

# 301 CONGRESS

---

301 CONGRESS AVENUE

AUSTIN, TX 78701

FOR LEASING INFORMATION CONTACT:

Bart Matheney  
512.684.3808

[matheney@aquilacommercial.com](mailto:matheney@aquilacommercial.com)

Chad Barrett  
512.684.3807

[barrett@aquilacommercial.com](mailto:barrett@aquilacommercial.com)

David Putman  
512.684.3820  
[putman@aquilacommercial.com](mailto:putman@aquilacommercial.com)

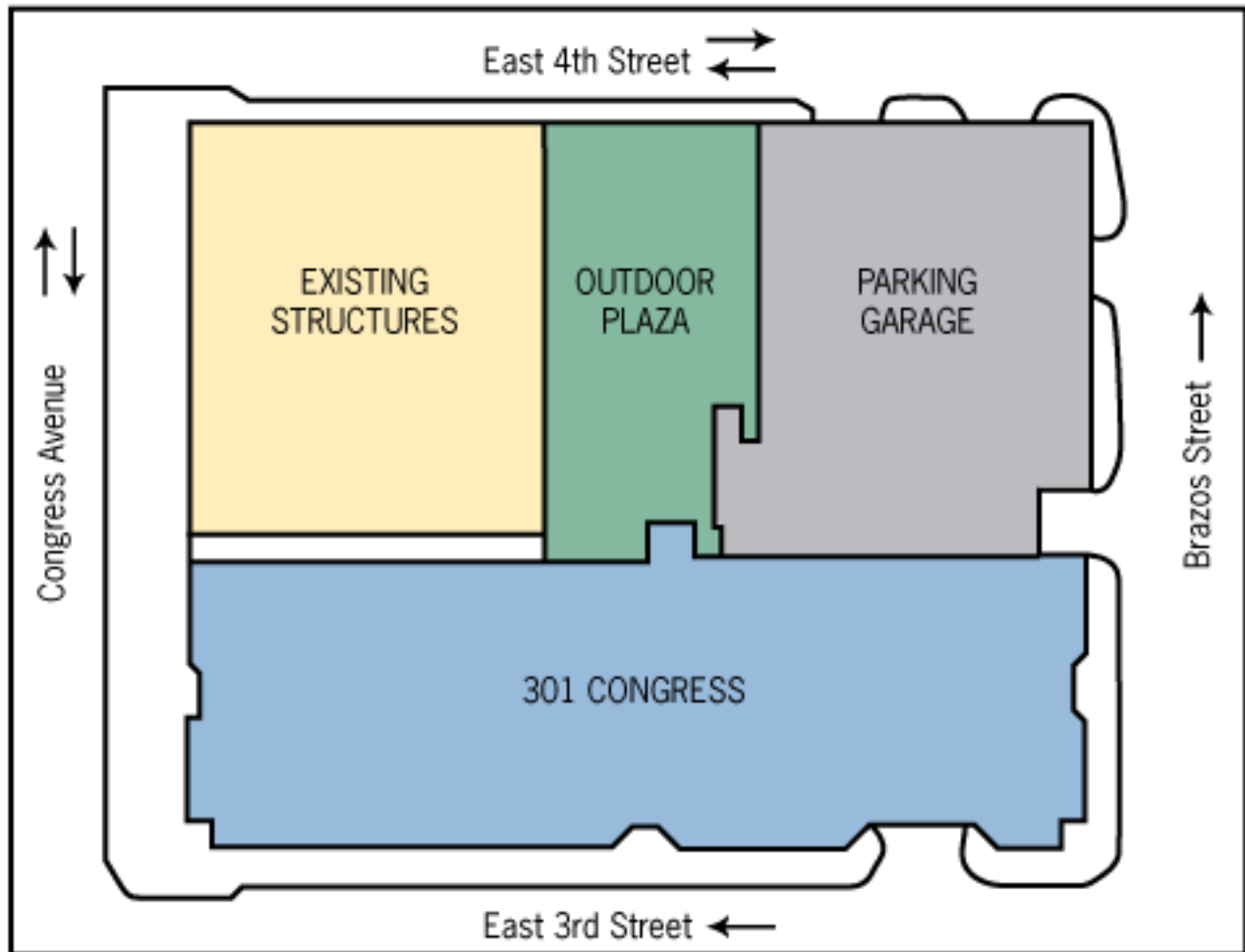


# 301 Congress



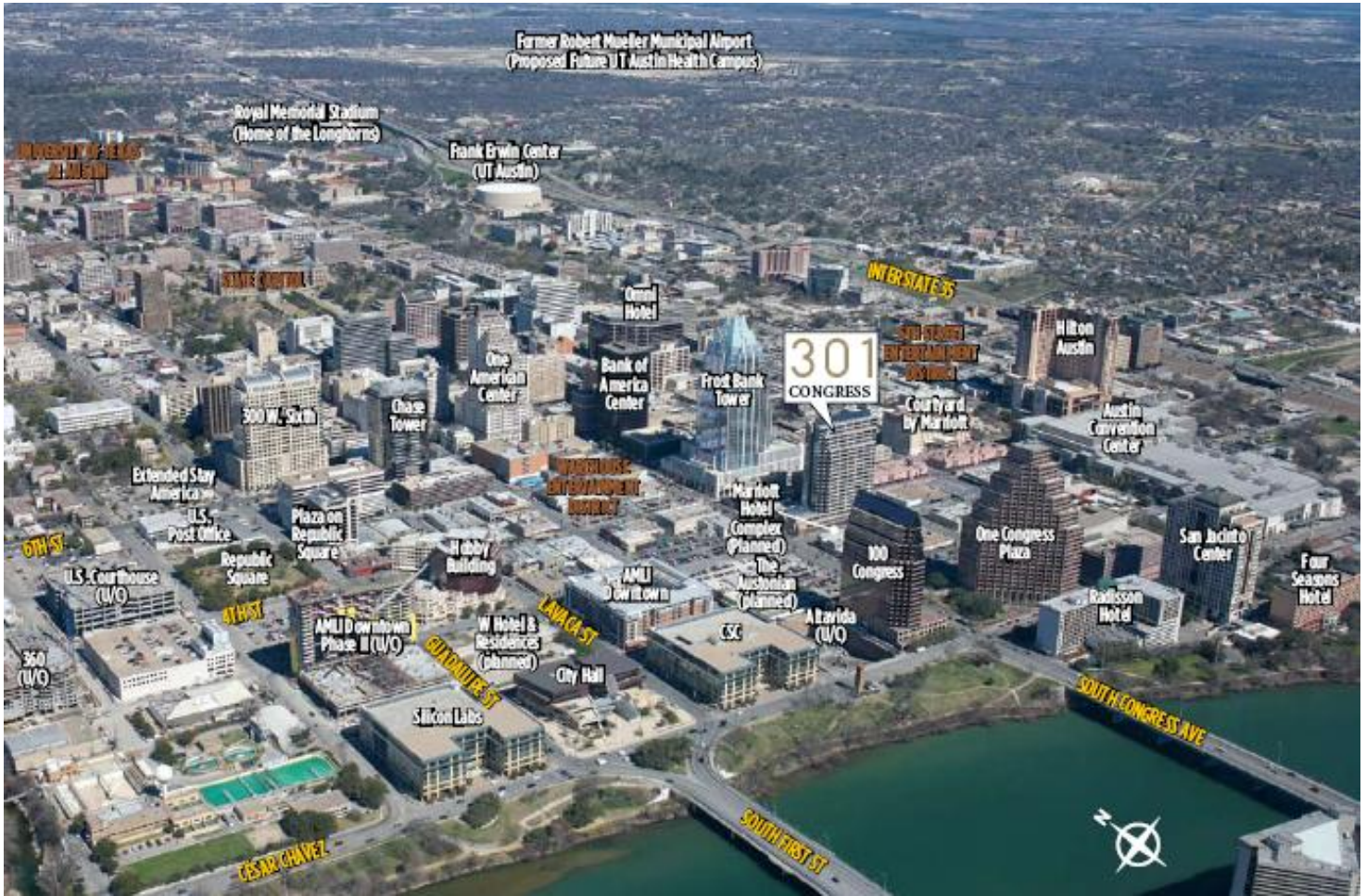
# 301 Congress

## Site Plan



# 301 Congress

## Aerial



# 301 Congress

## Property Information

<b>Size:</b>	418,338 SF
<b>Hours of Operation:</b>	Monday - Friday: 7:00 am - 7:00 pm Saturday: 8:00 am - 1:00 pm
<b>Expenses:</b>	\$14.83 PSF (estimated for 2012)
<b>Parking:</b>	1:600 available in building The attached garage consists of four levels of underground and five floors of above ground parking for contract parkers and visitors.  Unreserved Parking - \$135.00 + Tax/month Reserved Parking - \$200.00 + Tax/month
<b>Building/Exterior:</b>	A 22-story high-rise in Downtown Austin with an imported polished granite and glass exterior with chrome accents at entries and windows.
<b>Lobby:</b>	The Congress Avenue grand entrance opens into a dramatic five-story glass atrium, providing a view of the tower and the Austin sky above. The rich tones of mahogany, marble and granite continue throughout the pavilion and tower.
