

HPI

PGIM



# 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

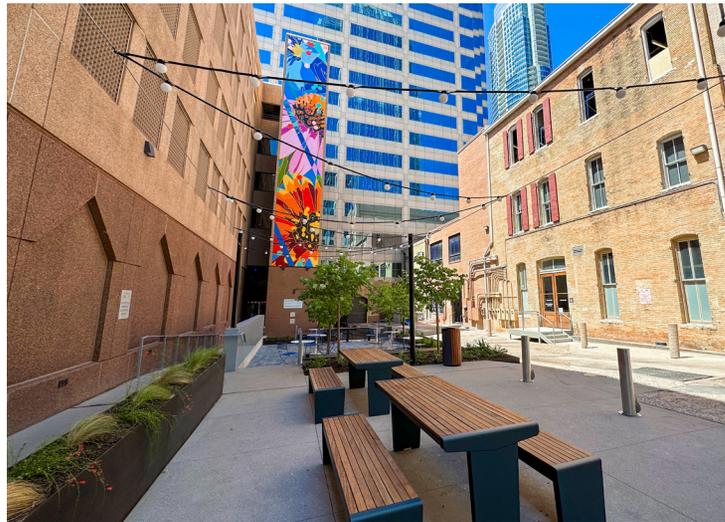
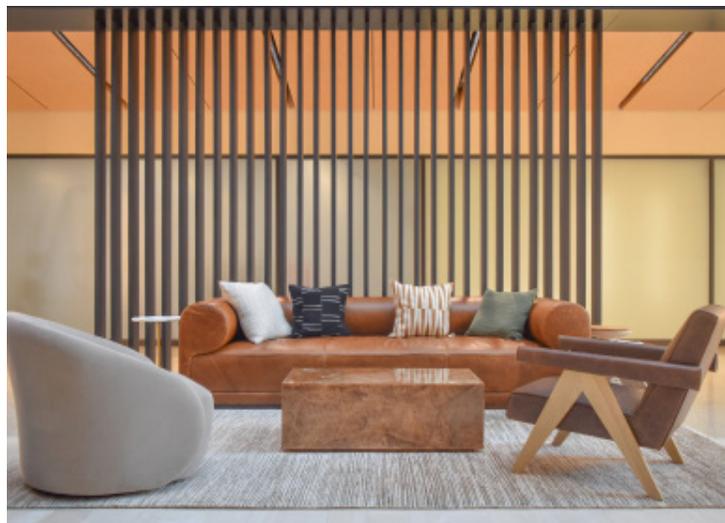
## HOTELS

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

UNDER 10,000 SQUARE FEET

AVAILABLE SUITES

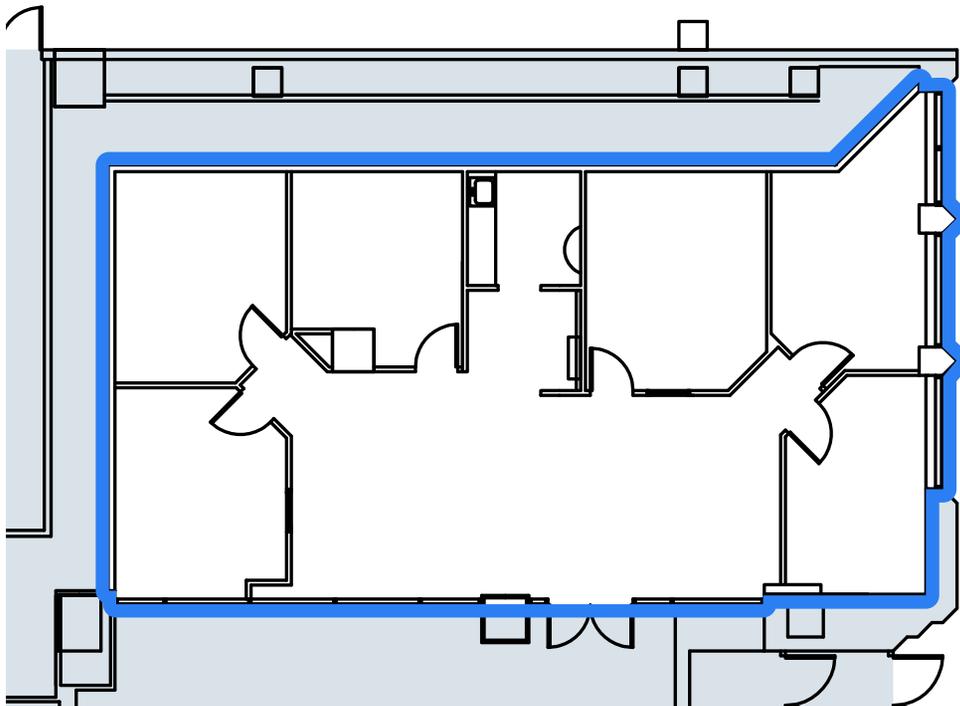
Suite 120	2,208 SF	
Suite 140	2,176 SF	
Suite 150	6,051 SF	Office/Retail Space
Suite 1300	8,190 SF	Under Construction
Suite 1370	4,064 SF	Spec Suite Recently Delivered
Suite 1800	3,789 SF	Move-In Ready Suite
Suite 1850	4,994 SF	



