

301 Congress

Available Suites

Ste. 120 - 2,208 SF

Ste. 900 - 20,591 SF

Direct Plug & Play Suite w/ Furniture Included

Ste. 1000 - 20,591 SF

Ste. 1300 - 17,738 SF

Available Jan. 2024

Ste. 1800 - 3,789 SF

Available Feb. 2024 - Contiguous w/ Ste. 1875 to 8,618 SF

Ste. 1875 - 4,829 SF

Move-In Ready Suite - Contiguous w/ Ste. 1800 to 8,618 SF

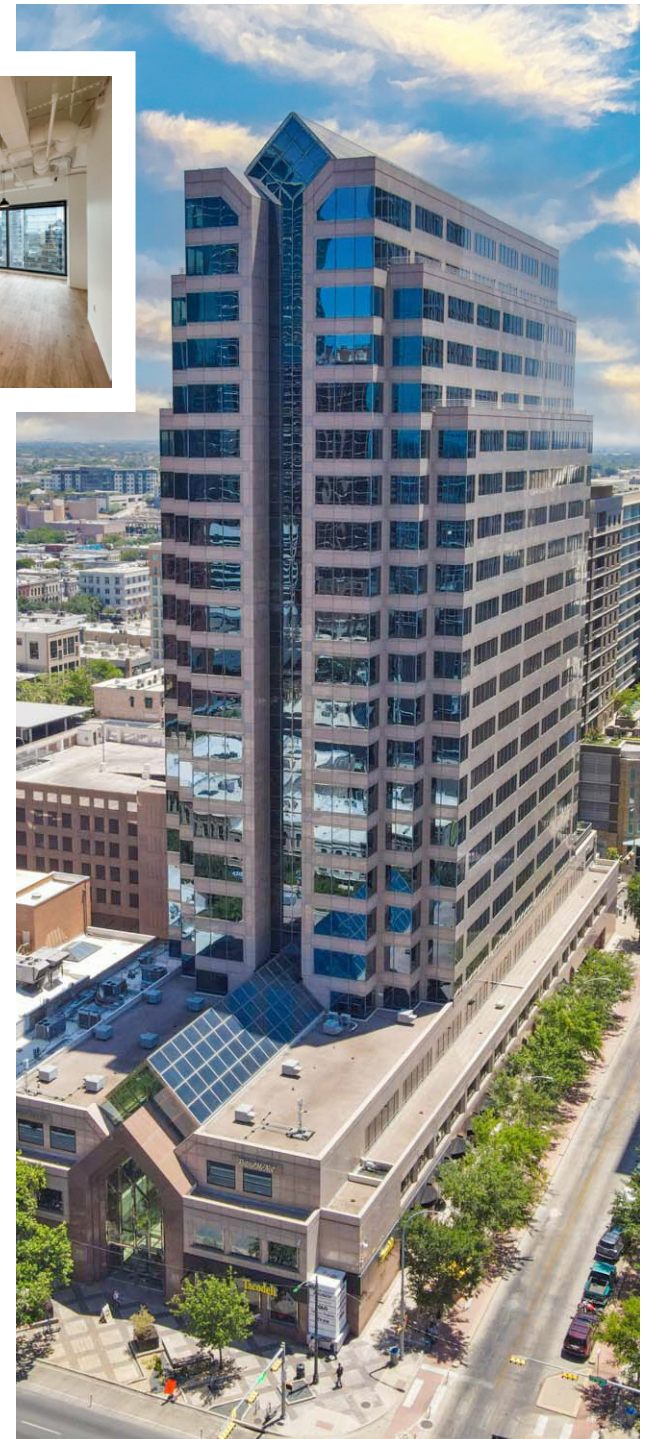
Ste. 1900 - 10,406 SF

Available Feb. 2024

Ste. 2000 - 11,592 SF

Ste. 2100 - 11,630 SF

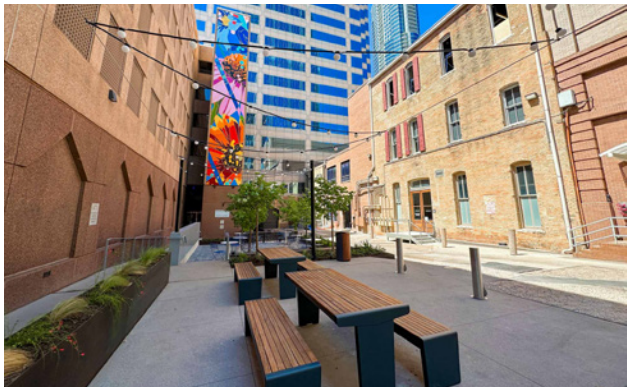
Recently Completed Spec Suite



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Building Amenities & Features

- Lobby Renovation Coming Soon
- Tacodeli Restaurant & Patio
- Three-story Atrium Lobby with Talvassolo Granite and Wood Finishes
- Miranda's Cafe & Deli on Ground Floor
- Fitness Center
- Building Conference Center
- The Porch - An Outdoor Amenity Space
- On-site Management Office
- 24-Hour Security Desk
- Mail Room with Overnight Drop-off
- On-site Banking
- Attached Parking Garage with EV Chargers and Bike Storage Room
- Beautiful Downtown Views
- Energy-star Certified Building
- 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



