

**301 Congress Avenue  
Austin, Texas 78701**

**Sublease Available**



## Property Overview



### AVAILABLE SUITE

Suite 1750: 3,564 RSF



### SUBLEASE RATE

Call For Pricing



### SUBLEASE EXPIRATION

7/31/27



### EST. NNN

\$23.63 RSF  
(Includes Utilities)



### PARKING

1 Unreserved Space /  
600 RSF

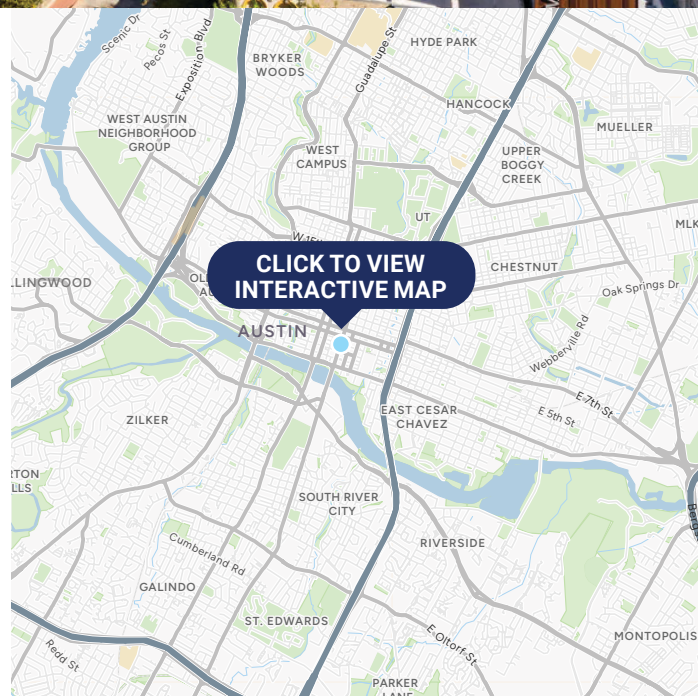


### FURNITURE

Furniture Available



Downtown Austin, near the Capitol and Lady Bird Lake, includes a state of the art conference center, 24-hour fitness center, and an outdoor courtyard



**CLICK TO VIEW  
INTERACTIVE MAP**

## Contact Information

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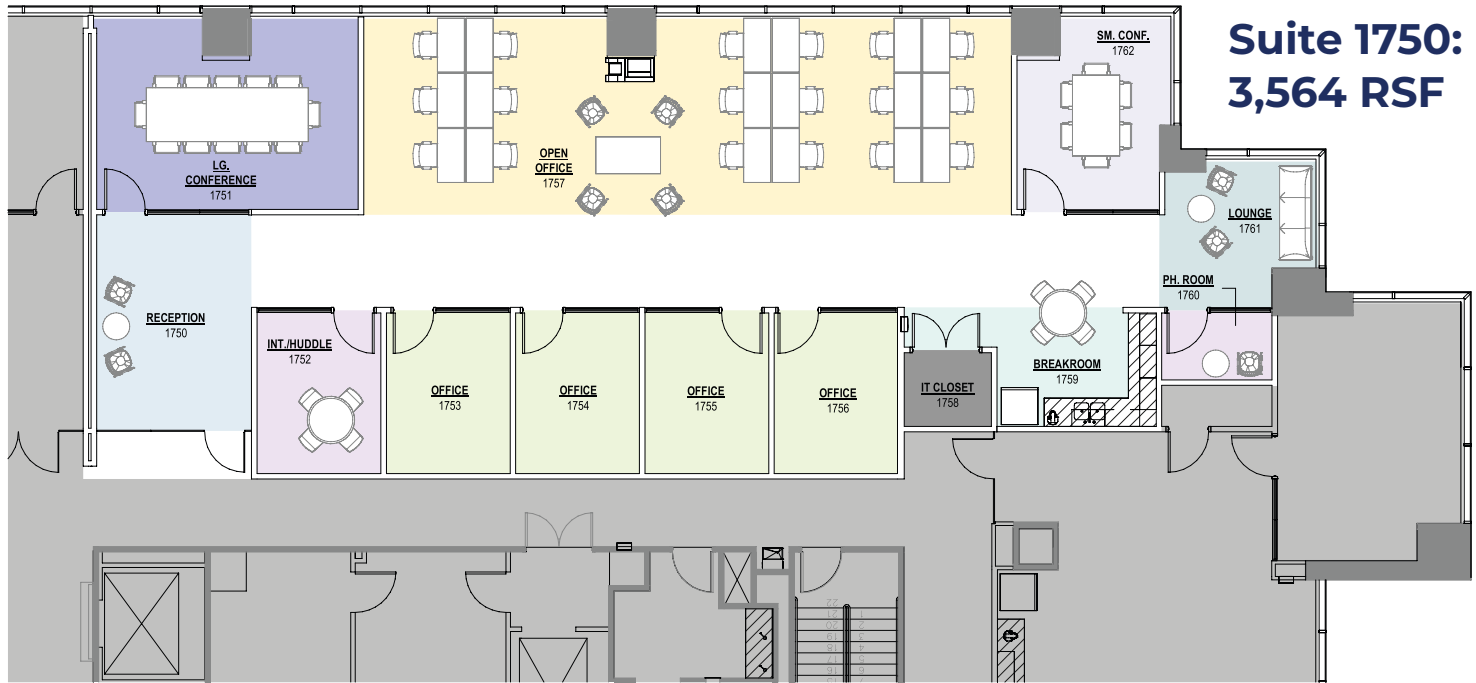


**SITE SELECTION GROUP**

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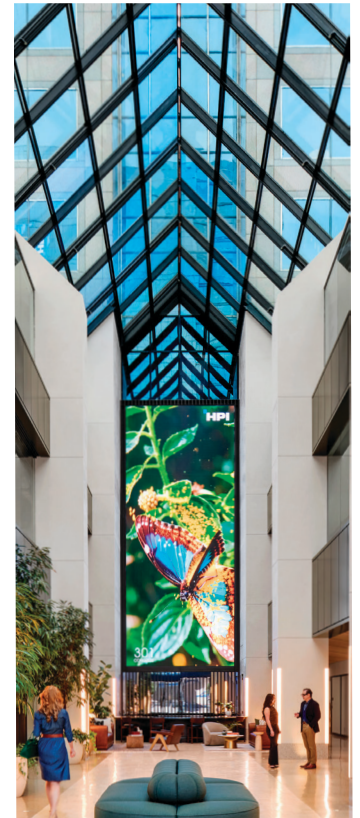
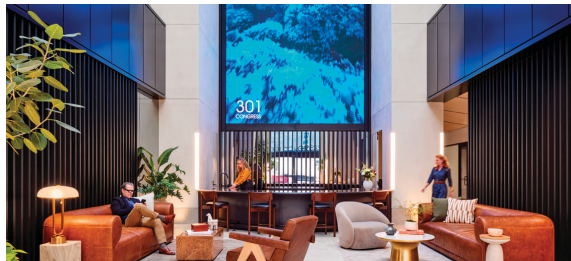
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3,564 RSF**

## Building Amenities

- Historic Location on Iconic Congress Avenue
- State-of-the-Art Amenities
- Brand New Lobby and Common Areas
- Building Dining Options
- Fitness Center with Showers and Lockers
- Structured Parking Electric Charge Stations
- On-Site Management
- Training Room
- Stunning Views of Lady Bird Lake
- Outdoor Courtyard
- 36' Tall Video Wall
- On-Site and Roaming Security



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