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# SUITE 120

2,208 SF



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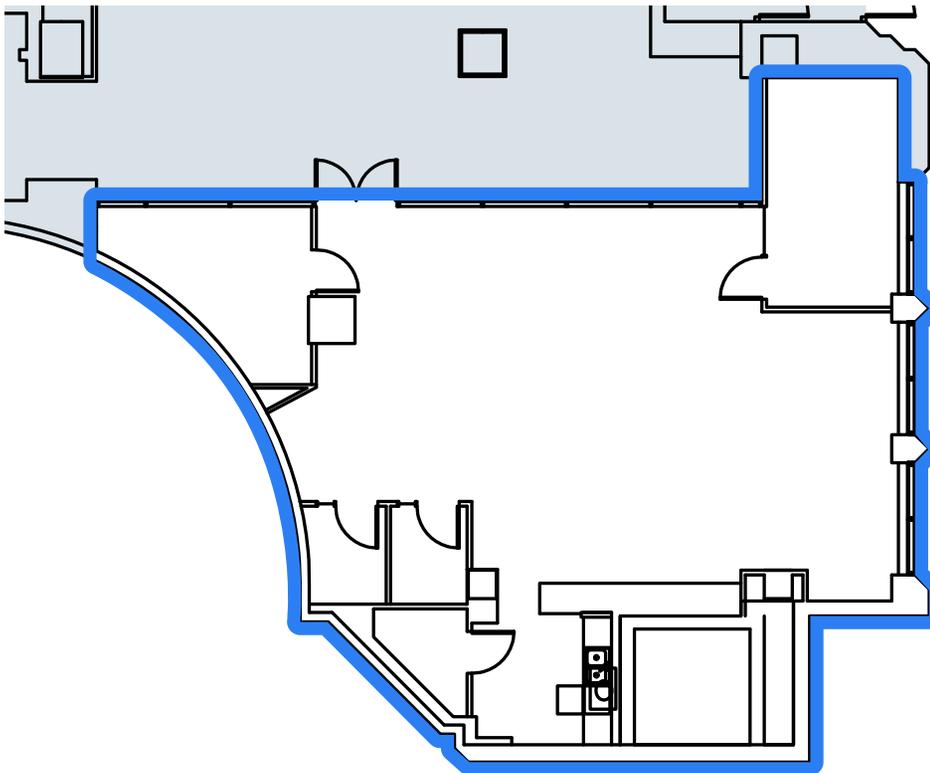
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# SUITE 140

