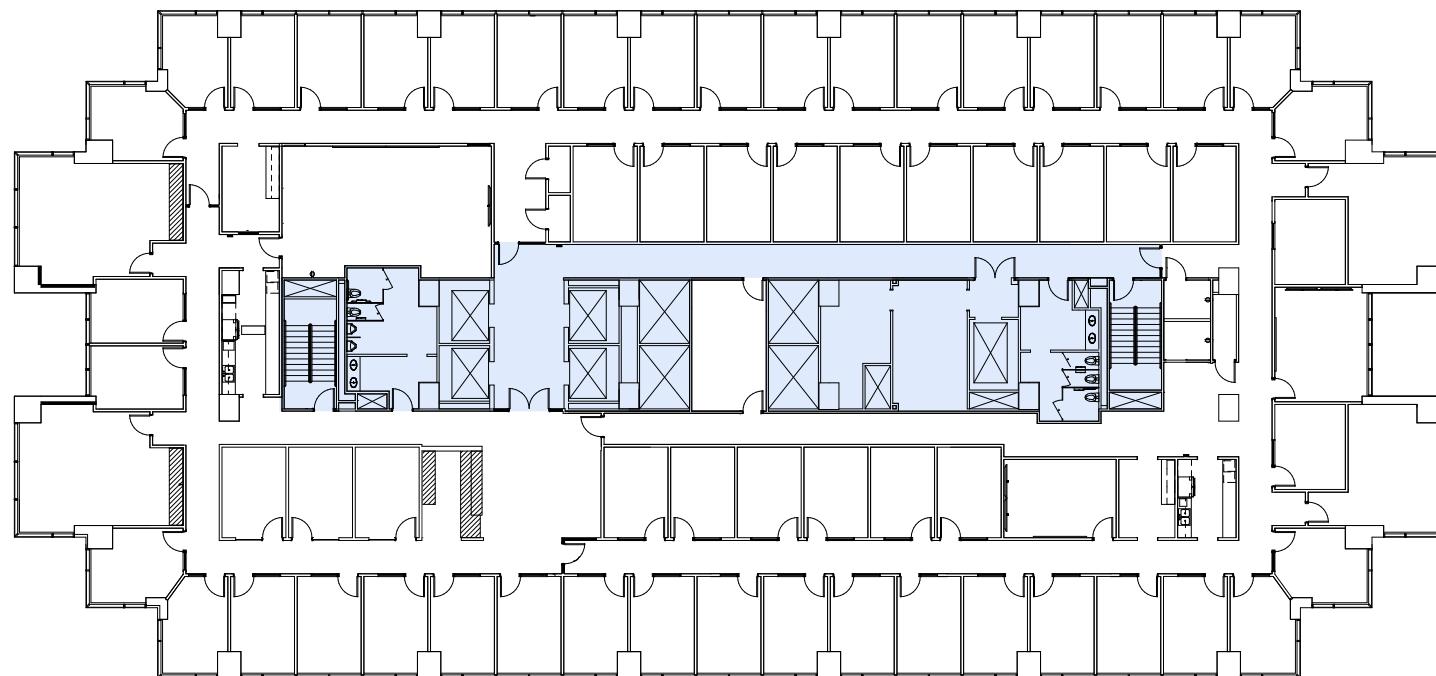
301 CONGRESS

9TH FLOOR

20,591 SF



Direct Plug & Play Suite w/
Furniture Included



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9TH FLOOR

SPACE PHOTOS



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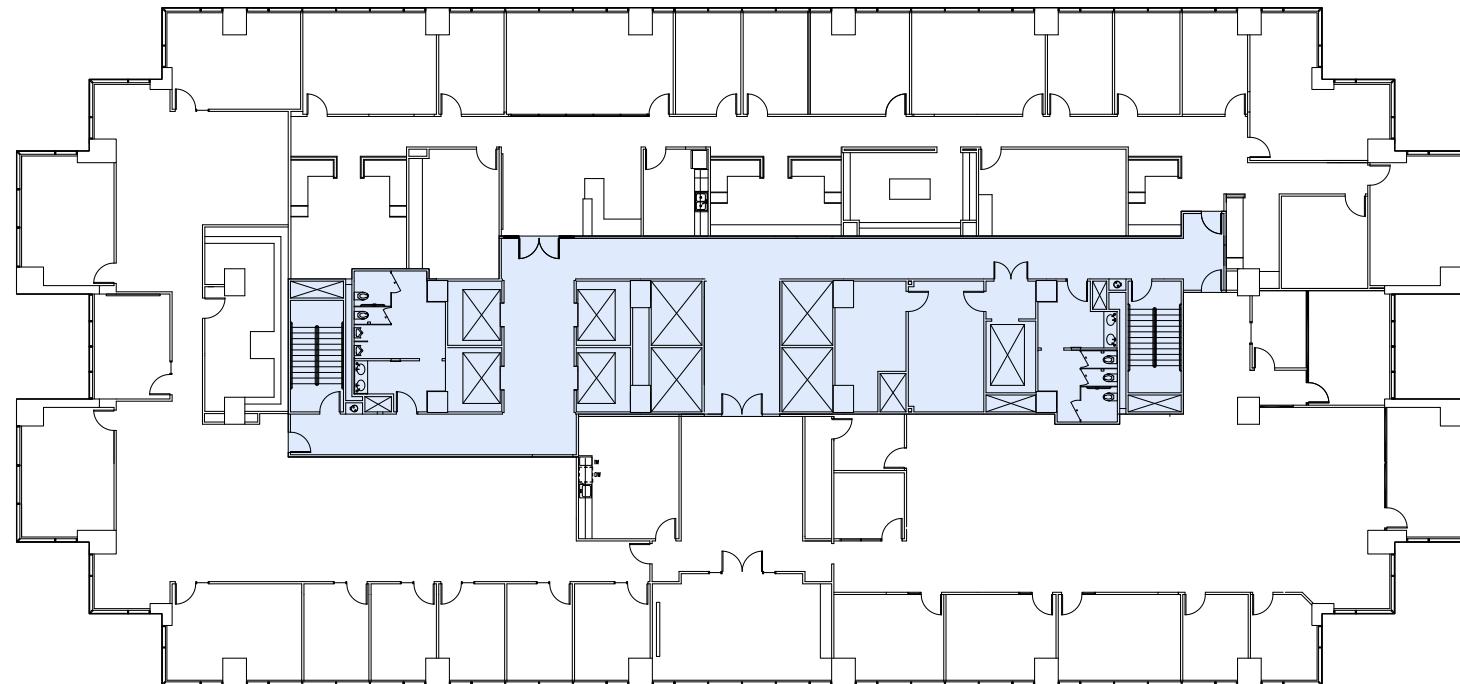
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301 CONGRESS