Fitwel[®]
Viral Response
Certified

Nearby Amenities

Restaurants

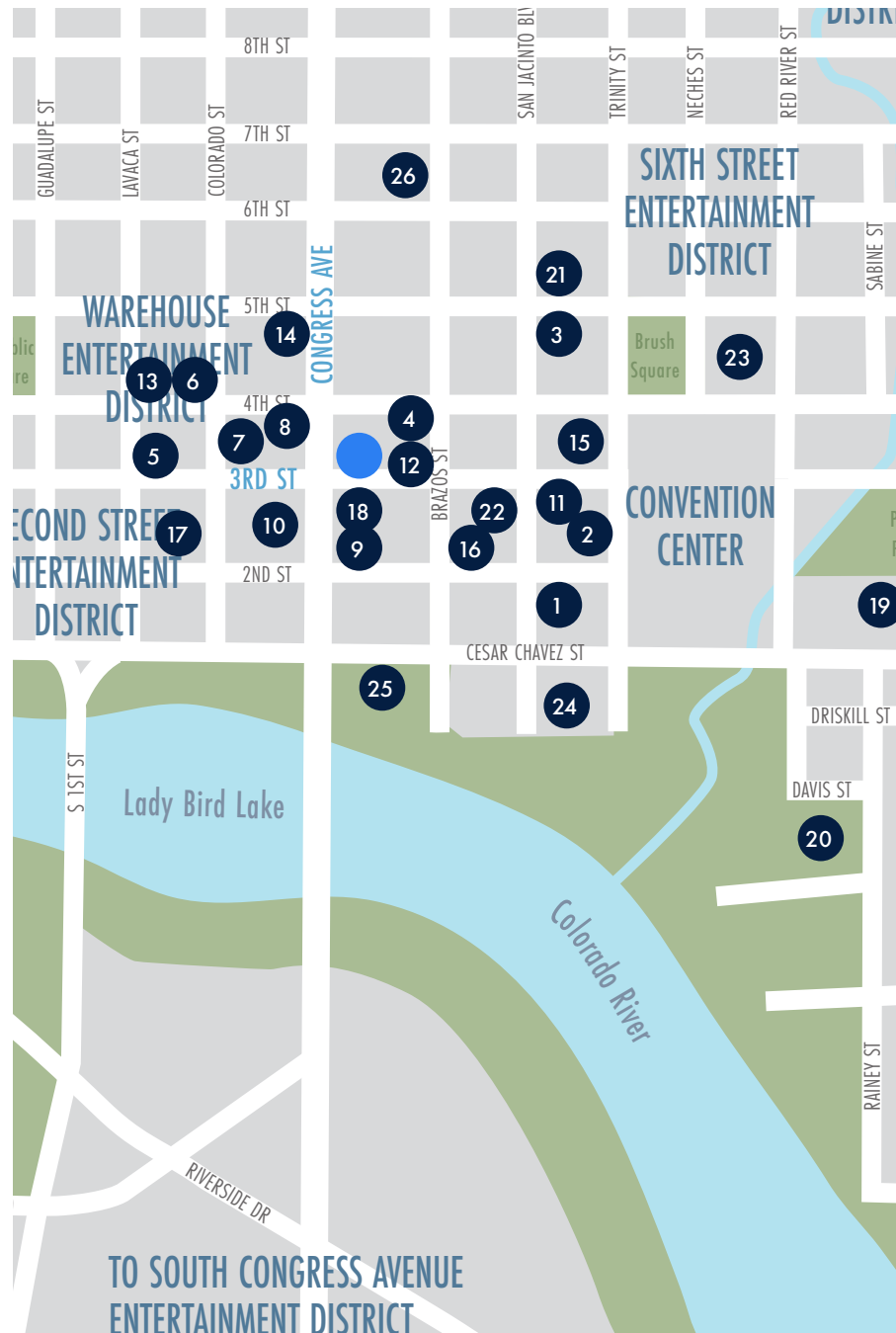
1. Gus's Fried Chicken
2. Fleming's
3. Eddie V's
4. Swift's Attic
5. Bob's Chophouse
6. Truluck's
7. Red Ash Grill
8. Capital Grille

