



INDUSTRIOUS

3rd & Congress

PRODUCTS SUITES | OFFICES | ACCESS | VIRTUAL

301 Congress Avenue, 12th floor
Austin, TX 78701

301 Congress is located in the heart of downtown Austin only minutes away from the Texas Capitol and Lady Bird Lake. Downtown Austin is known for its easy access to arts and culture, restaurants and bars, food trucks, and live music.

The location boasts a dramatic 5-story glass atrium upon entrance to the main lobby and the building offers a fitness center, conference center, bank, salon, cafe, and restaurant options. 301 Congress has half a million square feet of office space as well as storage options for tenants.

20K

Rentable Sqft

4

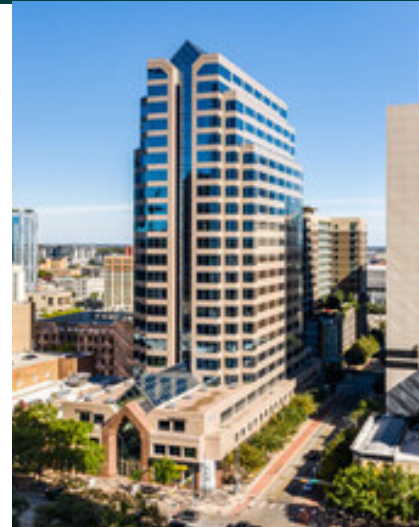
Conference Rooms

35

Offices

4

Suites



INCLUDED SERVICES

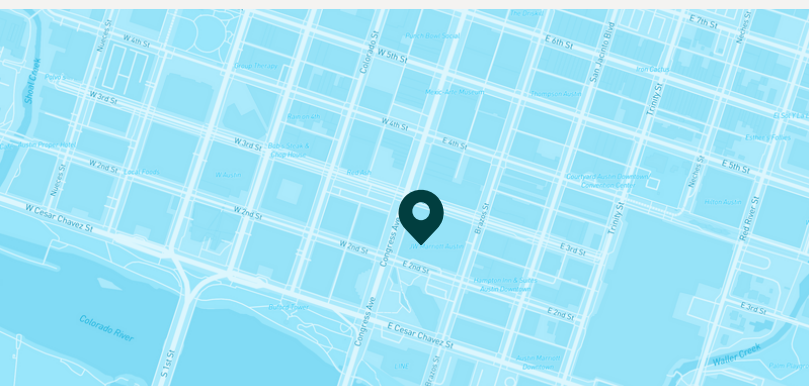
| | |
|--------------------------|-----------------------------|
| Dedicated On-Site Staff | Wellness Room |
| Daily Breakfast & Snacks | Unlimited Color Printing |
| Craft Coffee & Tea | Fast, Secure Wi-Fi |
| Mail & Packaging | Office Supplies |
| Community Events | Professional-Grade Cleaning |
| Weekly Happy Hours | 24/7 Access |

BUILDING DETAILS

- Renovated Lobby
- Dining Options
- Retail Options
- Fitness Center
- Conference Center
- Bike Storage

TRANSIT

| | |
|---------------------------------------|-----------|
| Downtown Metro Rail Station | 7 minutes |
| Austin Bike Rentals | 1 minute |
| Close proximity to multiple bus stops | |
| Parking (See back for details) | |



LEGEND

- Access Office
- Small Office (1-2)
- Medium Office (3-4)
- Large Office (5-8)
- XLarge Office (9+)
- Executive Office



MEETING SPACES

| | |
|------------------|---|
| Phone Booths | 6 |
| Focus Rooms | 2 |
| Conference Rooms | 4 |

SUITE SPECS

| Suite | LSF | Workstations* |
|-------|------|---------------|
| 1201 | 550 | 16 |
| 1202 | 1554 | 40 |
| 1203 | 1554 | 40 |
| 1204 | 676 | 20 |

*Max capacity, 48"x24" desk

12TH FLOOR



PARKING INFO

The 301 Congress parking garage is managed by Seven One Seven Parking Enterprises. The parking garage is located adjacent to 301 Congress on the north side and below the building.

There are designated parking areas for reserved contract parkers. Non-Reserved Contract parking is on a first come, first served basis.

#1 IN SATISFACTION

Industrious is the highest rated workplace for customer satisfaction in the industry – offering premium coworking, private offices, and conference facilities with flexible terms and all-inclusive pricing.



Cafe (example only)



Private office (example only)



Conference room (example only)