

**515** CONGRESS  
a **KBS** property

A Prominent Advantage

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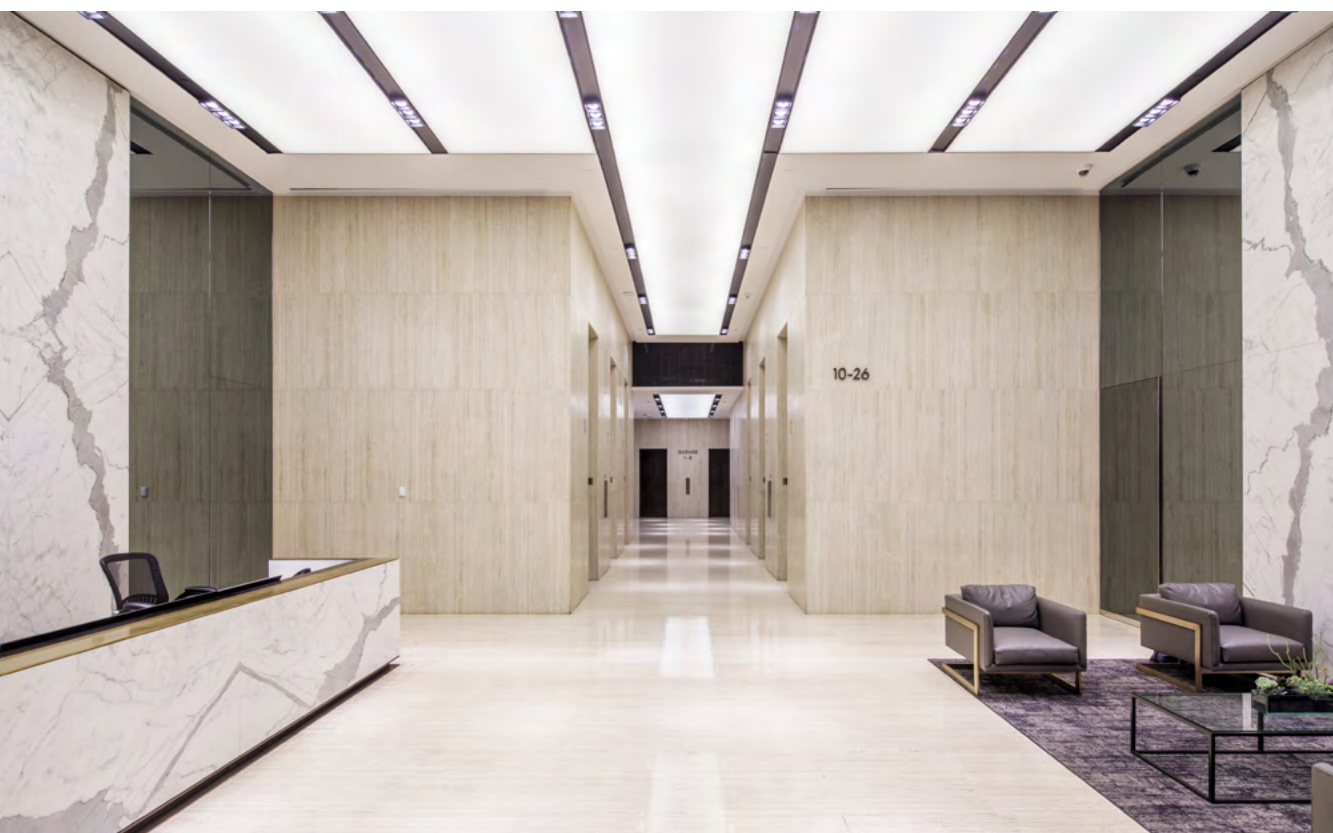


**515 CONGRESS**  
a **KBS** property

## Have it All at 515 Congress

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Welcome to 515 Congress -- a prominent office destination in the heart of Austin's Downtown business district offering meaningful spaces for every tenant in the building. No matter what size space your business requires, your company can take full advantage of expansive views and thoughtful floorplans. A 3,000 square foot space can feel like a full floor due to each level's open layout and walls of windows overlooking the Capitol, Town Lake, and the Hill Country.