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

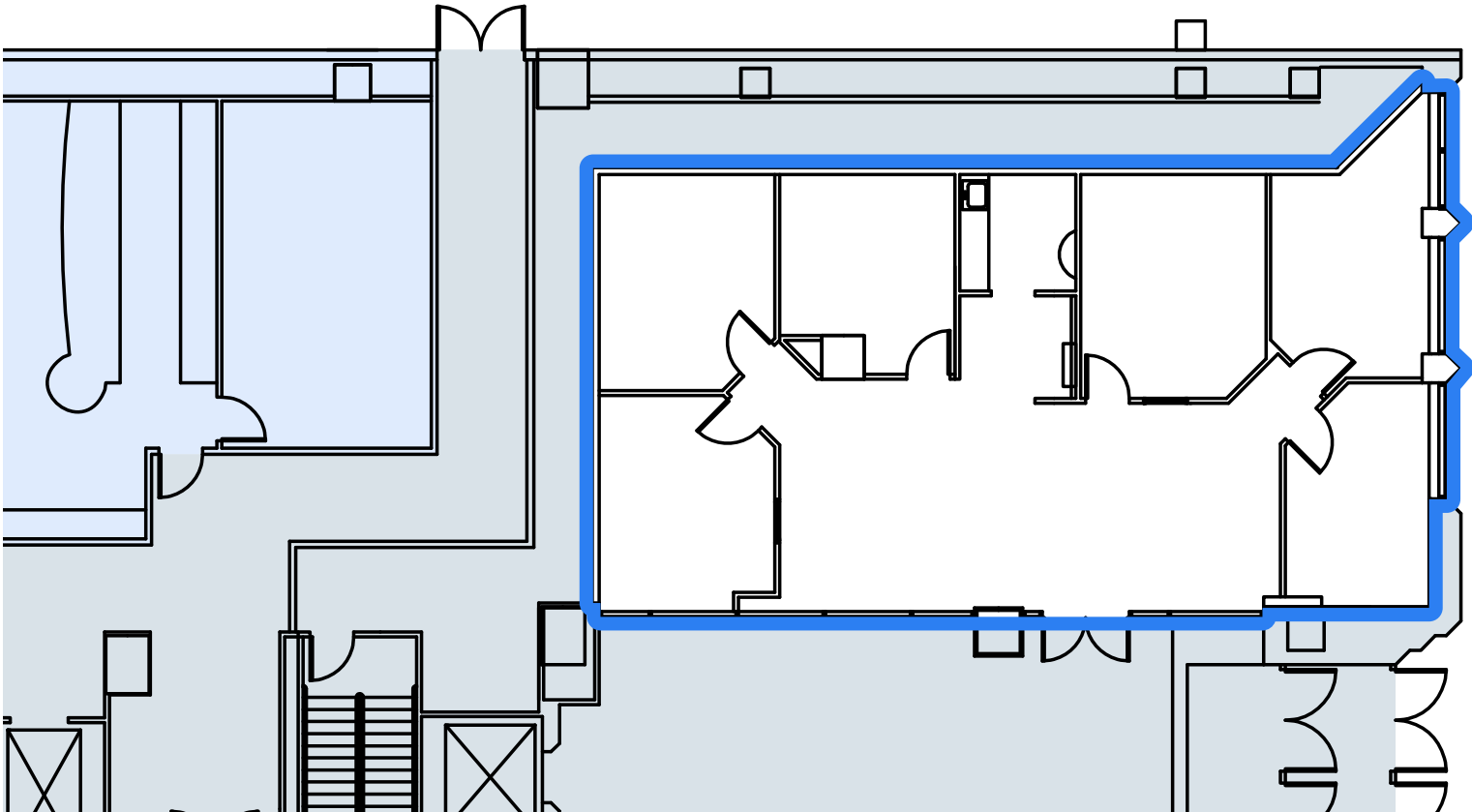
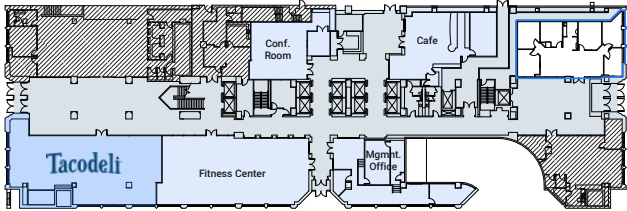
Hotels

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



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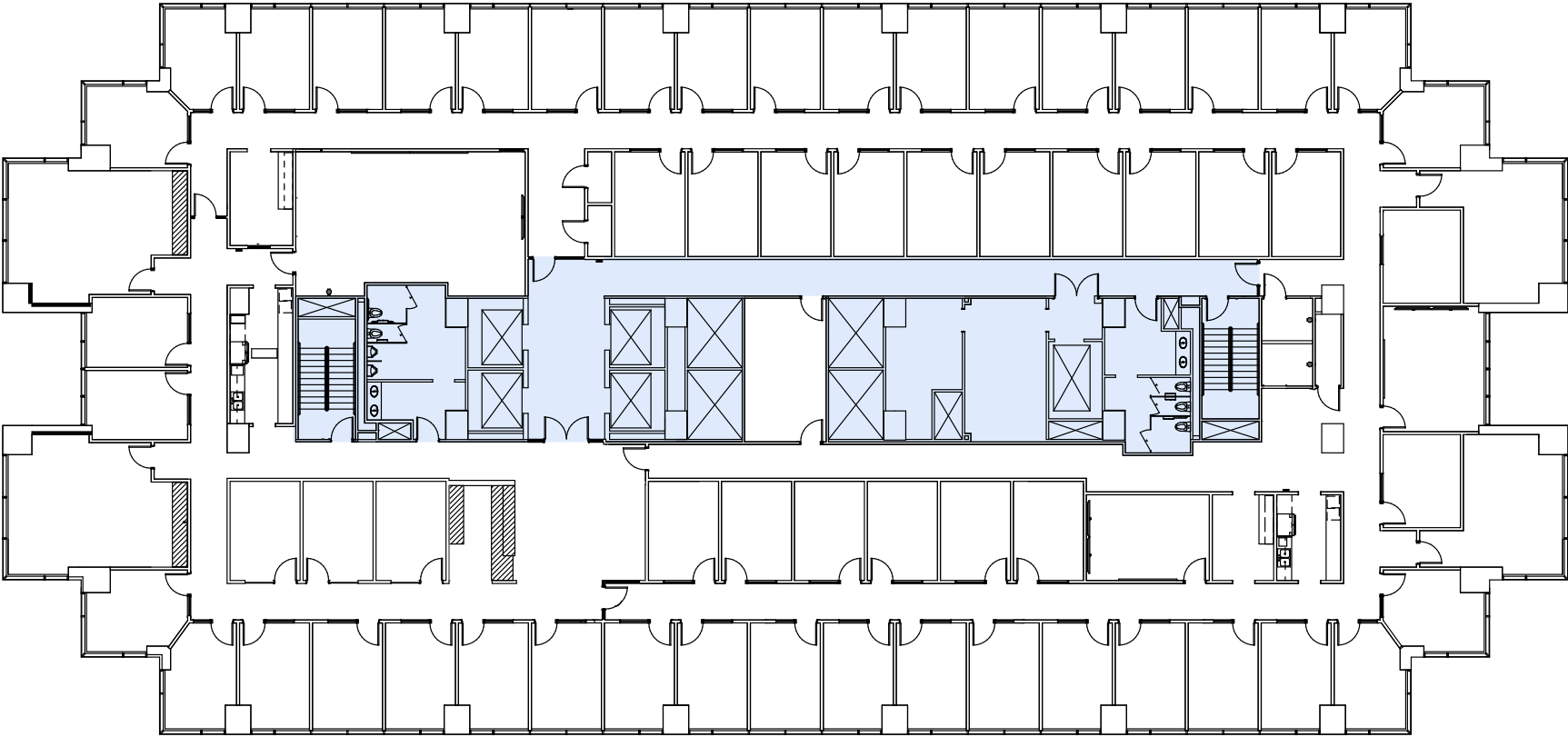
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Suite 900 Space Photos

