

# 100 CONGRESS



CARR  
PROPERTIES

CBRE



Your  
**gateway**

into the vibrant life of  
downtown Austin.

100 CONGRESS

# Refreshed & Renewed for Your Workday.

## A NEW CAPTIVATING DESIGN

100 Congress is being reimagined by renowned global designer Olson Kundig. The redesign will emphasize the natural world with more engaging shared spaces. Renovations will deliver Q2 2023.



*Biophilic Features  
Throughout*

*New Lobby Cafe*

*Striking Steel and  
Walnut Finishes  
with Elegant  
Lighting Features*

OVERVIEW

# Superior Workplace Features

- Hospitality-Focused Lobby, with Additional Renovations Delivering Spring 2023
- Two Parking Garages, 2.6/1,000 Parking Ratio
- Superior Access Off Cesar Chavez and 2<sup>nd</sup> Street
- 20,000-Square-Foot Average Floorplate
- Highly-Recognizable Address and Tiered Roofline
- Walkable Amenities
- Impeccable Lake and City Views
- Renovated Fitness Center with Lockers and Showers
- Bicycle Storage with Secure Locker Room
- Regions Bank
- Patika Luncheonette On-Site in Lobby Cafe
- Security and Property Management On-Site
- Multitude of Transportation Options
- Fiber Connectivity
- LEED Gold EB