2,176 SF



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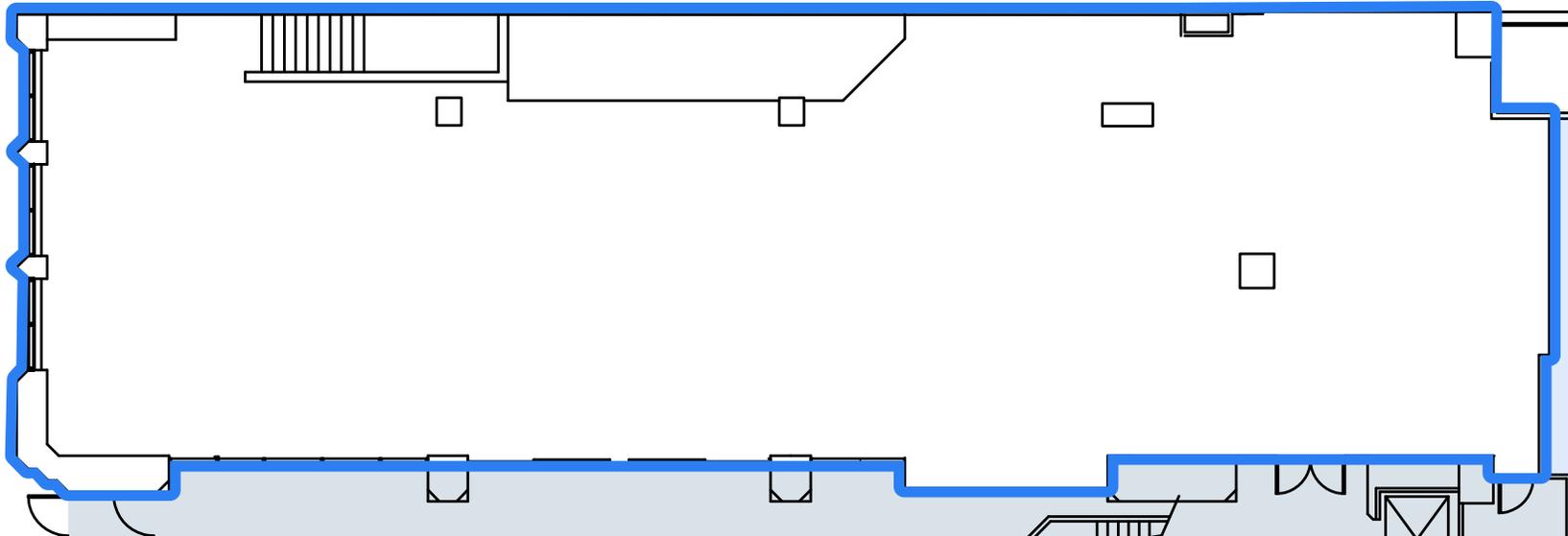
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301 CONGRESS