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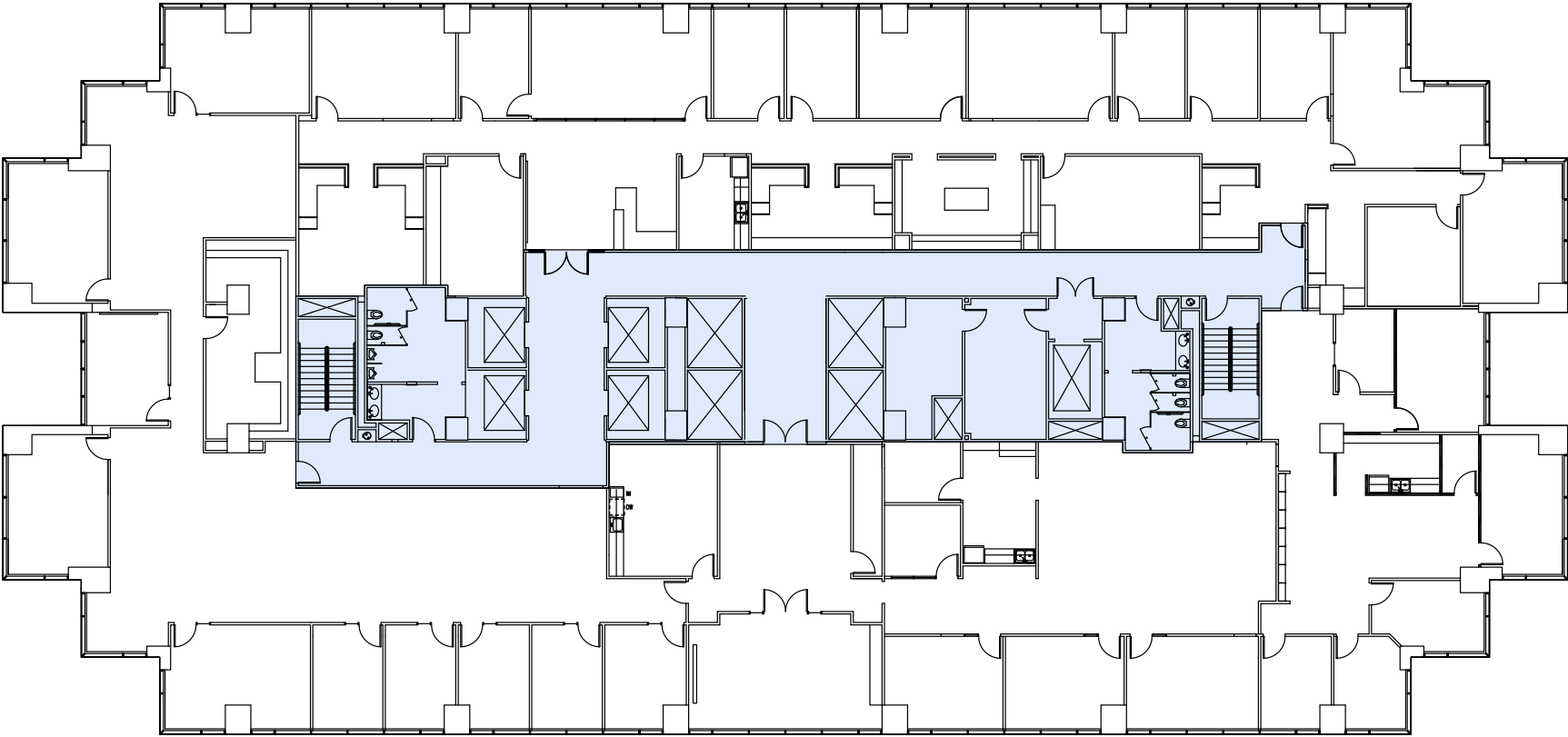
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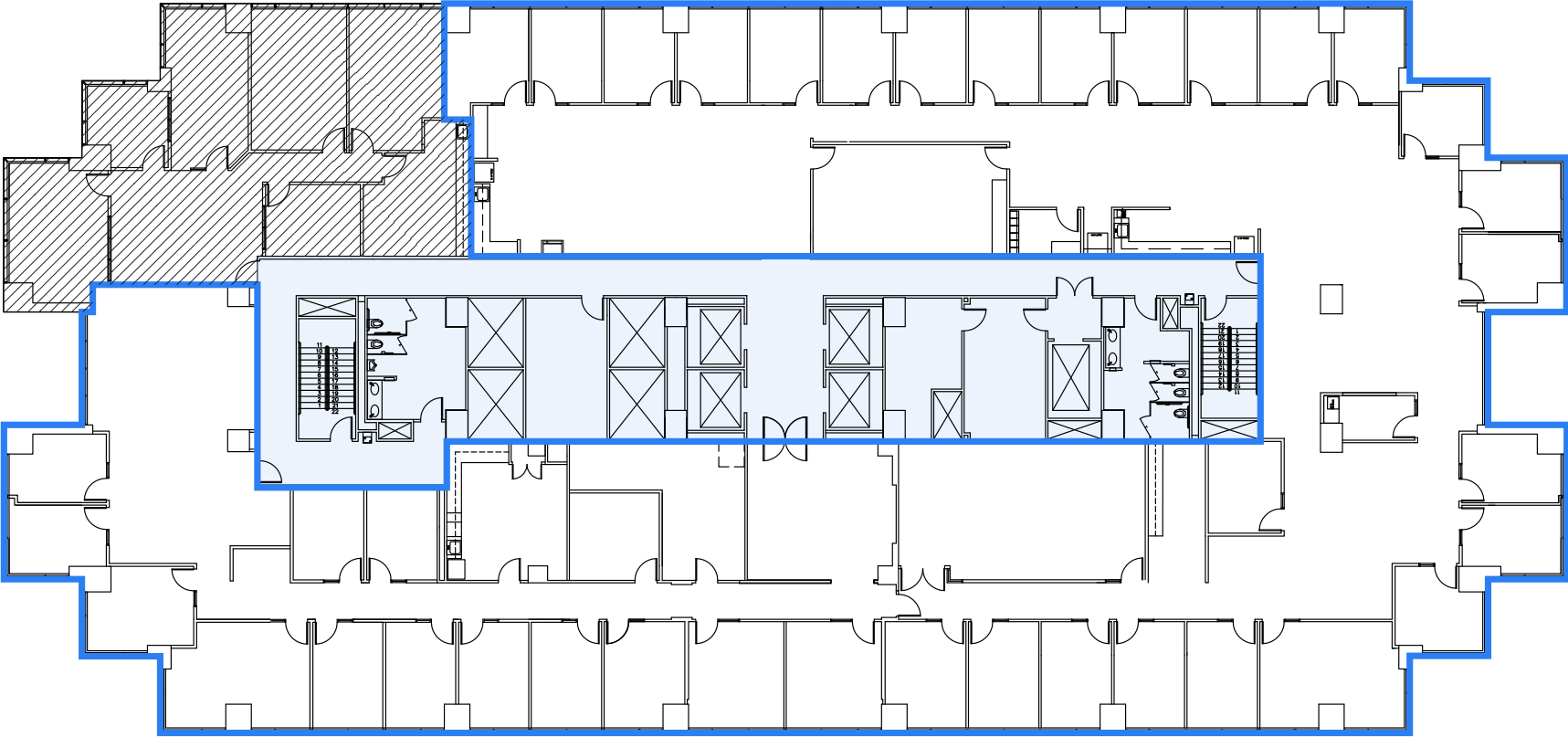