10TH FLOOR

20,591 SF



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10TH FLOOR

20,591 SF



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SUITE 1300

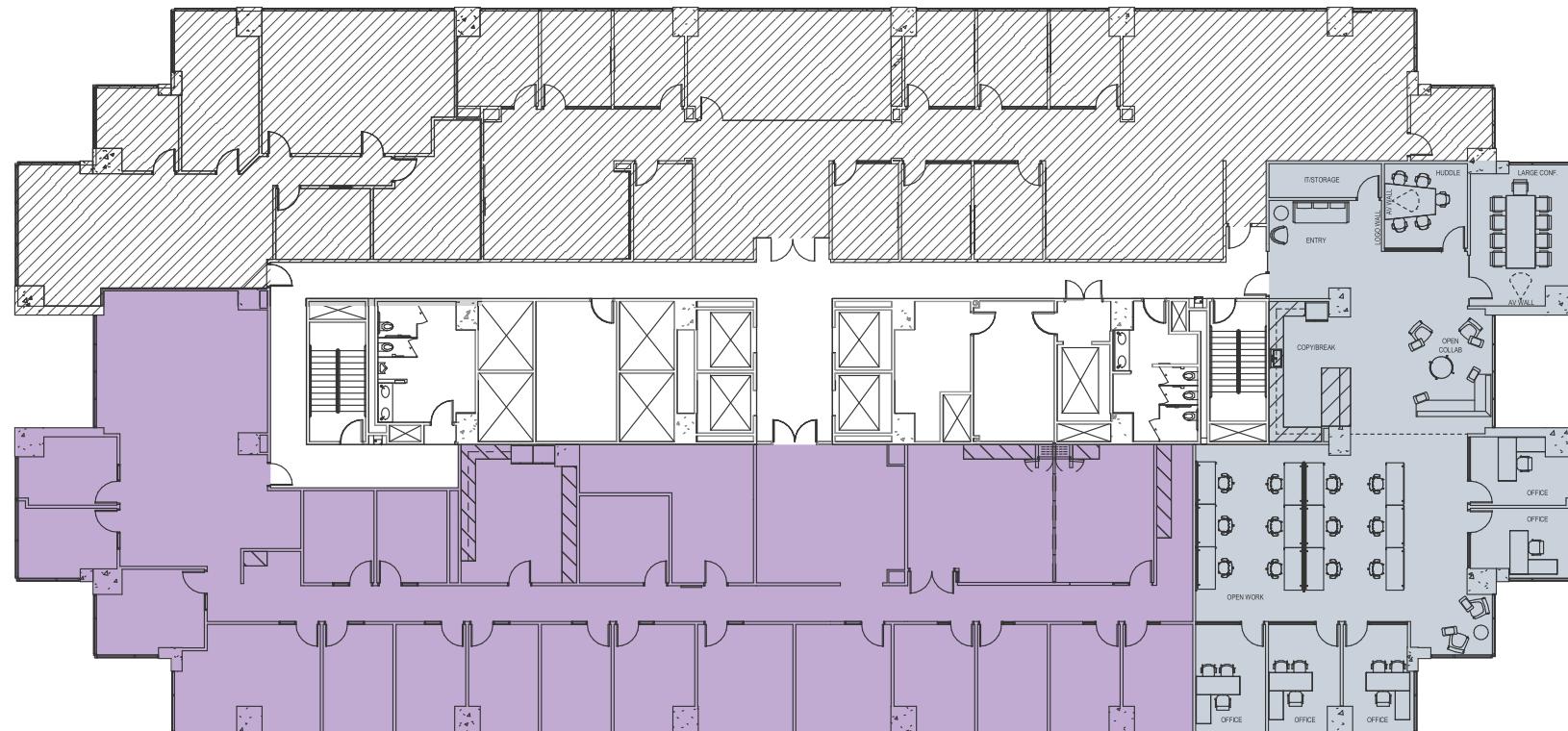
8,190 SF

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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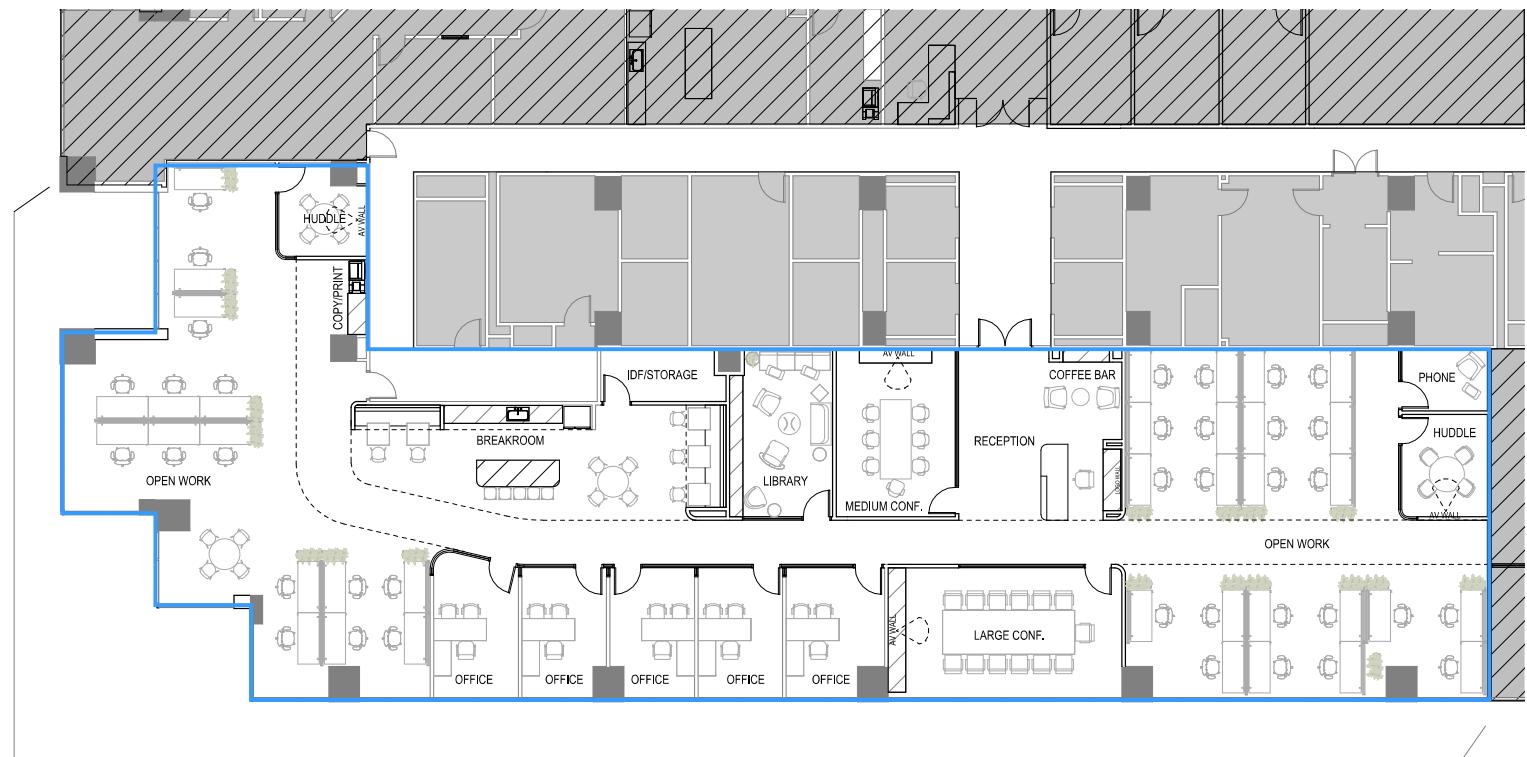
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301 CONGRESS