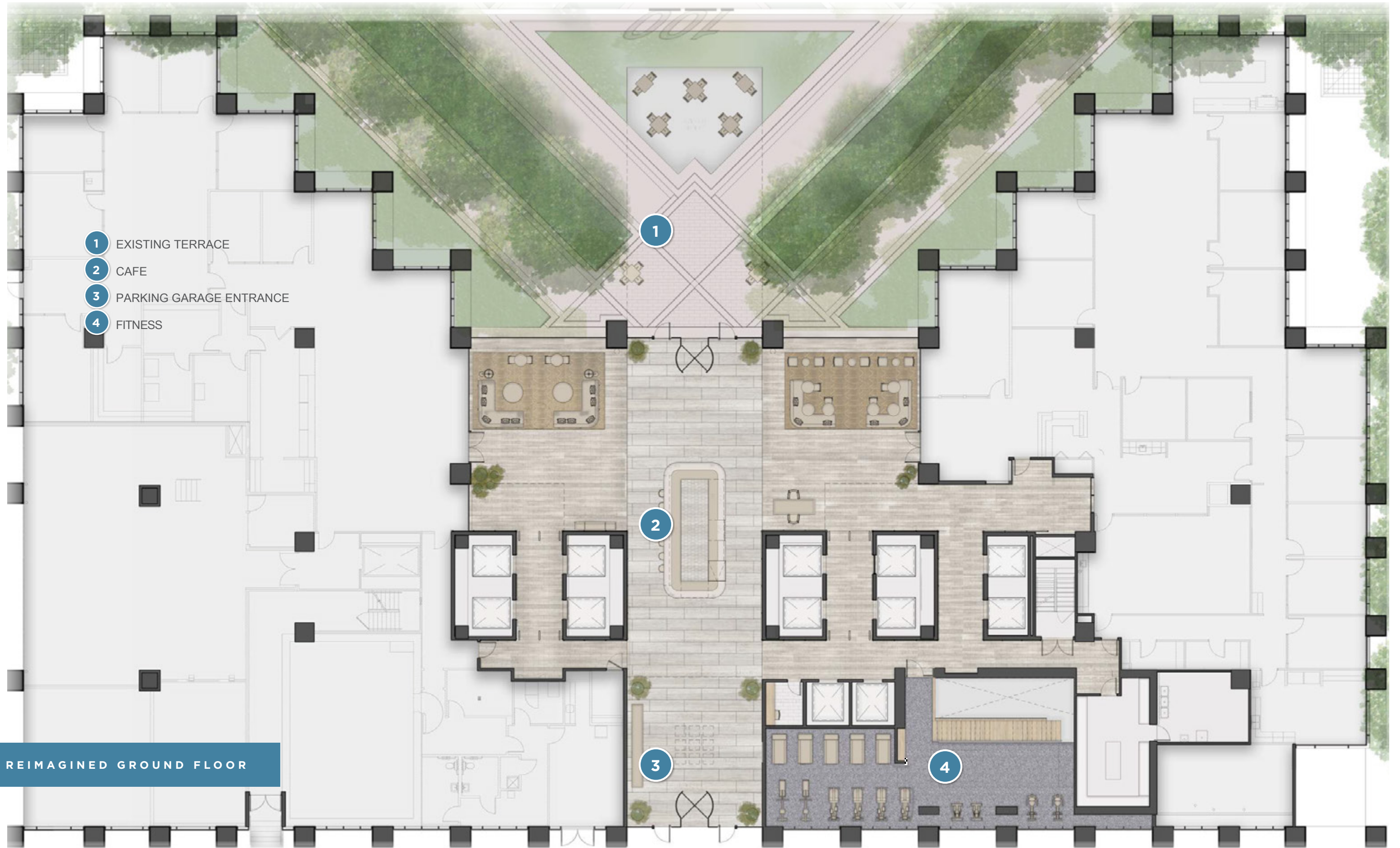
CLICK FOR 360 VIEWS







DESIGN INSPIRATION



- 1 EXISTING TERRACE
- 2 CAFE
- 3 PARKING GARAGE ENTRANCE
- 4 FITNESS

REIMAGINED GROUND FLOOR

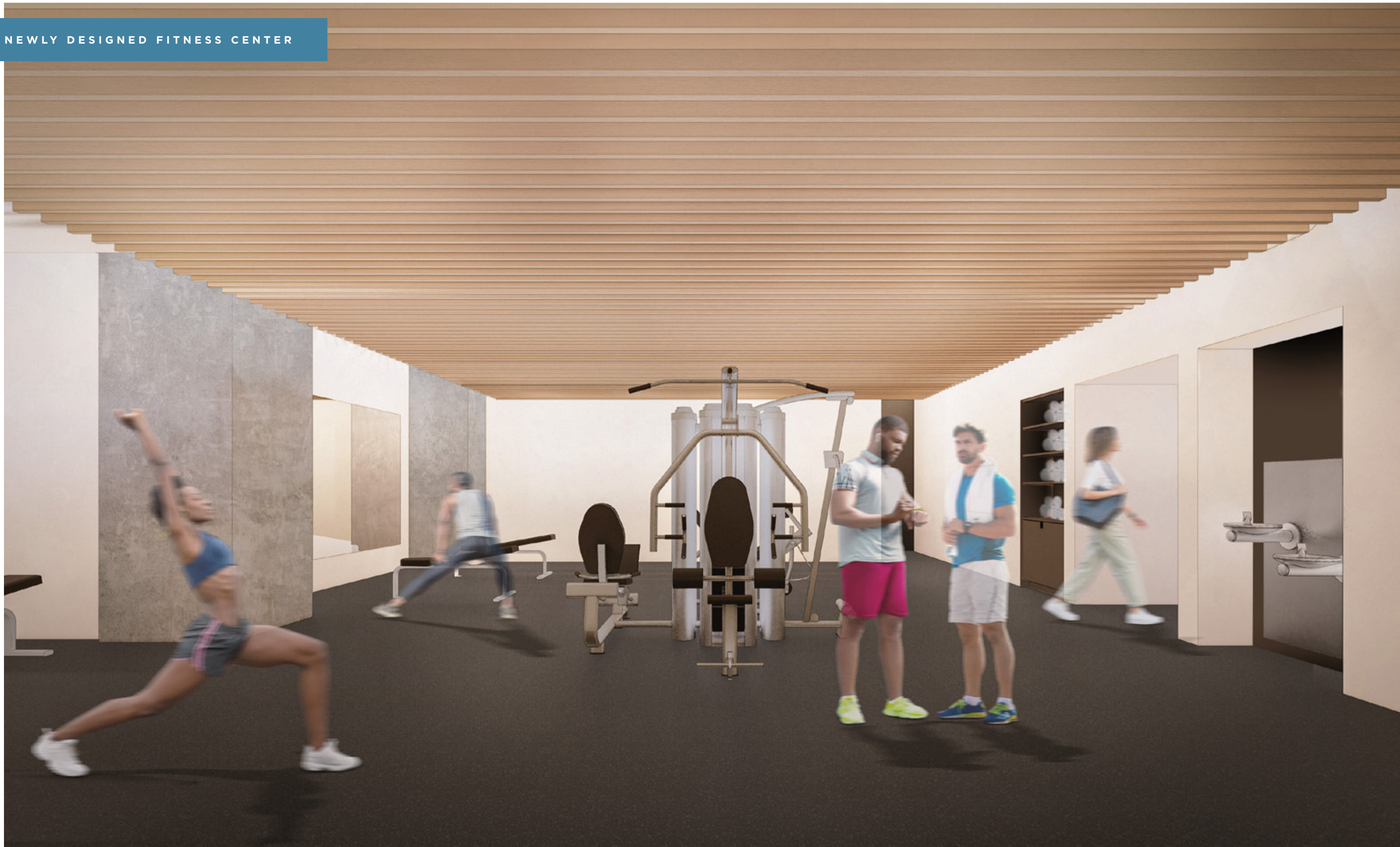
NEWLY DESIGNED FITNESS CENTER

- 1 TOWEL STATION
- 2 STAIRS TO BELOW
- 3 STRETCHING AREA





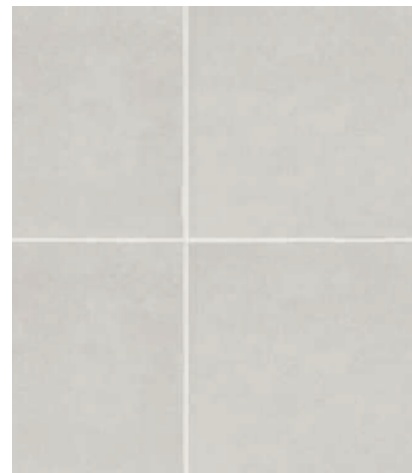
NEWLY DESIGNED FITNESS CENTER