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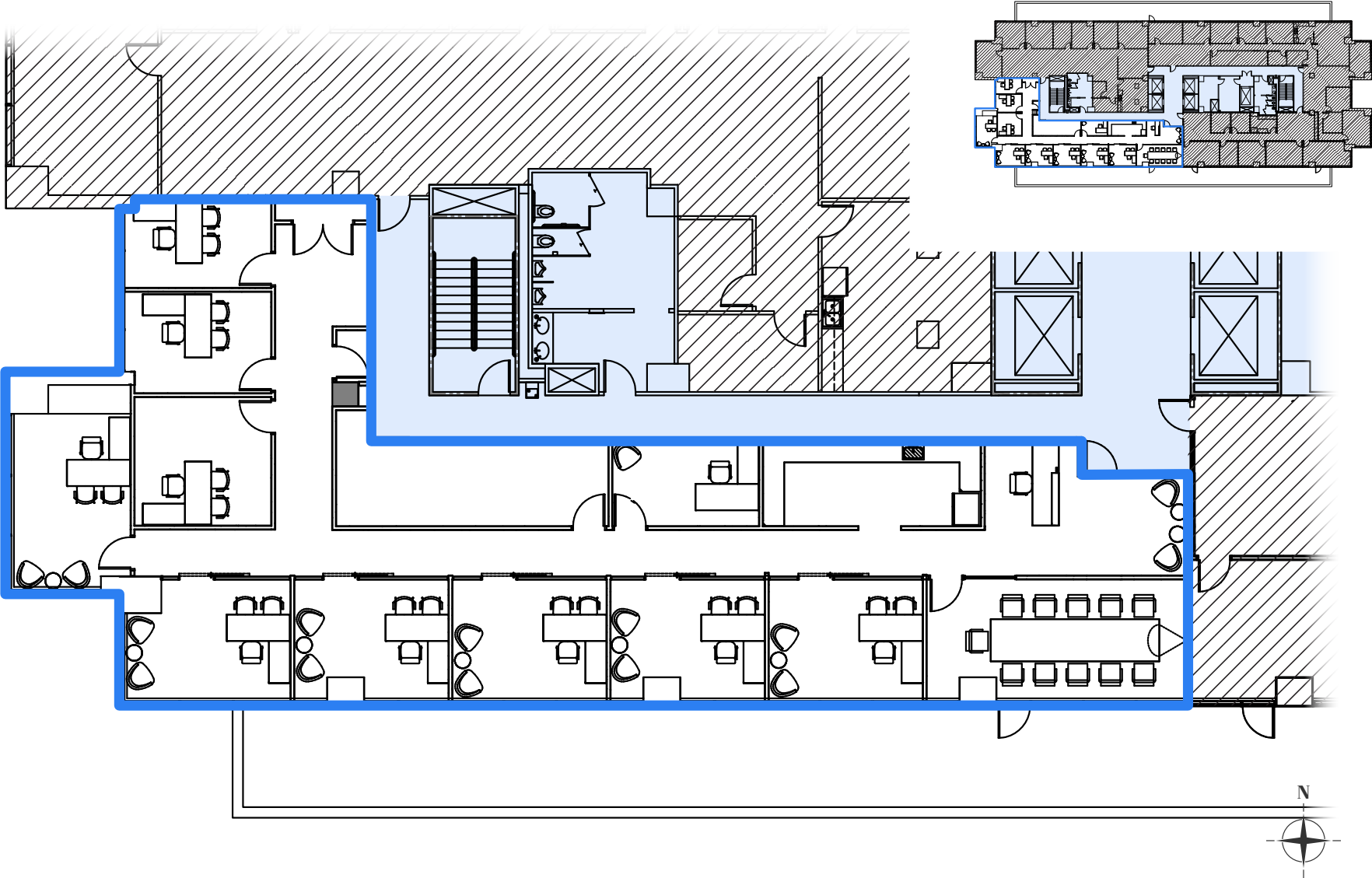
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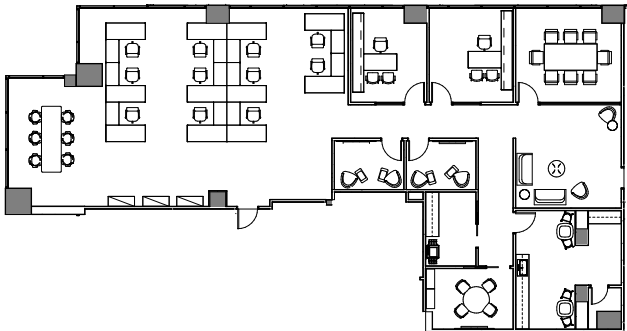