SUITE 1300

8,190 SF

Under Construction



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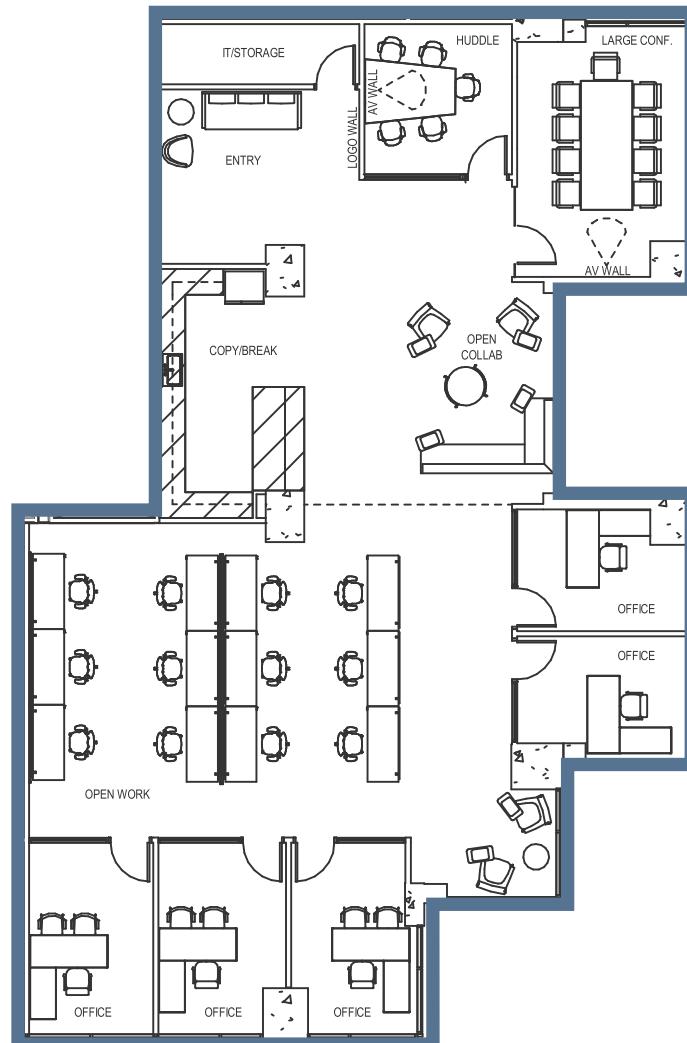
SUITE 1370

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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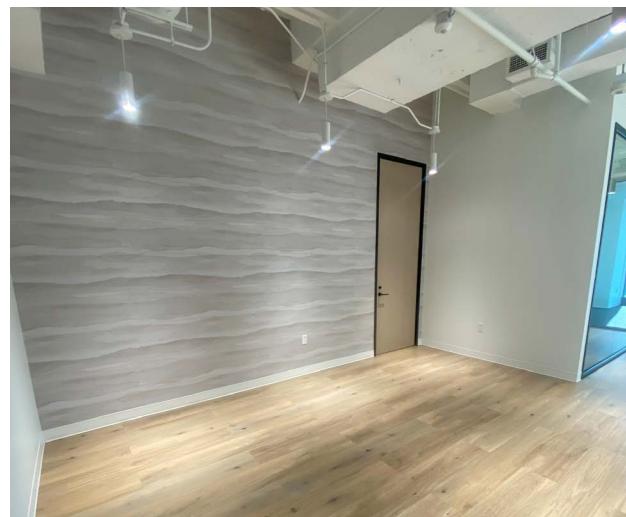
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SUITE 1370

