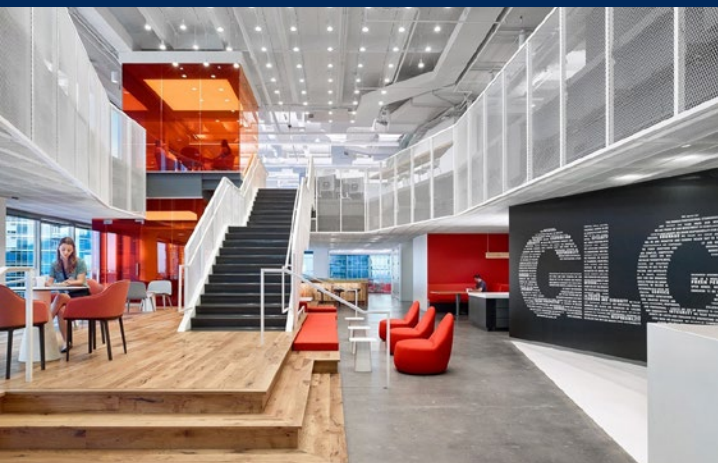


# 301 CONGRESS

AUSTIN, TEXAS - 78701



## AVAILABLE SUITES

SUITE 120 - 1,972 RSF

SUITE 1200 - 20,573 RSF

SUITE 1850 - 6,861 RSF

SUITE 1950 - 5,701 RSF

RICHARD PADDOCK

512.538.0057

[paddock@hpitx.com](mailto:paddock@hpitx.com)

CHRIS PRICE

512.538.1029

[price@hpitx.com](mailto:price@hpitx.com)



# 301 CONGRESS

## AMENITIES & FEATURES

FLOYD'S CAFE & DELI



NEW FITNESS CENTER



NEW CONFERENCE CENTER



## BUILDING AMENITIES

- Three-story Atrium Lobby with Talvassolo Granite and Wood Finishes
- Floyd's Cafe & Deli on Ground Floor
- New Fitness Center
- New Building Conference Center
- On-site Management Office
- 24-Hour Security Desk
- On-site Banking
- Attached Parking Garage
- Mail Room with Overnight Drop-off
- **Tacodeli** Coming Spring 2019

## PROPERTY FEATURES

- Class A High-rise Office Building
- Beautiful Downtown Views
- Energy-star Certified Building
- Located on Austin's renowned Congress Avenue
- 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

# 301 CONGRESS

## LOCATION MAP



## HOTELS

1. JW Marriott
2. Fairmont Hotel
3. Hotel Van Zandt
4. Westin
5. Hyatt Place
6. Hilton
7. Four Seasons
8. Radisson
9. The Driskill