# SUITE 150

Office/Retail Space

6,051 SF



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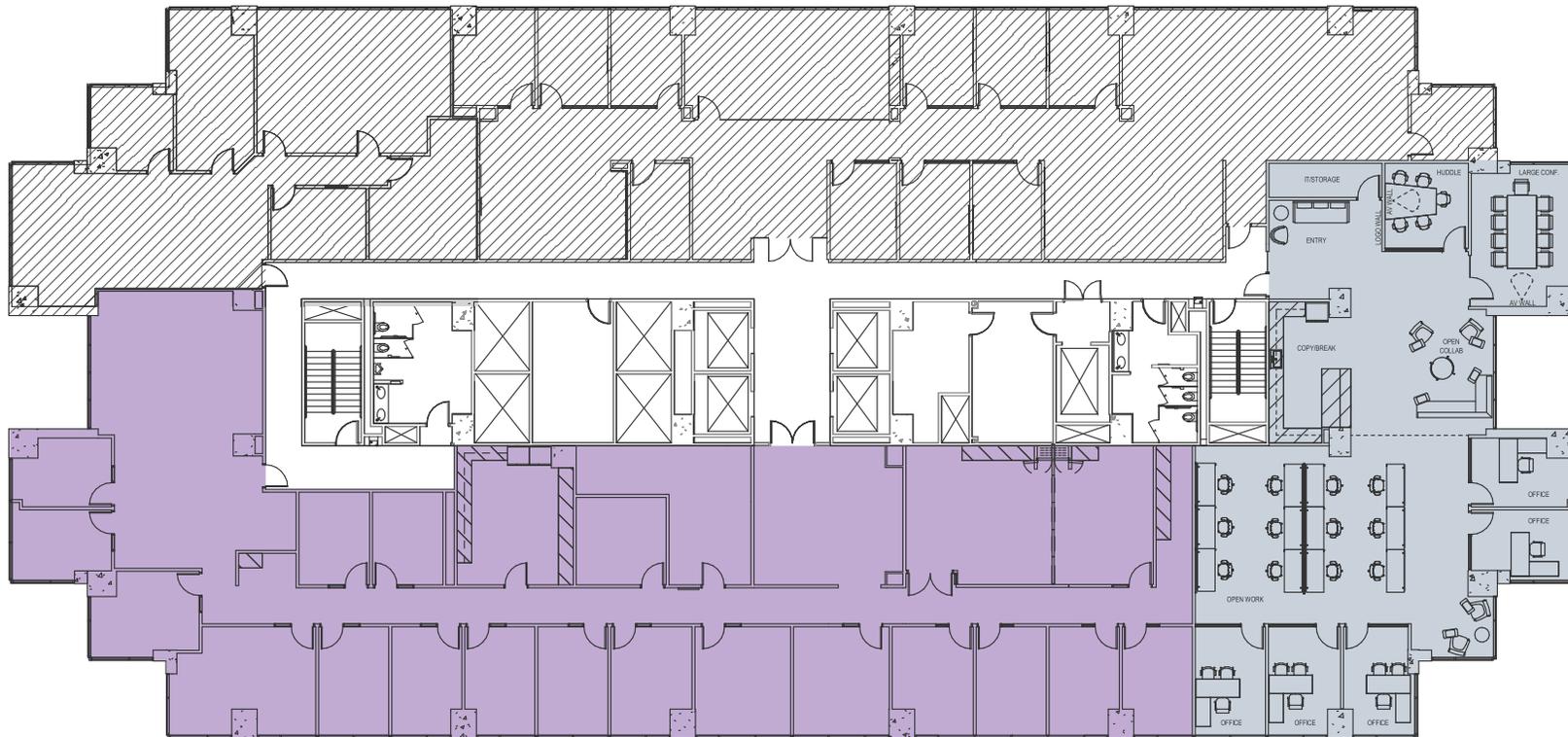
# SUITE 1300