4,060 SF

SPEC SUITE



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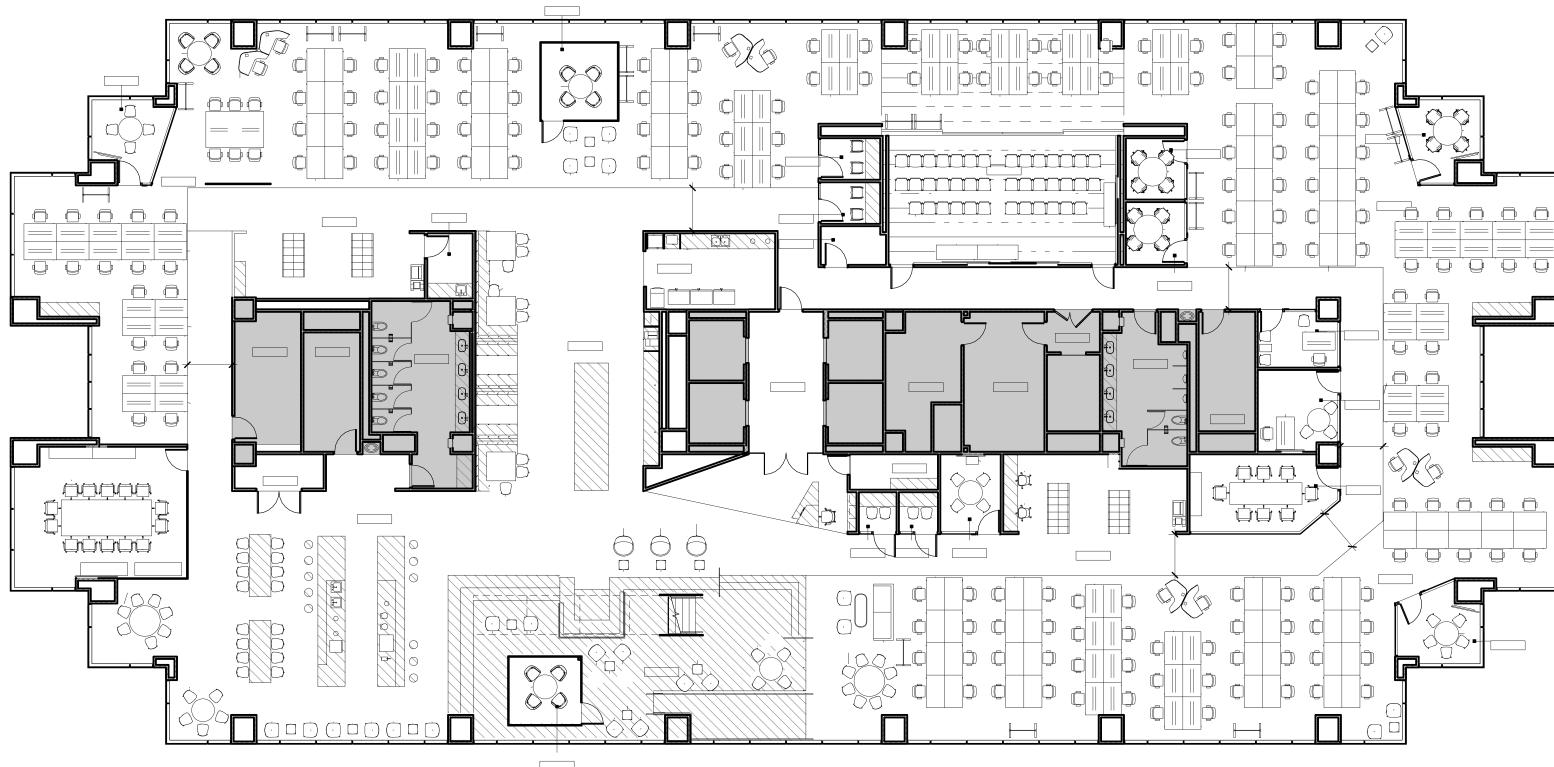
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15TH FLOOR