## 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

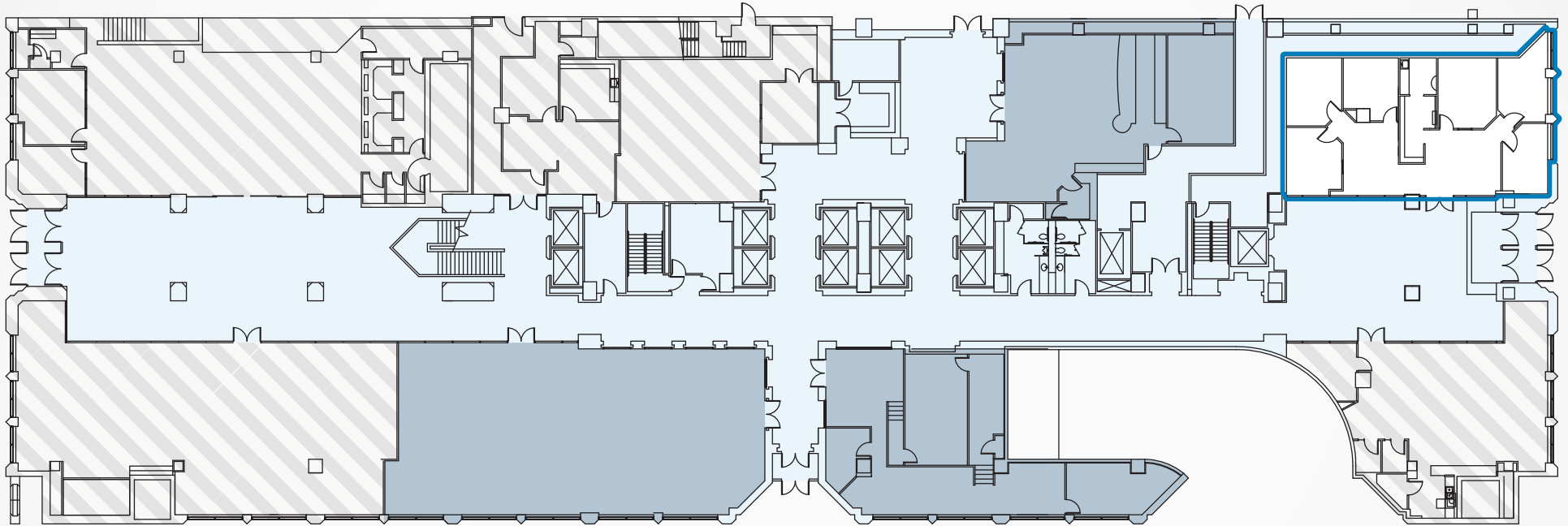
## BARS

1. Corner at the JW Marriott
2. Second Street Bar and Kitchen
3. Max's Wine Dive
4. Elephant Room
5. Lavaca St. Bar
6. Speakeasy
7. The Red Room
8. Cedar Door
9. Cru Food and Wine Bar

# SUITE 120

1,972 RSF

□ -- Available Space    ▨ -- Not Included    □ -- Core Elements



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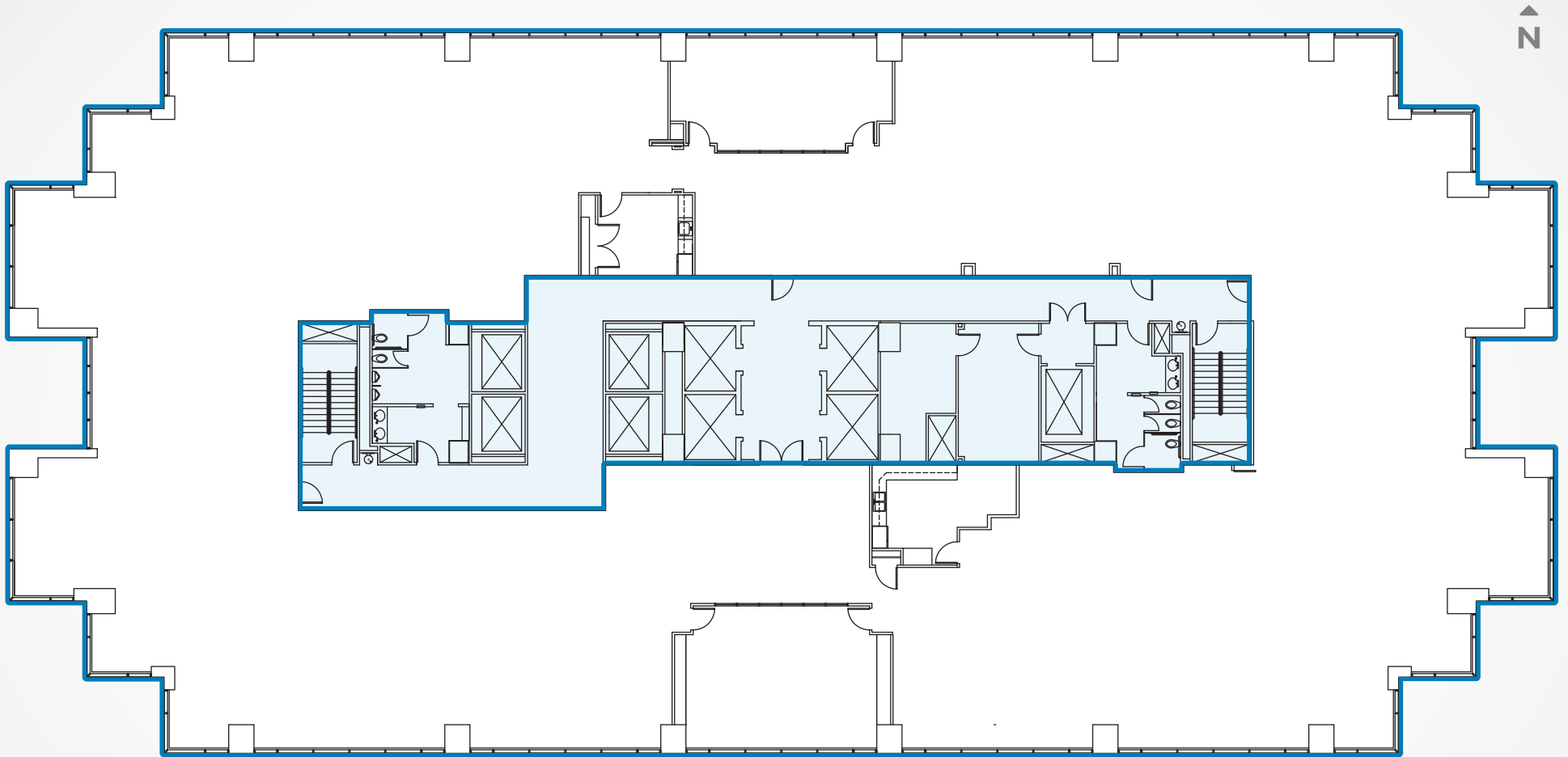
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# SUITE 1200