NEWLY DESIGNED FITNESS CENTER



NEWLY DESIGNED LOCKER ROOMS



WOMEN'S VANITY COUNTER  
SCALE 3/4" = 1'-0"



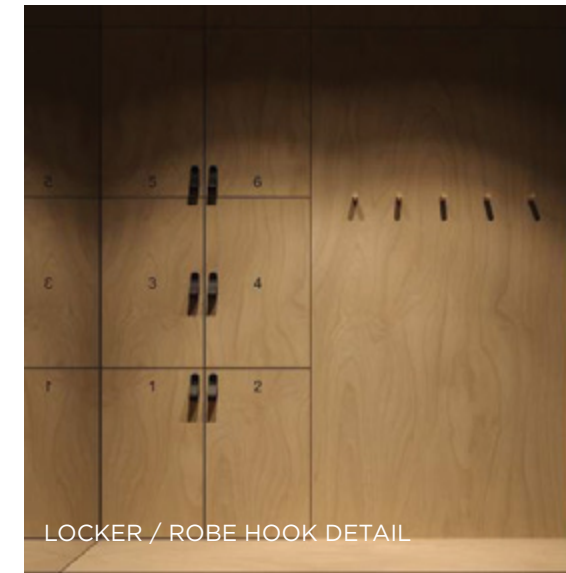
MEN'S LOCKER  
SCALE 3/4" = 1'-0"



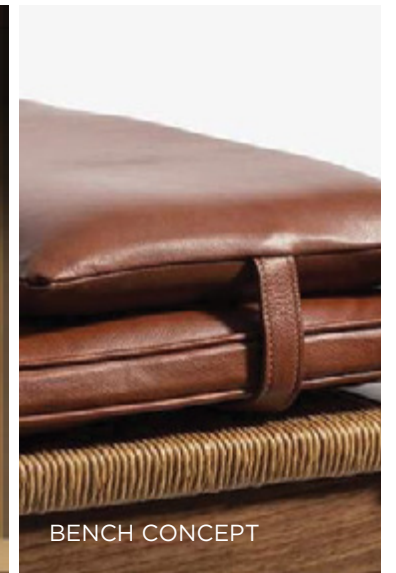
SCONCE



LOCKER ROOM AMBIANCE

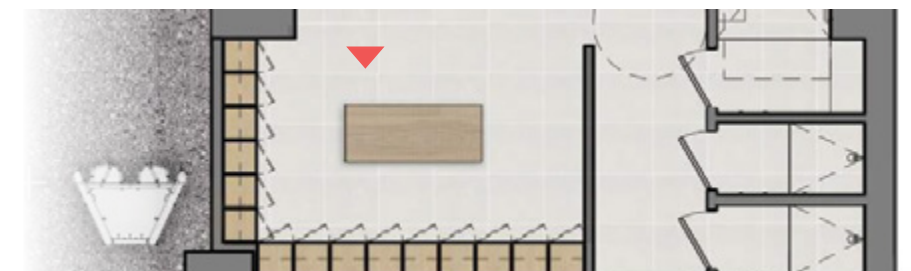


LOCKER / ROBE HOOK DETAIL



BENCH CONCEPT

WOMEN'S LOCKER TYP.