20,904 SF



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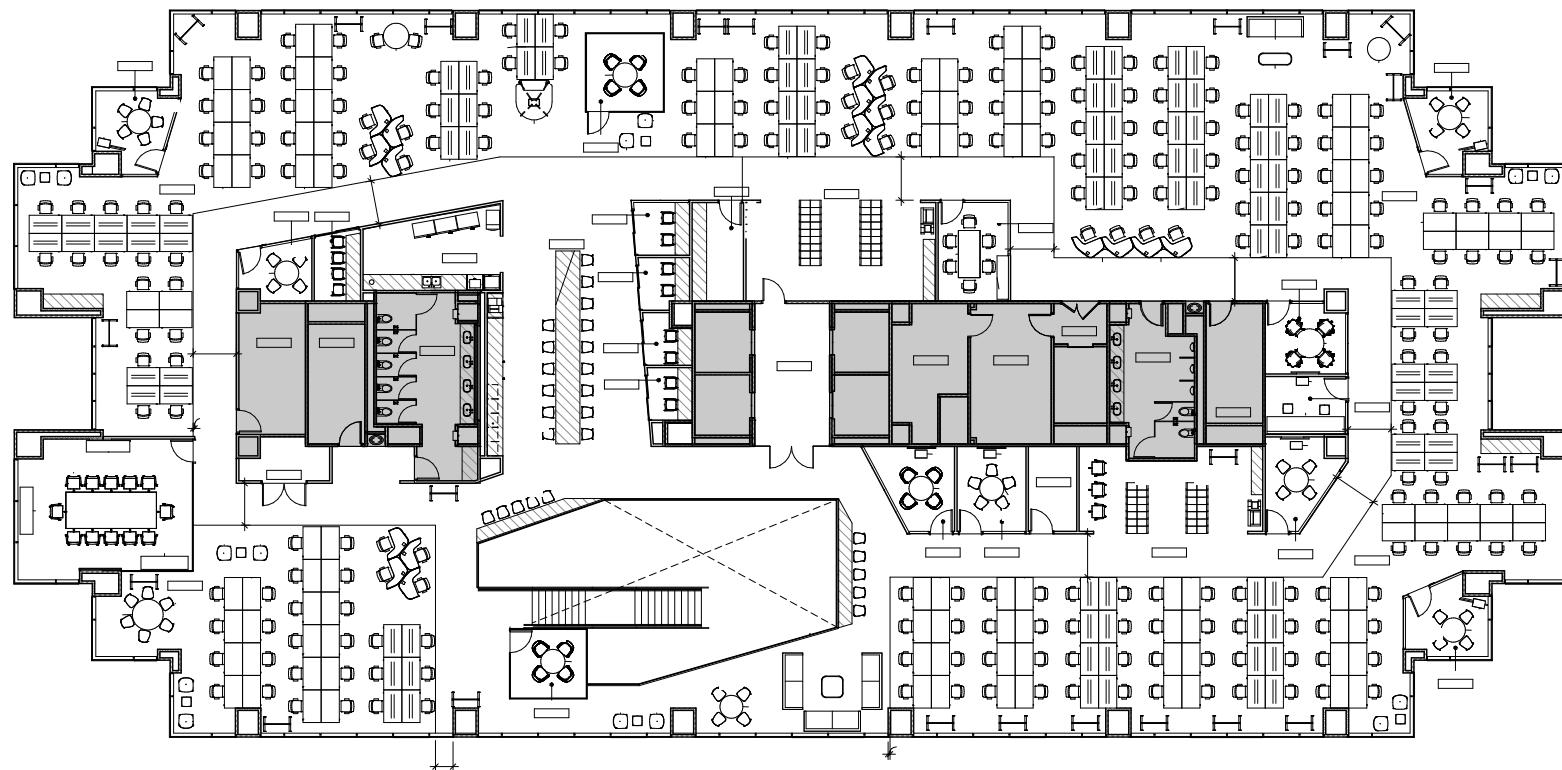
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16TH FLOOR