20,573 RSF

□ -- Available Space    ▨ -- Not Included    □ -- Core Elements



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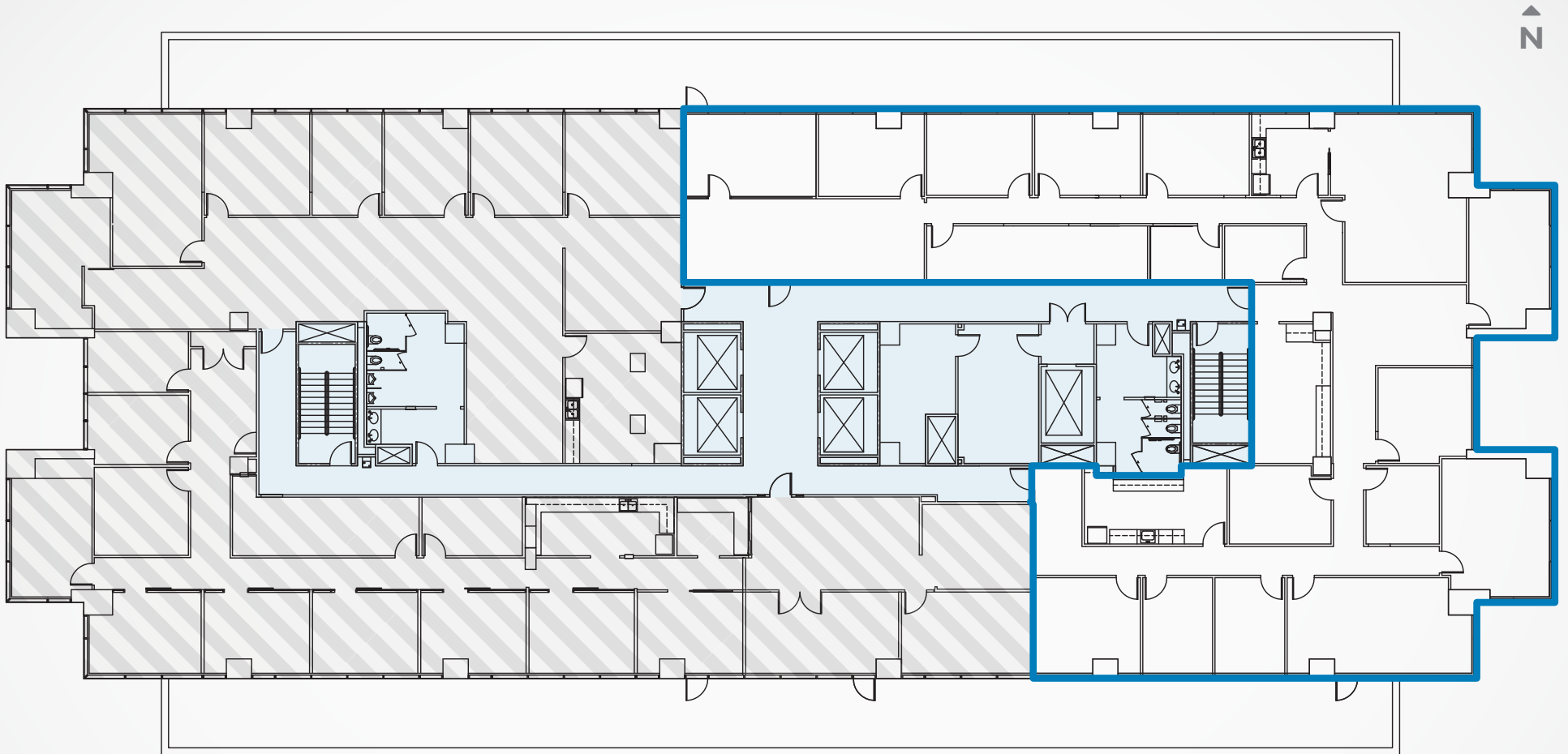
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# SUITE 1850