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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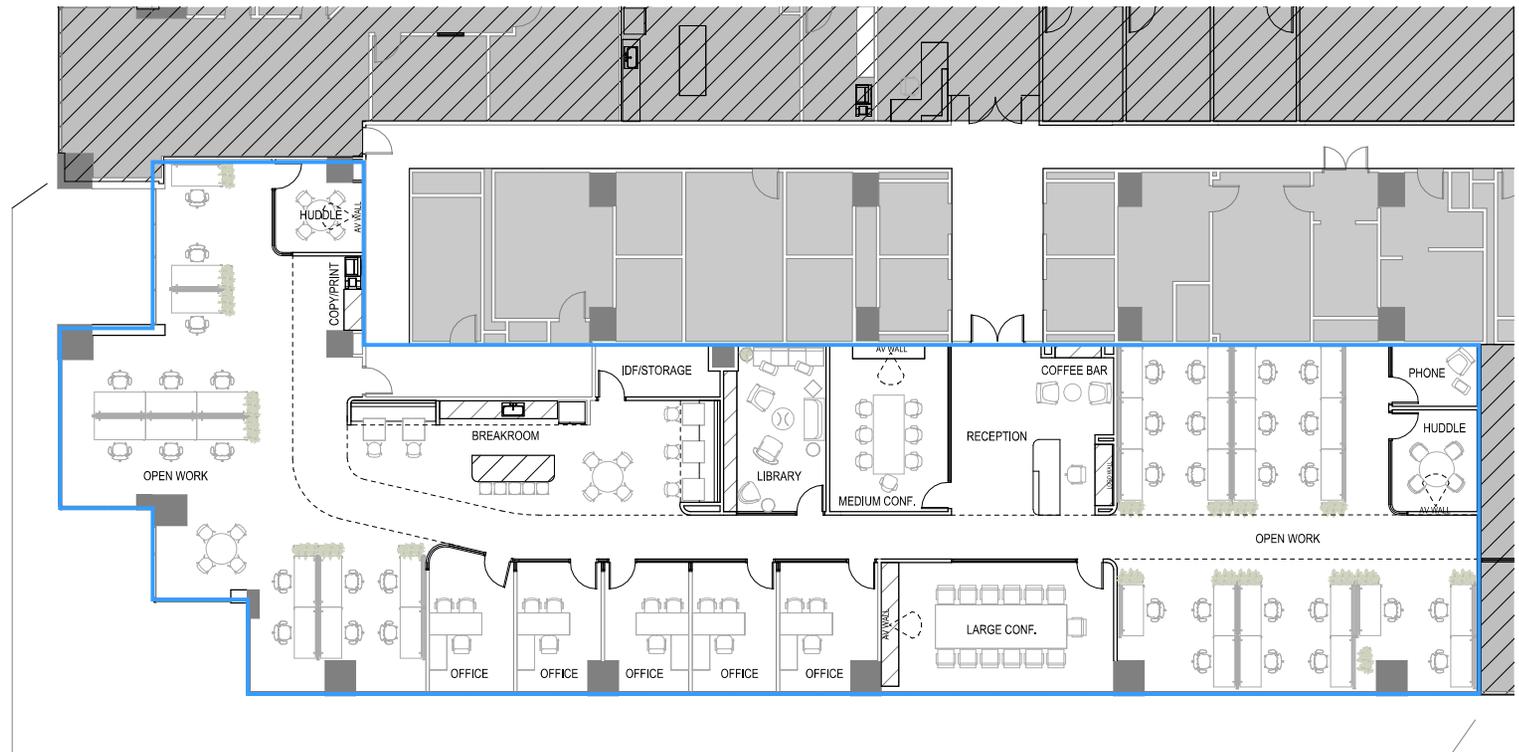
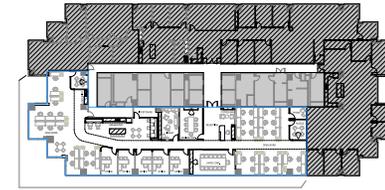
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# SUITE 1300

Under Construction

8,190 SF



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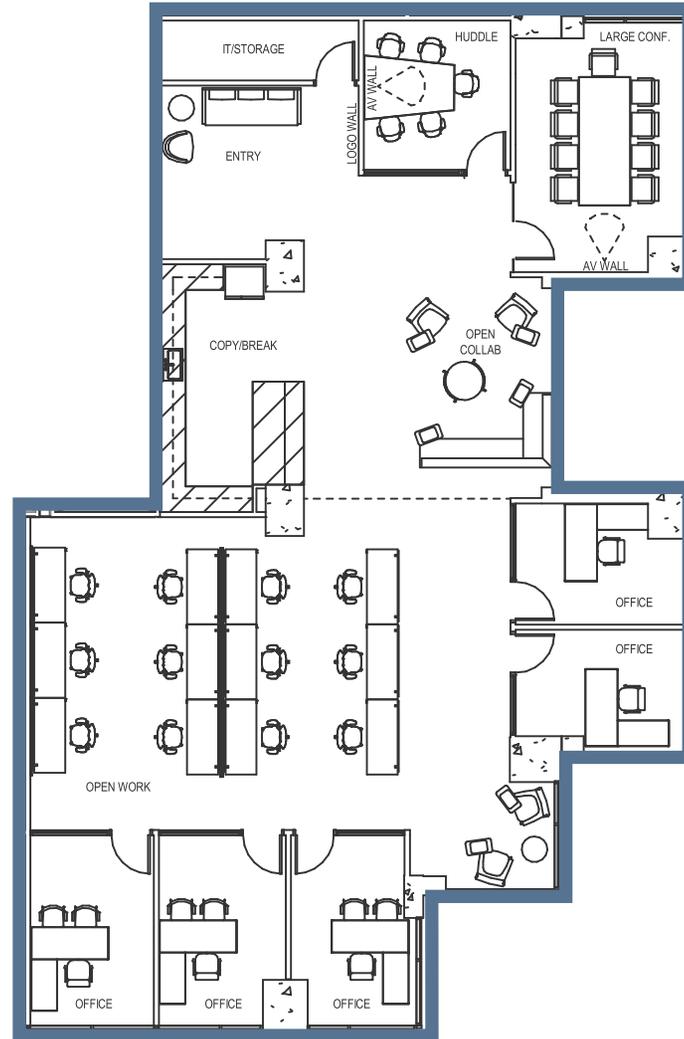
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# SUITE 1370