<b>Standard Finishes:</b>	Standard tenant finishes include solid core mahogany doors with chrome lever hardware, commercial quality carpet and complementing base. Perforated mini blinds cover the dual panel insulated glass windows, keeping out bright light, but not obstructing the view of Lady Bird Lake.



# 301 Congress

## Property Information

<b>Management:</b>	CommonWealth Partners delivers unparalleled service. The company has been recognized as a leader by various management and energy-efficient benchmarks worldwide.
<b>Security:</b>	24-hour on-site security personnel. Cameras at ingress/egress points to building and garage. Emergency "Assistance Stations" located throughout garage. Card-key access system for after-hours use.
<b>HVAC:</b>	The HVAC system is a VAV system linked with air handler units via medium pressure ducting. Perimeter heating and cooling on each floor is provided by fan powered VAV units utilizing electric heat, pneumatic controls and ducted air distribution to perimeter slot diffusers. Interior zones utilize an open return air plenum.
<b>Elevators:</b>	The building is serviced by 13 passenger elevators, 3 garage elevators, and 1 freight elevator. The passenger elevator cabs have granite and wood wall panels with carpet and granite tile border on the floors. Garage elevators have plastic laminate wall panels and carpeted floors.
<b>Technology:</b>	Current telecom providers are AT&T (SWBT), AT&T (TCG), Time Warner Cable, Time Warner Telecom, Verizon (MCI), XO Communications, and XO One (STS).
<b>Banking:</b>	Full service banking, along with an ATM provided by BBVA Compass Bank.
<b>Fitness Center:</b>	301 Fitness Center is located on the 3rd Floor. Hours: 5:00 am - 10:00 pm daily.
<b>Restaurants:</b>	Neel's Cafe is located on the ground floor.
<b>Conference Room:</b>	Full service conference room (located on 3rd floor) Available for tenants free of charge. Excellent for large meetings.



# 301 Congress

## Property Information

### Telecommunication Amenities:

Voice and High-speed Data  
High Speed Internet  
Cable Television Services  
Multiple Fiber Providers  
Complete Telecom Diversity  
Fiber based Telecom Services  
Shared Tenant Services  
Choice of Seven Telecom Providers  
Multiple Points of Entry  
Main Telecom Room  
Riser Closets Stacked Vertically  
Controlled & Secured Space  
Plenty of Vertical Riser Space

### Power Services:

Ample Electrical Supply  
Dual Power Grids

### Rooftop:

Coverage area 180 degrees  
Plenty of Rooftop Space  
Antenna & Satellite Dish Space  
Easy Access to Roof & Riser Space

### Telecom Providers:

AT&T (SWBT)	800-750-2355
AT&T (TCG)	800-222-0400
Time Warner Cable	512-531-7801
Time Warner Telecom	512-485-5000
Verizon (MCI)	800-967-5326
XO Communications	877-604-9696
XO One (STS)	888-575-6398