20,899 SF



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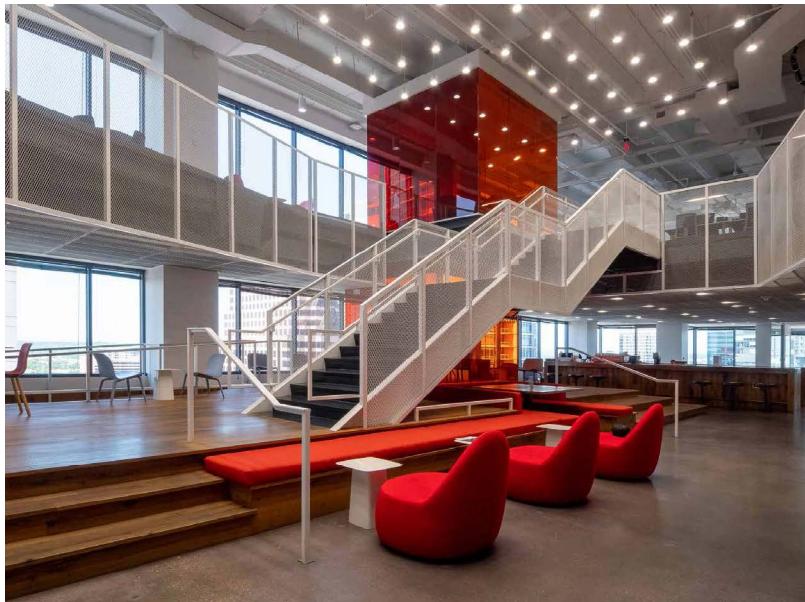
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15 & 16TH FLOOR