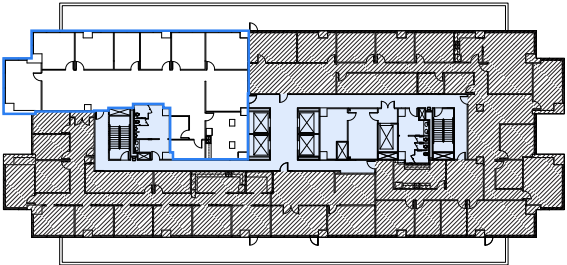
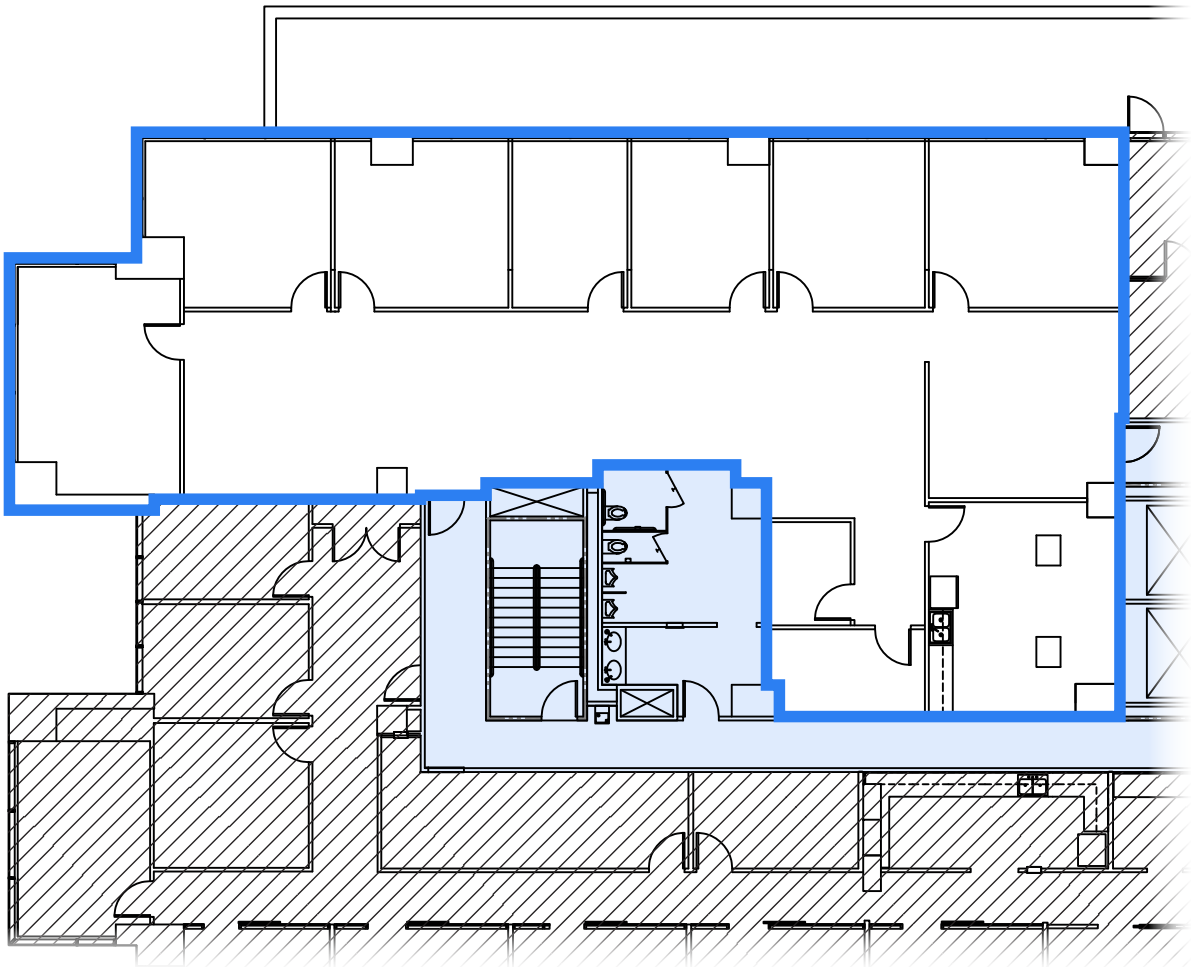
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Suite 1875 - 4,829 SF