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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# SUITE 1370

4,060 SF

**SPEC SUITE**



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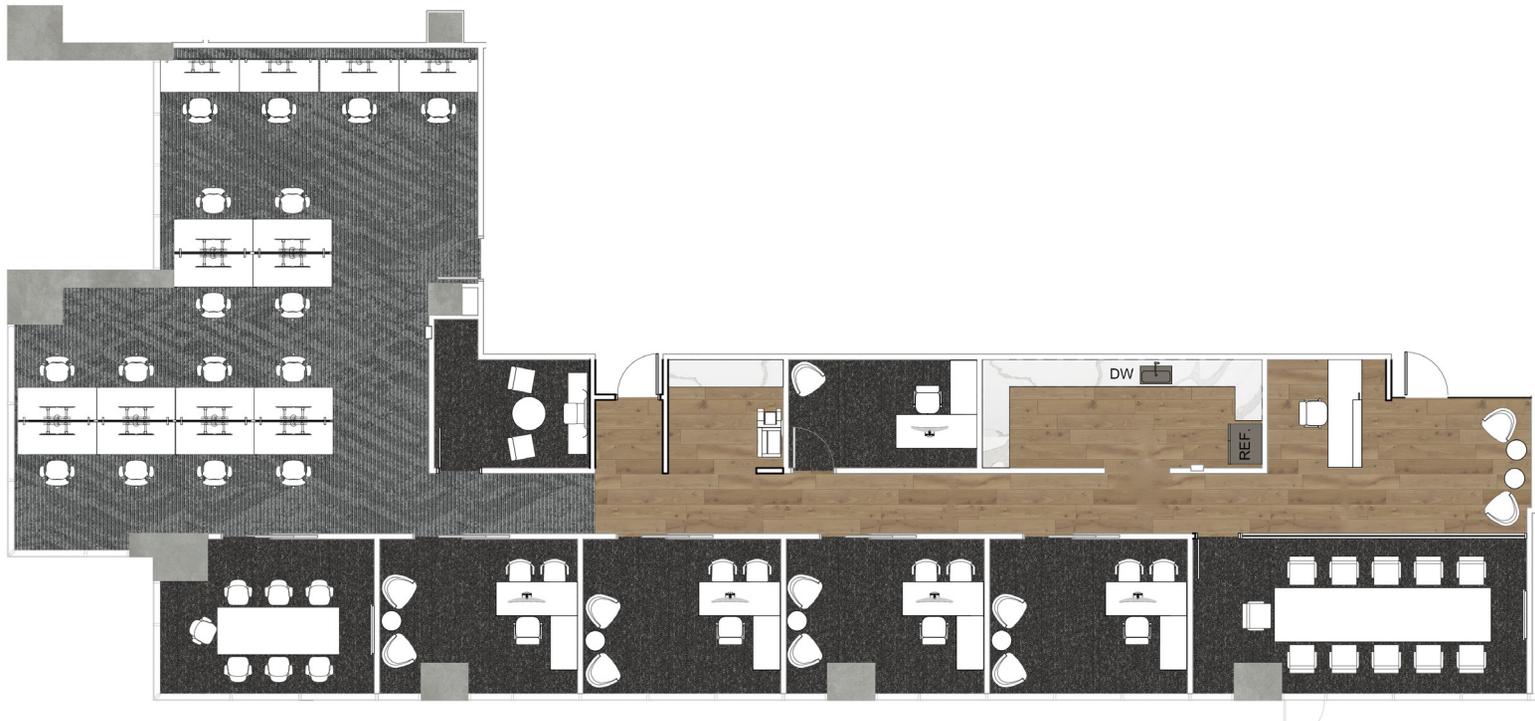
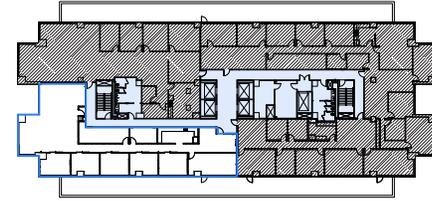
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# SUITE 1800