PHOTOS



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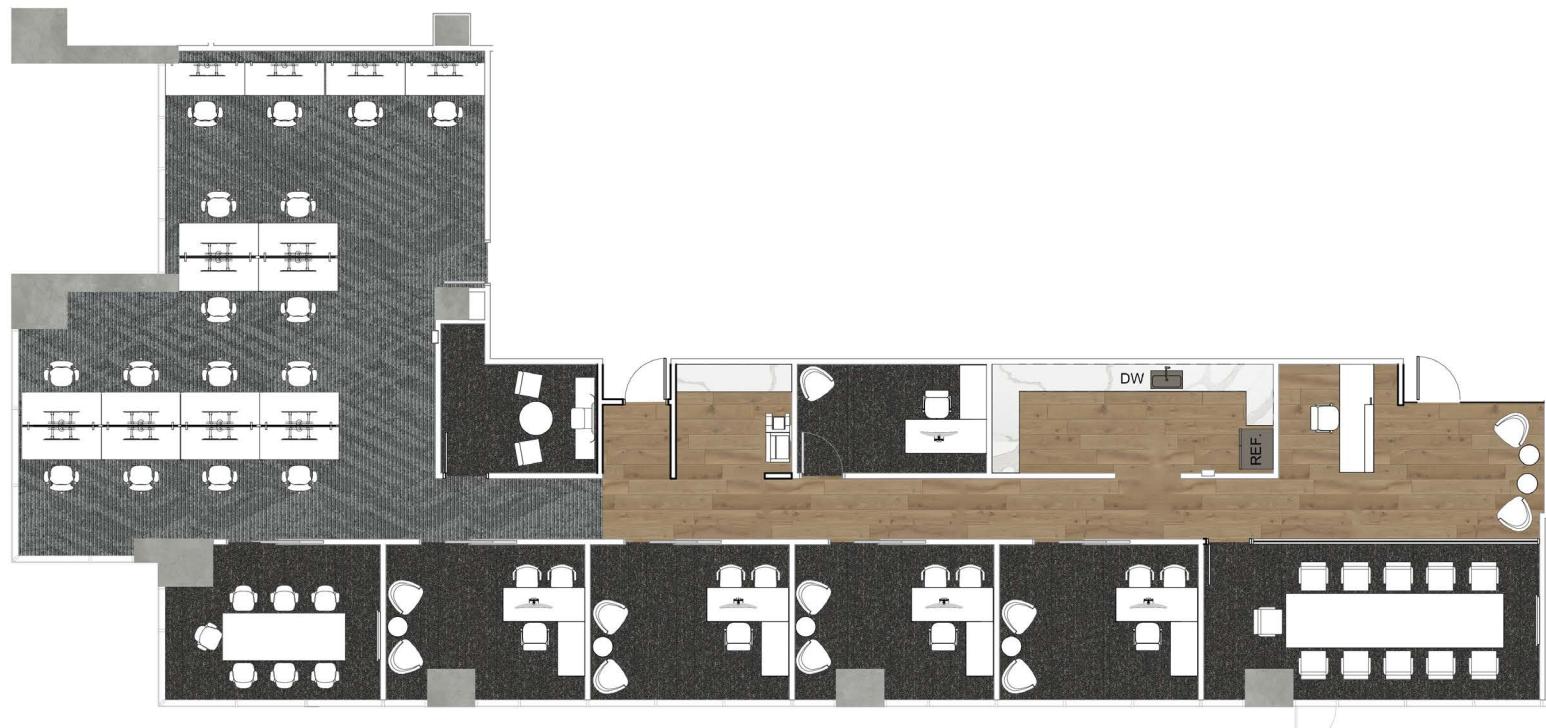
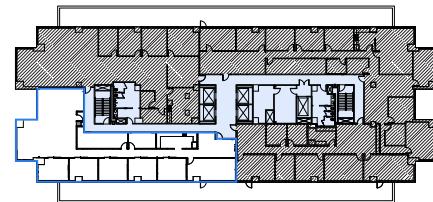
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301 CONGRESS

SUITE 1800

3,789 SF

Move-In Ready Suite



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SUITE 1800

SPACE PHOTOS



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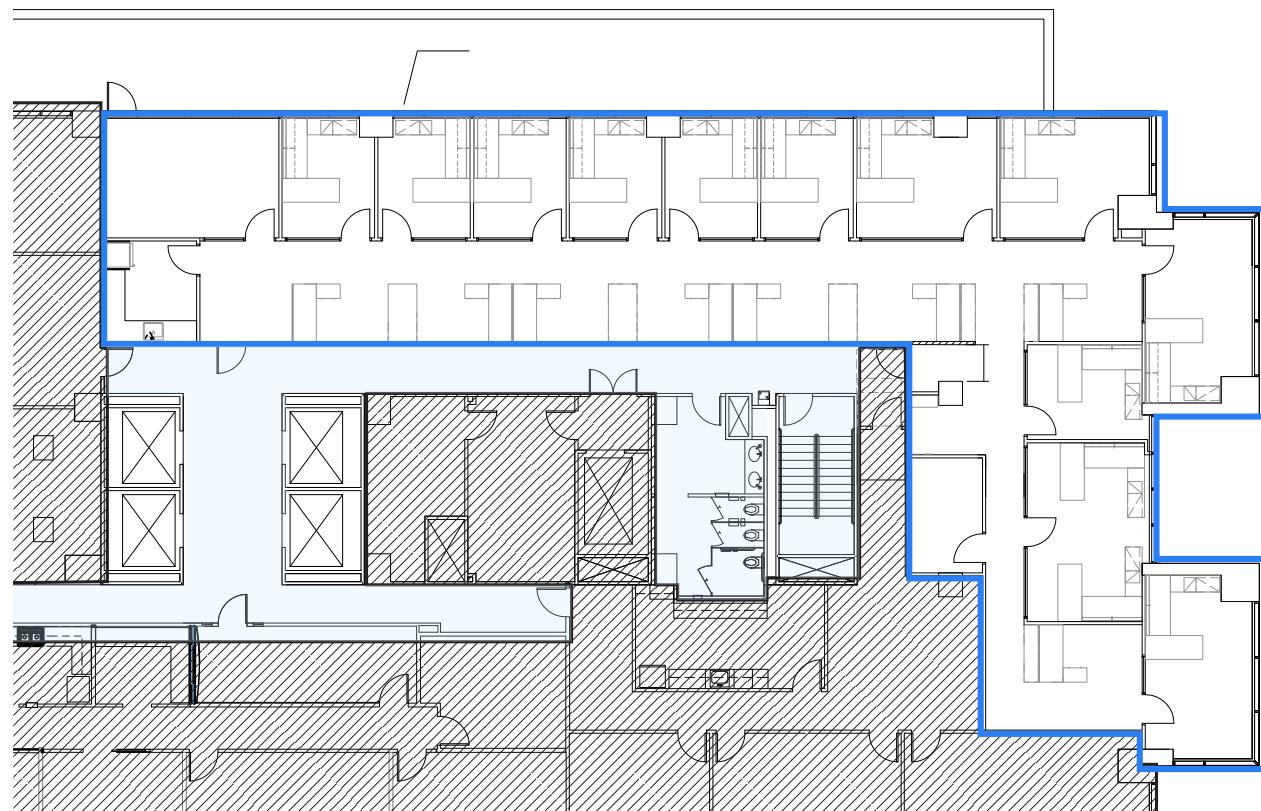
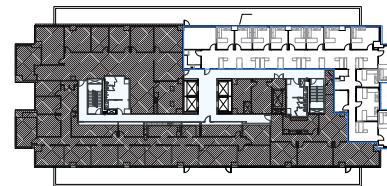
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SUITE 1850

