

SUBLEASE OPPORTUNITY

Frost Bank Tower · Suite 1650 · Floor 16

401 Congress Avenue, Austin, TX 78701

8,881 SF

RENTABLE SQUARE FEET

\$38.00 NNN

PER SF / PER YEAR

6-22 MONTHS

FLEXIBLE TERM · AVAILABLE NOW

EXCLUSIVELY MARKETING BY · KUPER SOTHEBY'S INTERNATIONAL REALTY

PROPERTY OVERVIEW

401 Congress Ave · Suite 1650 · Floor 16

8,881

SF

Rentable Square Feet

\$38.00

/SF·yr

NNN — \$10 Below Adjacent Direct Space

NOW

Immediately Available — No Buildout



Term: 6 – 22 months (not to exceed May 31, 2028)

NNN lease structure — Sublandlord: Slayden Grubert Beard, PLLC

Parking: 2.7/1,000 ratio with EV charging in attached garage

Turn-key law-firm buildout — zero construction timeline

THE SPACE

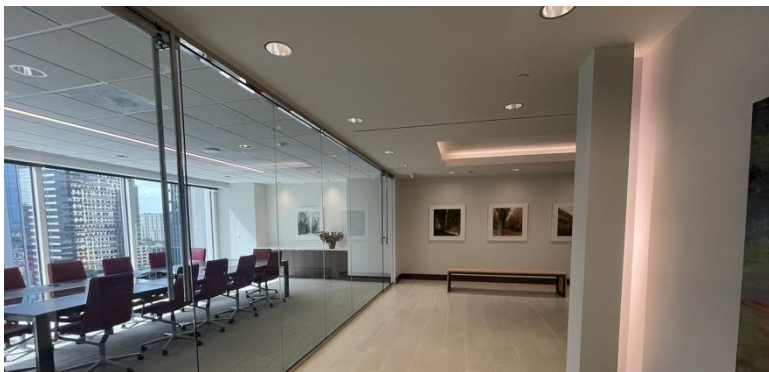
Premium Law-Firm Quality Buildout — Move In Without Spending a Dollar on Construction



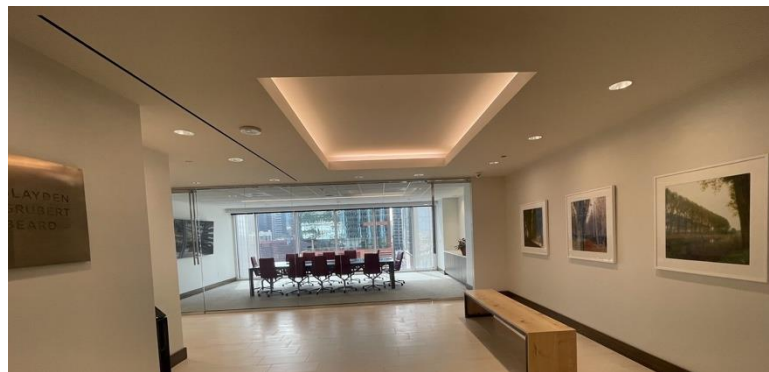
12-Person Boardroom — Panoramic City Views