### The 515 Congress Video Experience

[Click to watch the video.](#)

## The Power of Prominence

You can also utilize the building's countless amenities, including the full-service fitness center, renovated lobby and coffee bar, conference center, and outdoor patio. Walk to any of Downtown Austin's restaurants, shops, hotels, or bars, catch some great music at ACL Live, take a lap around the lake or stroll over to South Congress. 515 Congress is also within walking distance to the Texas State Capitol and the Austin Convention Center and a 5-minute drive to all the excitement in East Austin.

## In Good Hands

515 Congress has been awarded with WELL Heath-Safety certification. This rating is an evidence-based, verified rating focused on operational policies, maintenance protocols, emergency plans and stakeholder education to address safety and acute health issues.



### Picture Your Company Here

- Exterior Finishes
- 10th Floor Lounge & Patio
- Fitness Center
- Private Shower Rooms
- Tenant Lounge
- Elevators & Lobby
- Tenant Corridors
- Progress Coffee Bar
- Cava Mezze Grill
- Bike Storage Room
- Basement Conference Rooms



Take 360 Tour of New Amenities.  
[Click to view virtual tour.](#)





**267,956 SF**

Building Size

**\$10.4 Million**

Total Cost of Renovations Since 2015



**14,000 SF**

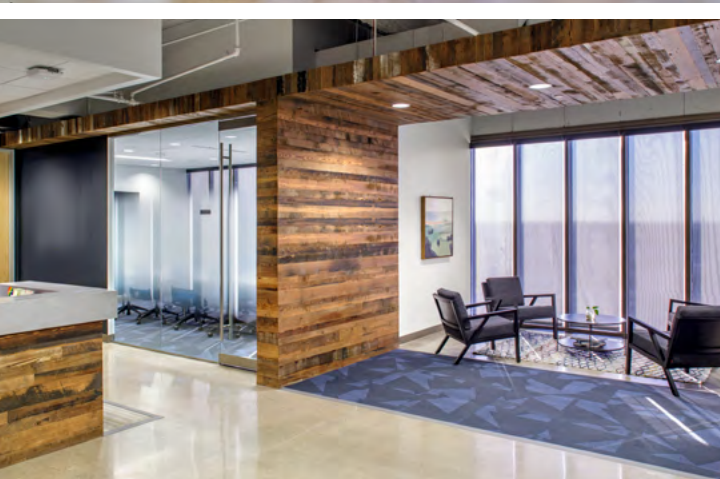
Typical Floor Plate

**26**

Total Floors

**High-End**

Office Build-Outs



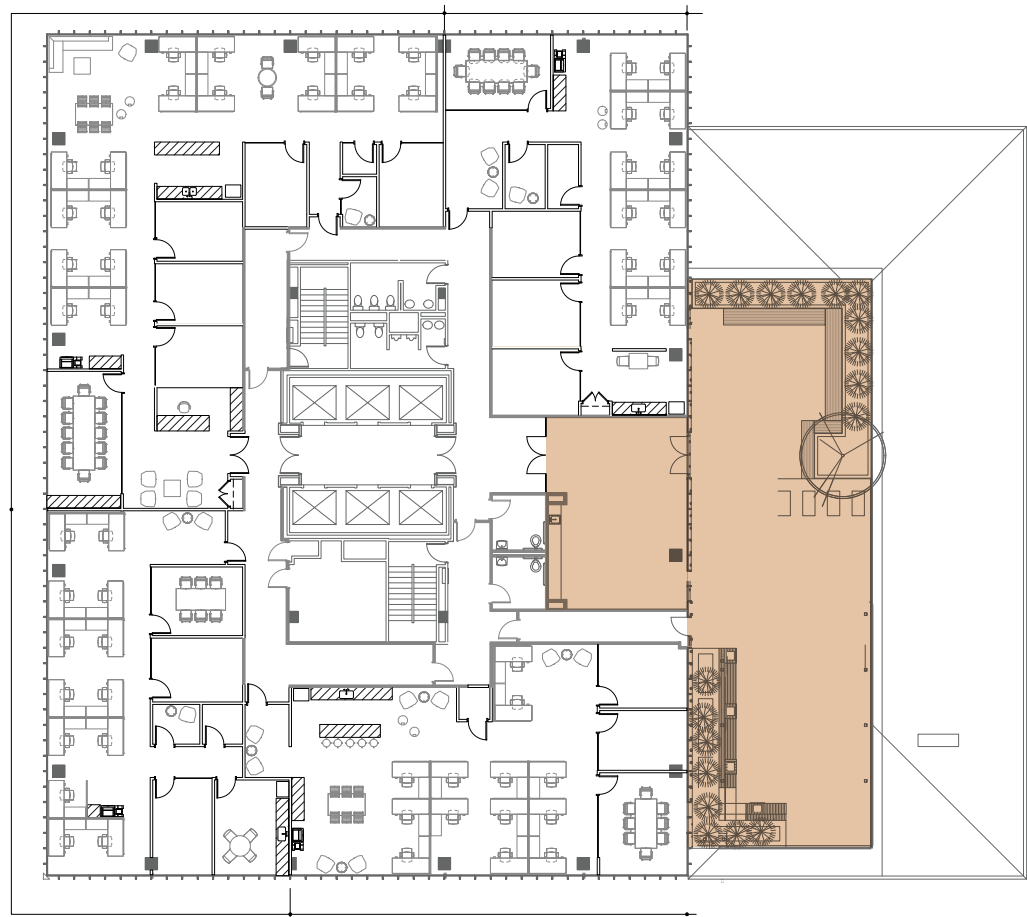
Click to Interact with the  
3D Availability Models



# 10th Floor Tenant Lounge & Patio

## Meaningful Space in the Right Place

Relax, reset and enjoy the new tenant lounge experience on the 10th floor at 515 Congress. Break up your work day with the option of stepping outside without leaving the building, make a phone call in the lounge area, or relax in the shaded outside terrace with stunning views.



Take 360 Tour of the Tenant Lounge.

[Click to view virtual tour.](#)





# Amenities Map

Everything Within Walking Distance

## Dining

- III Forks
- Caffe Medici
- Caroline's
- Cava
- Comedor
- Chipotle
- Corner Bar
- Cooper's BBQ
- Eddie V's
- Eureka
- Frank
- Garage
- Gus's Fried Chicken
- Houndstooth Coffee
- Italic
- Iron Cactus
- Juiceland

- Lonesome Dove
- Jo's Coffee
- Mama Fu's
- Manuel's
- Modern Market
- Parkside
- Perry's Steakhouse
- RA Sushi Bar
- Red Ash
- Royal Blue Grocery
- Second Bar + Kitchen
- Slake Cafe
- Starbucks
- Taco Shack
- Thistle
- Truluck's