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Proposed Test Fit



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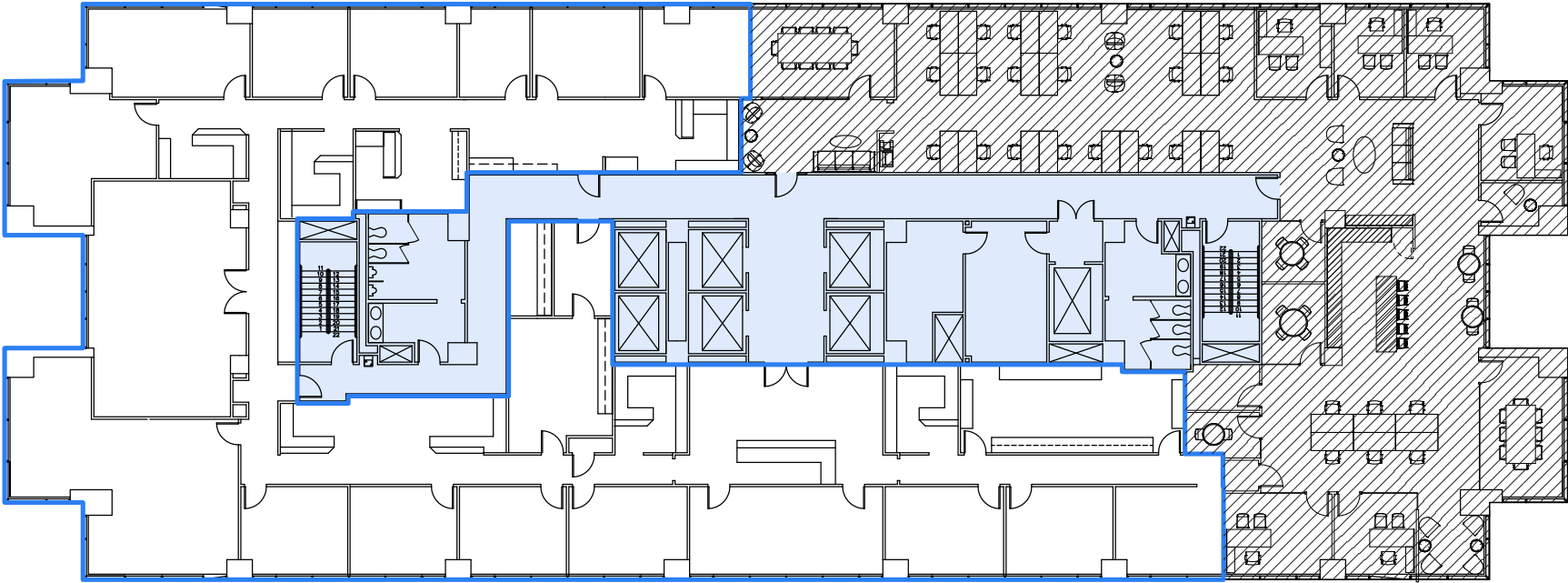
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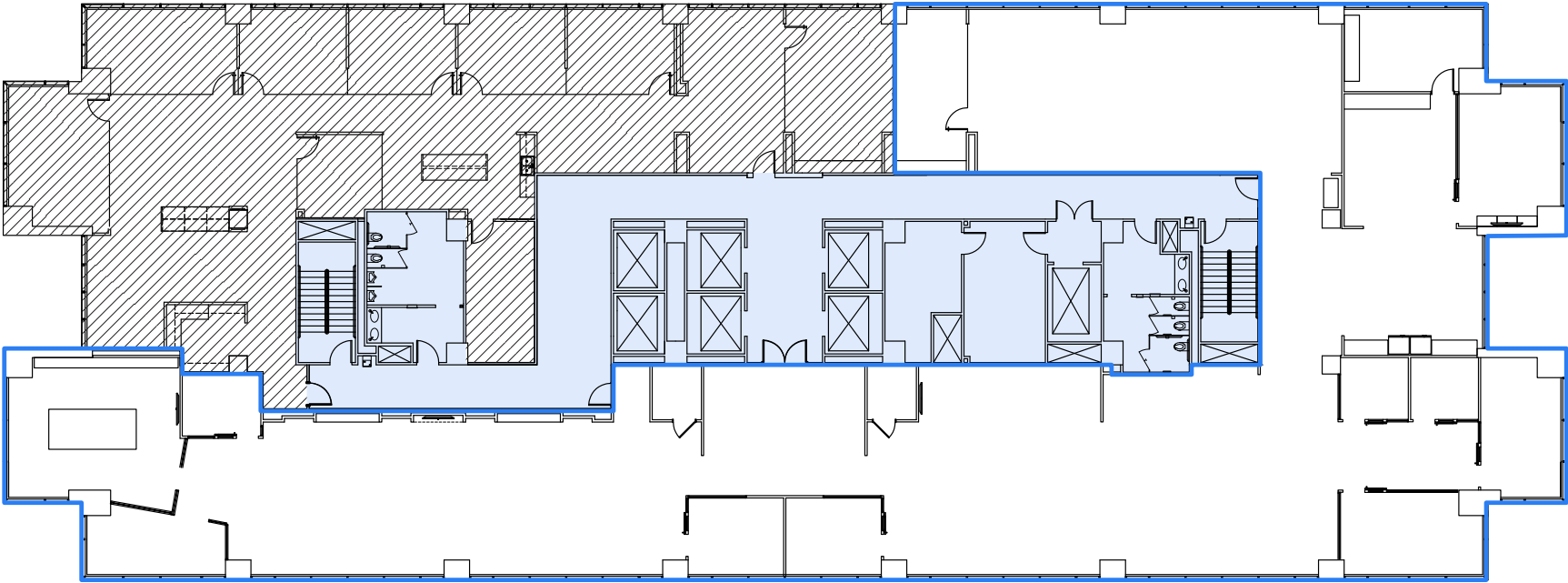