Full-Service Executive Kitchen & Break Area



Executive Suite Corridor — Floor-to-Ceiling Glass



Reception Gallery — Commission Art Collection

AVAILABILITY



FLOOR 16

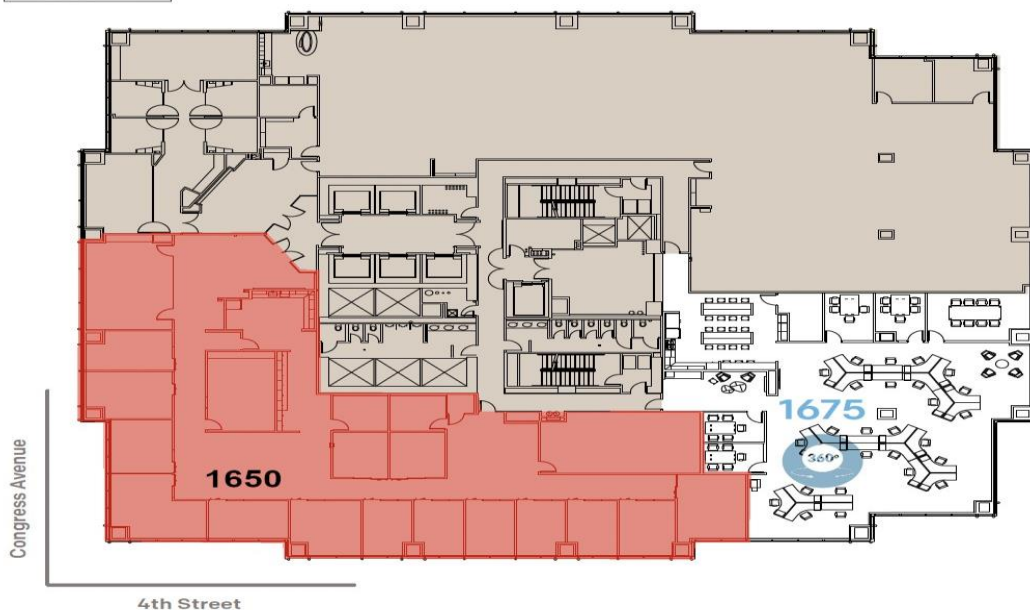
Suite
1675

SF
5,571

Availability
IMMEDIATELY

[View Virtual Tour](#)

Click to view on **VTS**



THE OPPORTUNITY

Same iconic building. Same floor. 21% below what's asking next door.

	ENDEAVOR DIRECT Suite 1675, Floor 16	SGB SUBLEASE Suite 1650, Floor 16
Size	5,571 SF	8,881 SF
Asking Rate	~\$48.00/SF NNN	\$38.00/SF NNN
Rate Savings	—	\$10.00/SF = \$88,810/yr
Construction Required	Yes — 12+ months	None — move in today
Typical Commitment	3–10 years	6–22 months, flexible
Delivery	After buildout	Immediately available

† Estimated market rate based on published Endeavor Real Estate Group availability for adjacent Suite 1675, Frost Bank Tower, Floor 16

BUILDING AMENITIES

LEED Gold · Energy Star 92 · WiredScore Platinum · Fitwel 1-Star

State-of-the-Art Fitness Center

Full gym, spa-like locker rooms & sauna — exclusive to building tenants. Wellness-first design certified by Fitwel.

Conference Center & Tenant Lounge

40+ person tech-enabled conference center connected to a 2,000 SF tenant lounge with private call rooms.

On-Site Retail & Dining

Houndstooth Coffee, Modern Market, JuiceLand, One Taco, Soul Cycle, and Frost Bank all in the building.



Parking

2.7/1,000 ratio · EV charging in attached garage

Connectivity

WiredScore Platinum — fastest, most reliable infrastructure

Access & Security

Speed gate tower entry · 13 passenger elevators · 1 freight

LOCATION

401 Congress Avenue — Heart of Austin's CBD — Steps from the Texas Capitol

89

Restaurants &
Coffee Shops

18

Hotels
Nearby

5

Gyms Within
7 Min Walk

<5

Min Walk to
Texas Capitol

- ▶ 89 restaurants & coffee shops, 18 hotels, 5 gyms within a 7-minute walk
- ▶ On-site Houndstooth Coffee, Modern Market, JuiceLand, One Taco, and Soul Cycle
- ▶ Walking distance to Texas State Capitol — ideal for government relations and lobbying firms
- ▶ Floor-to-ceiling vision glass, dual speed-gate security entry, EV charging in attached garage



FOR MORE INFORMATION

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401 CONGRESS AVENUE, SUITE 1650

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