## Shop

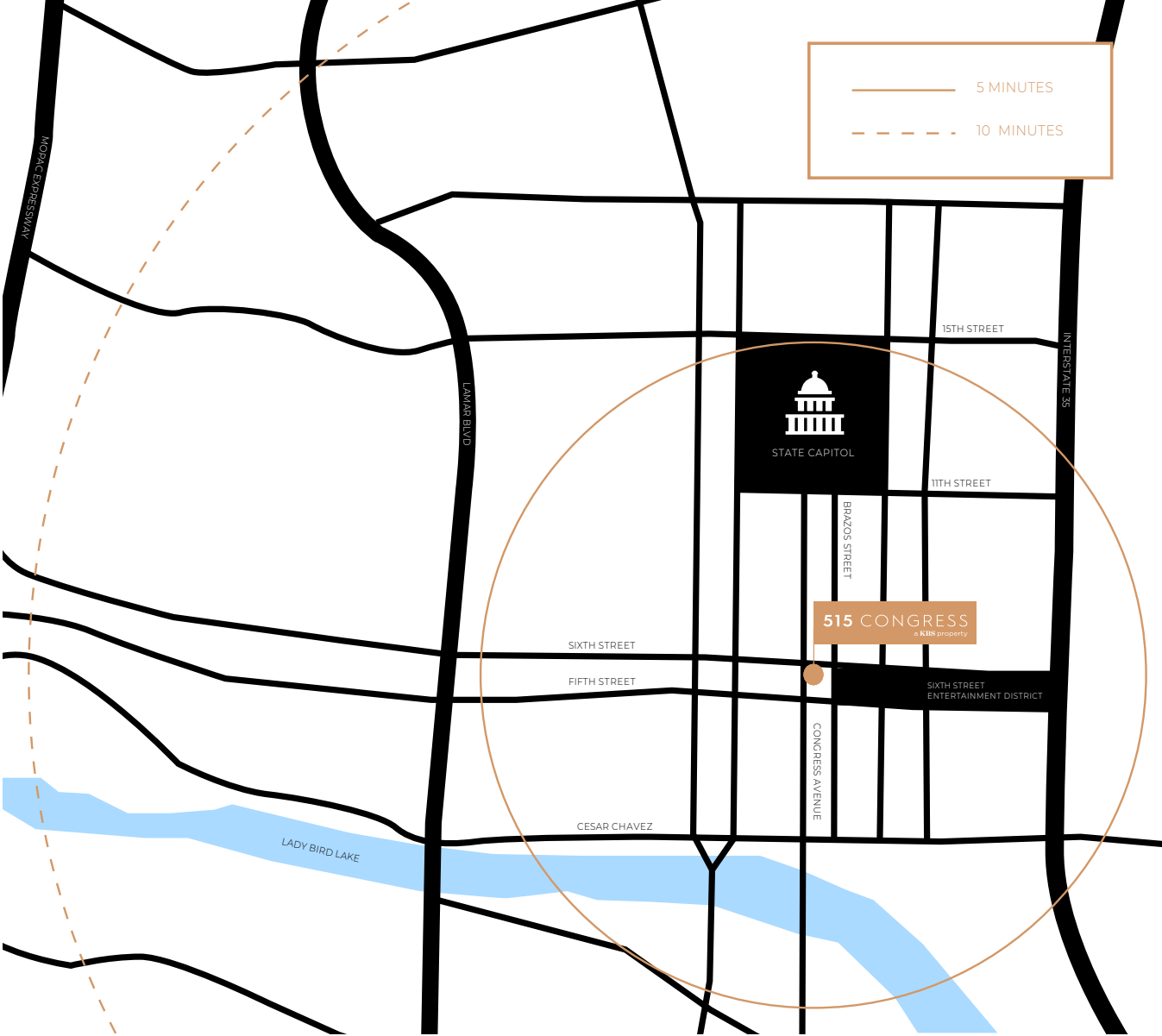
- Austin Rocks
- Bonobos
- CVS Pharmacy
- Eliza Page
- Francesca's
- Hemline Austin
- Jos. A. Bank
- Luxe Apothetique
- Mercury Design Studio
- Milk + Honey Spa
- Patagonia
- UAL Clothing Store
- W Austin Away Spa
- Wild About Music

## See & Do

- ACL Live
- Alamo Drafthouse
- Antone's
- Austin Public Library
- Esther's Follies
- Gold's Gym
- Lady Bird Lake
- Palmer Events Center
- Paramount Theatre
- Ride Indoor Cycle
- SoulCycle
- Spin
- The Contemporary Austin
- Violet Crown Cinema

## Stay

- Aloft Hotel
- Courtyard Marriott
- Four Seasons
- Hampton Inn
- Hotel Zaza
- Hyatt Place
- JW Marriott
- Omni Hotel
- The Driskill
- The Fairmont
- The Line Hotel
- The Proper
- The Westin
- The W
- Residence Inn



# Experience Austin

 515 Congress Avenue, Austin, TX 78701

515 Congress is the premier office destination located in the heart of Austin's Central Business District, at the southeast corner of Congress Avenue and 6th Street. Within walking distance to the Texas State Capitol, Austin Convention Center, 6th Street Entertainment District, Lady Bird Lake, and numerous other retail, hotels, and restaurants. This Class A office building is the perfect solution for a work, play, live environment.

## A Prominent Advantage



For Leasing Information,  
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