100 CONGRESS PLACES YOU

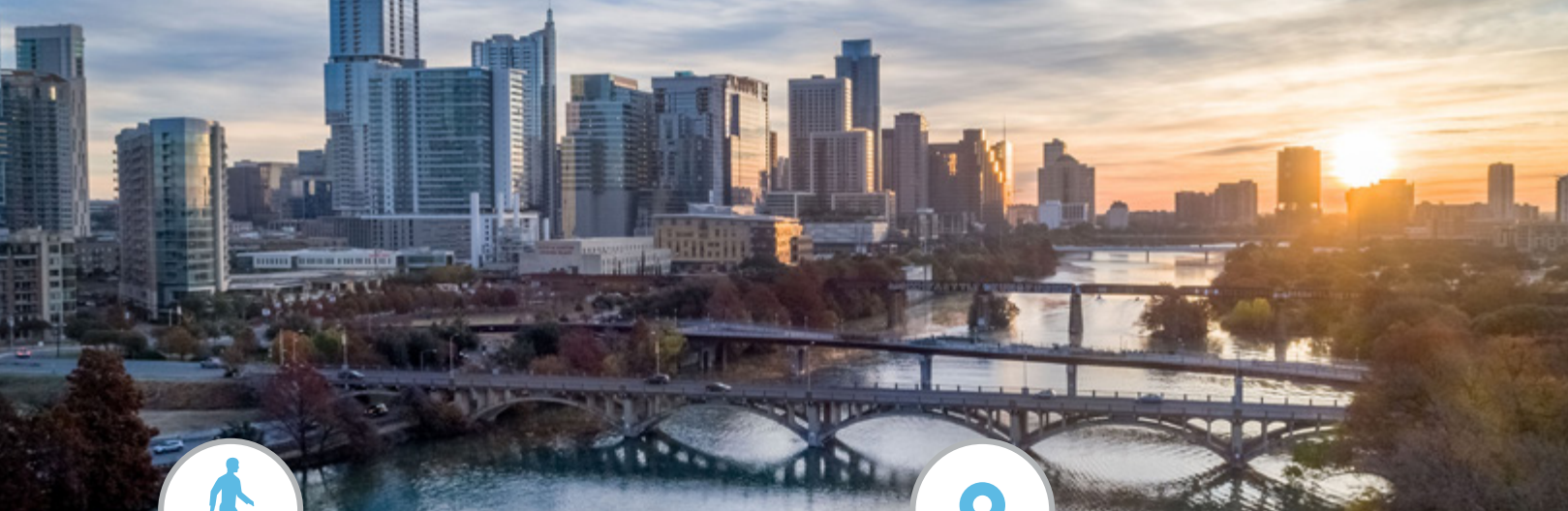
# At The Heart of All That Austin Has to Offer.

# 100 CONGRESS



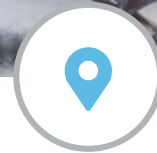
## CENTRAL TO THE HEART OF AUSTIN LIFE

*With the various water sports and 10-mile hiking and biking trail of Lady Bird Lake at your doorstep, you can welcome Austin's outdoor lifestyle into your workday. In addition, Zilker Park and Barton Springs are a bike-ride away. Plus, Austin City Limits, SXSW, Formula 1 and hundreds of annual Austin-area events — easily accessible with two parking garages at the heart of the activity.*



### Within walking distance

- The world's largest JW Marriott and Line Hotel- caddy corner to 100 Congress
- Countless local eateries and boutique shops along the 2nd Street Corridor (Willie Nelson Blvd)
- The Austonian and The Ashton provide prestigious executive housing adjacent to 100 Congress
- Fareground-Urban marketplace/food hall across the street - [www.faregroundaustin.com](http://www.faregroundaustin.com)



### Within one mile

- Texas State Capitol
- Austin City Limits Moody Theater
- Austin Convention Center
- City Hall
- East Side
- 6th Street
- South Congress



### NEARBY RESTAURANTS, HOTELS AND SHOPPING



To learn more, contact  
the leasing team:

***Troy Holme***

Executive Vice President  
+1 512 482 5509  
troy.holme@cbre.com

***Katie Ekstrom***

Senior Vice President  
+1 512 499 4901  
katie.ekstrom@cbre.com



©2022 CBRE, Inc. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. We obtained the information herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

“LEED®” and the related logo is a trademark owned by the U.S. Green Building Council and is used with permission.