6,861 RSF

□ -- Available Space    ▨ -- Not Included    □ -- Core Elements



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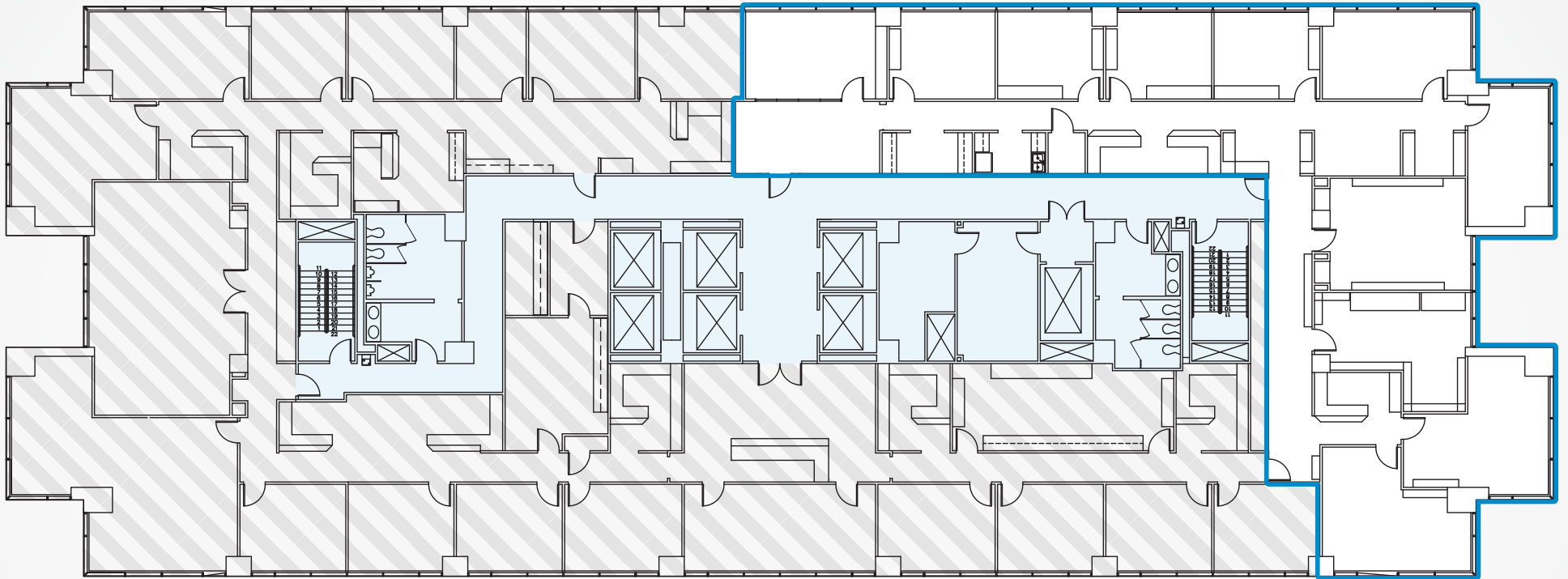
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# SUITE 1950

5,701 RSF

□ -- Available Space    ▨ -- Not Included    □ -- Core Elements



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