Move-In Ready Suite

3,789 SF



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# SUITE 1800

## SPACE PHOTOS



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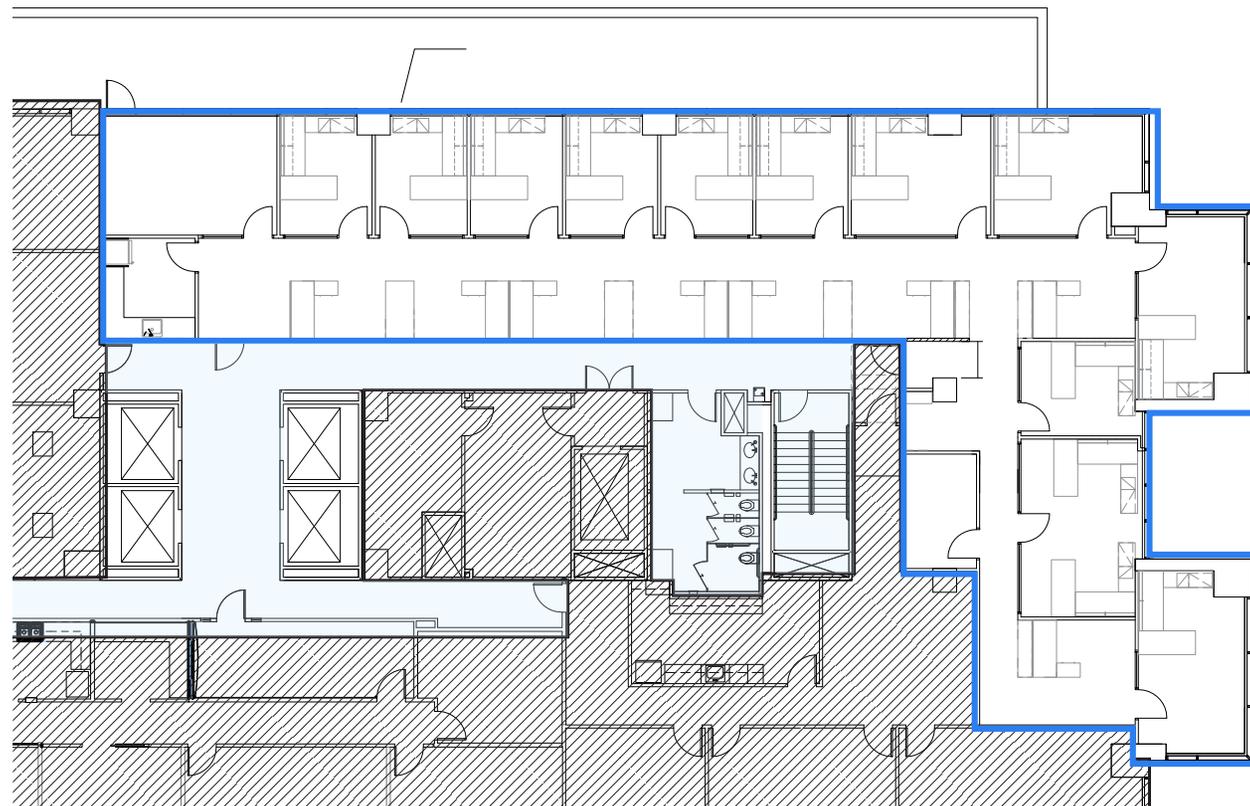
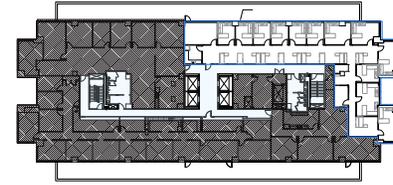
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# SUITE 1850

4,994 SF



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