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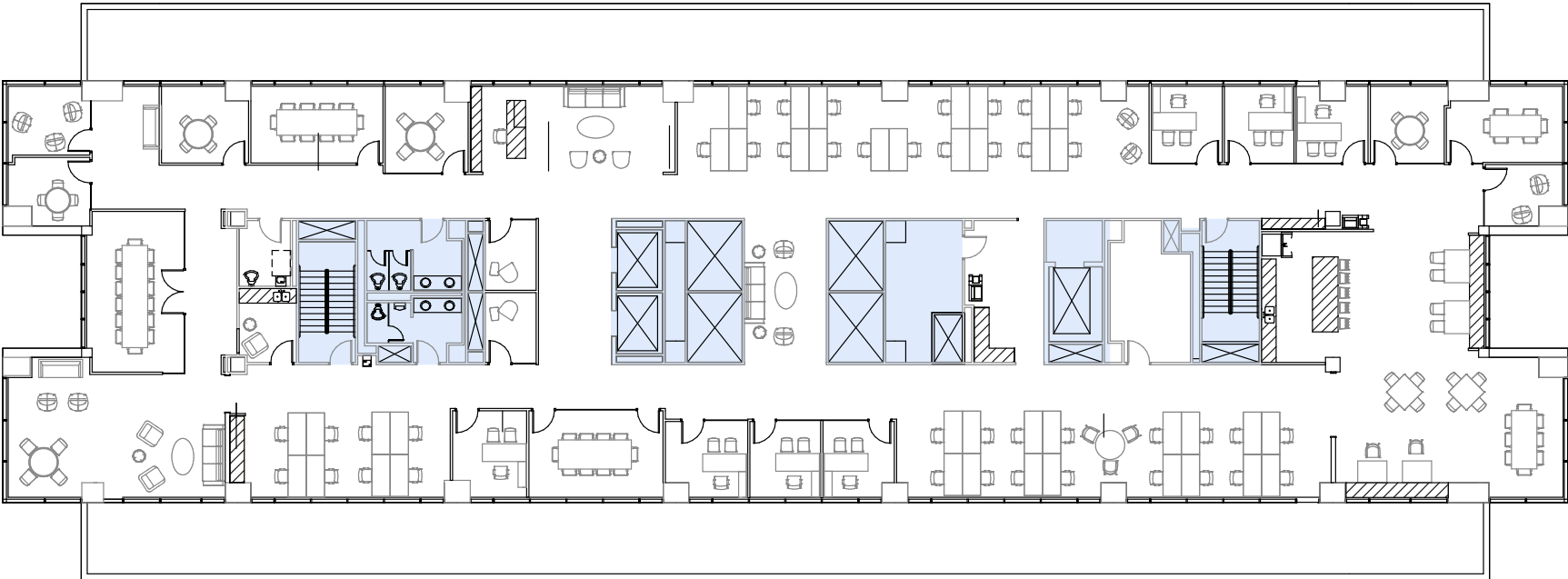
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Suite 2100 Suite Photos



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