4,994 SF

Available December



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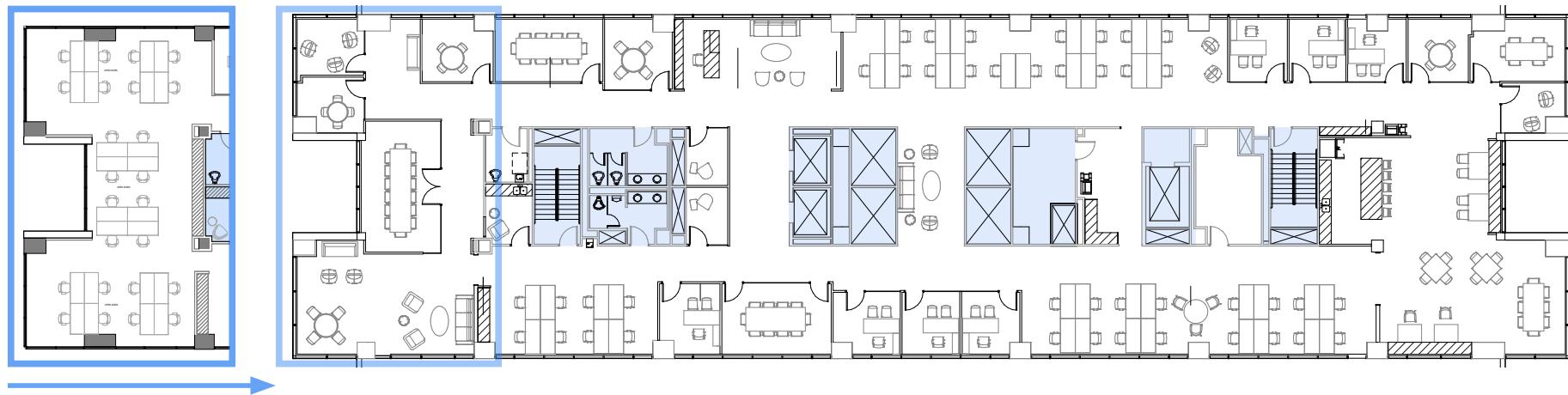
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21ST FLOOR

11,630 SF Spec Suite



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



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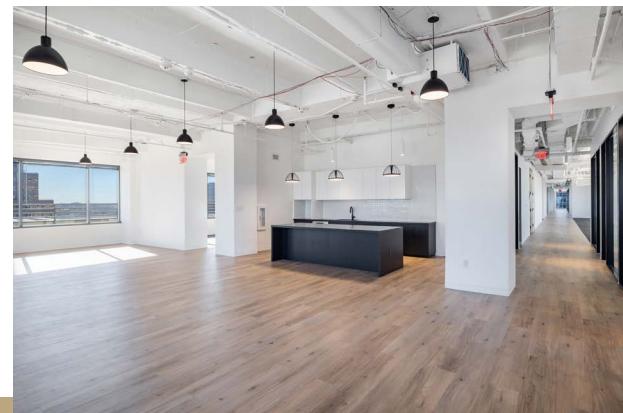
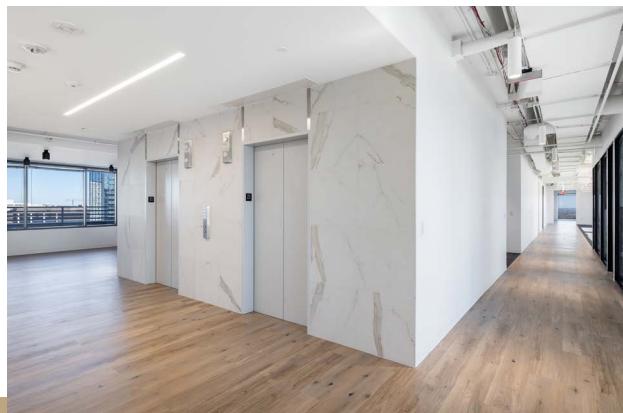
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301 CONGRESS

21ST FLOOR

SUITE PHOTOS

Spec Suite



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CONGRESS

