SPACE TO CUSTOMIZE, TIME TO OPTIMIZE.

823CONGRESS

STREAM

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823 CONGRESS
905

823 CONGRESS IS AN ICONIC DOWNTOWN AUSTIN OFFICE TOWER LOCATED ON THE CORNER OF CONGRESS AVENUE AND 9TH STREET JUST STEPS FROM THE TEXAS STATE CAPITOL.

Located in the bustling Central Business District, the building boasts flexible suite sizes and a stellar location, so users have more space to spread out and more opportunities to save time. Originally built in 1974, the landmark tower has recently undergone major renovations, including a new conference center, tenant lounge, and gym with showers, as well as upgraded elevator cabs, corridors, restrooms, and a new modern lobby. To round out the reno, a thoughtfully designed pocket park sprinkled with beautiful foliage and outdoor seating sits along the street frontage creating an urban activation and pedestrian gathering space.

01.

02.

AVAILABLE SUITES

CLICK TO VIEW INDIVIDUAL FLOORPLANS

Suite P-11	*6,478 SF*	Available Now
Suite 190	*2,161 SF*	Available Now
Suite 205	*6,621 SF*	Available Now
Suite 220	*3,448 SF*	Available 8.1.25
Suite 600	*12,022 SF*	Available Now
Suite 700	*9,968 SF*	Available Now
Suite 900	*11,240 SF*	Available 9.1.26
Suite 1005	*1,160 SF*	Available Now
Suite 1030	*1,212 SF*	Available Now
Suite 1120	*4,499 SF*	Available Now
Suite 1200	*12,022 SF*	Available 11.1.25
Suite 1305	*1,032 SF*	Available Now
Suite 1330	*2,933 SF*	Available Now
Suite 1400	*922 SF*	Available Now
Suite 1410	*3,436 SF*	Available Now
Suite 1414	*3,248 SF*	Available Now
Suite 1505	*4,797 SF*	Available Now
Suite 1510	*2,732 SF*	Available Now

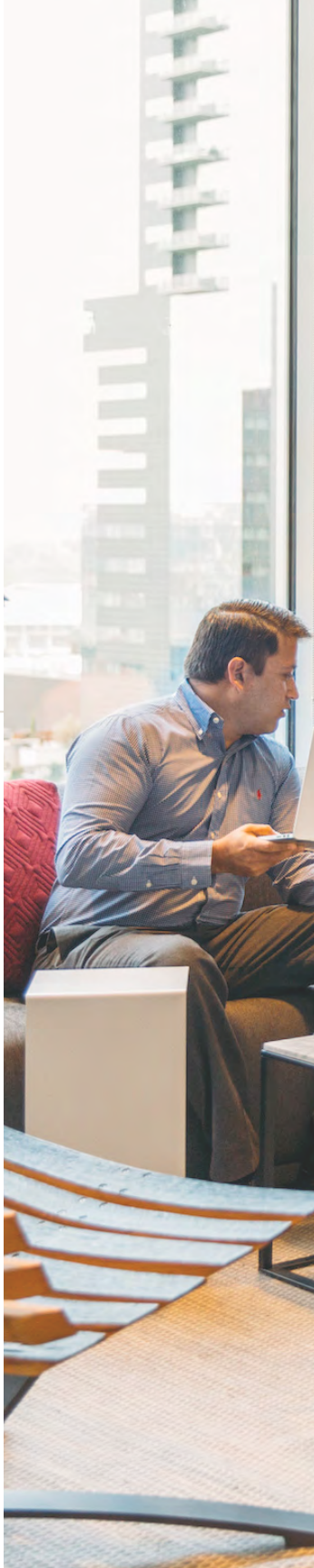
823CONGRESSATX.COM

03.

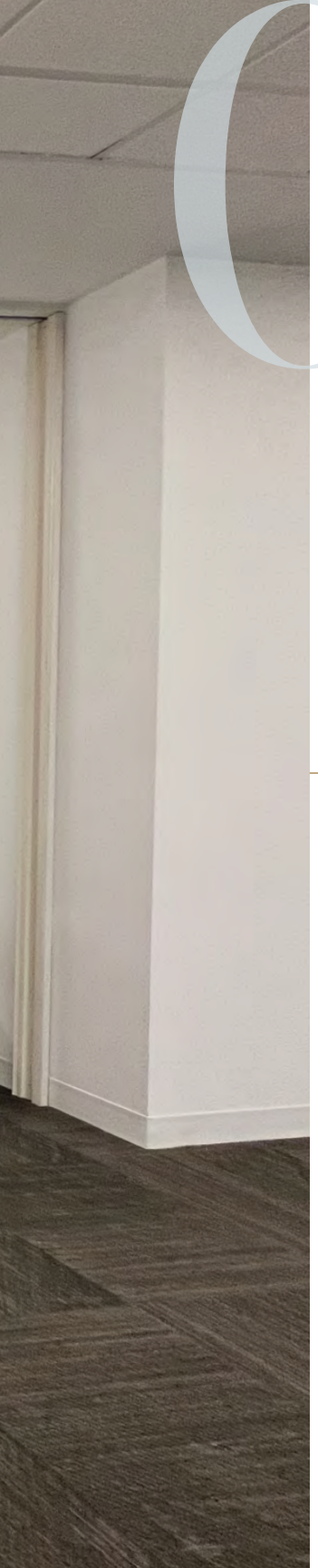
THE ADVANTAGE OF SPACE & TIME

Floor-to-ceiling windows inspire invigorating workspaces by bringing in natural light and showcasing the surrounding city views while common conference rooms create space for seamless collaboration.

With its sweeping views of the Capitol, Downtown, and the Hill Country and its proximity to countless restaurants, retail, and nightlife, 823 Congress is an ideal workplace for companies seeking space, time, and amenities in the heart of Downtown Austin.



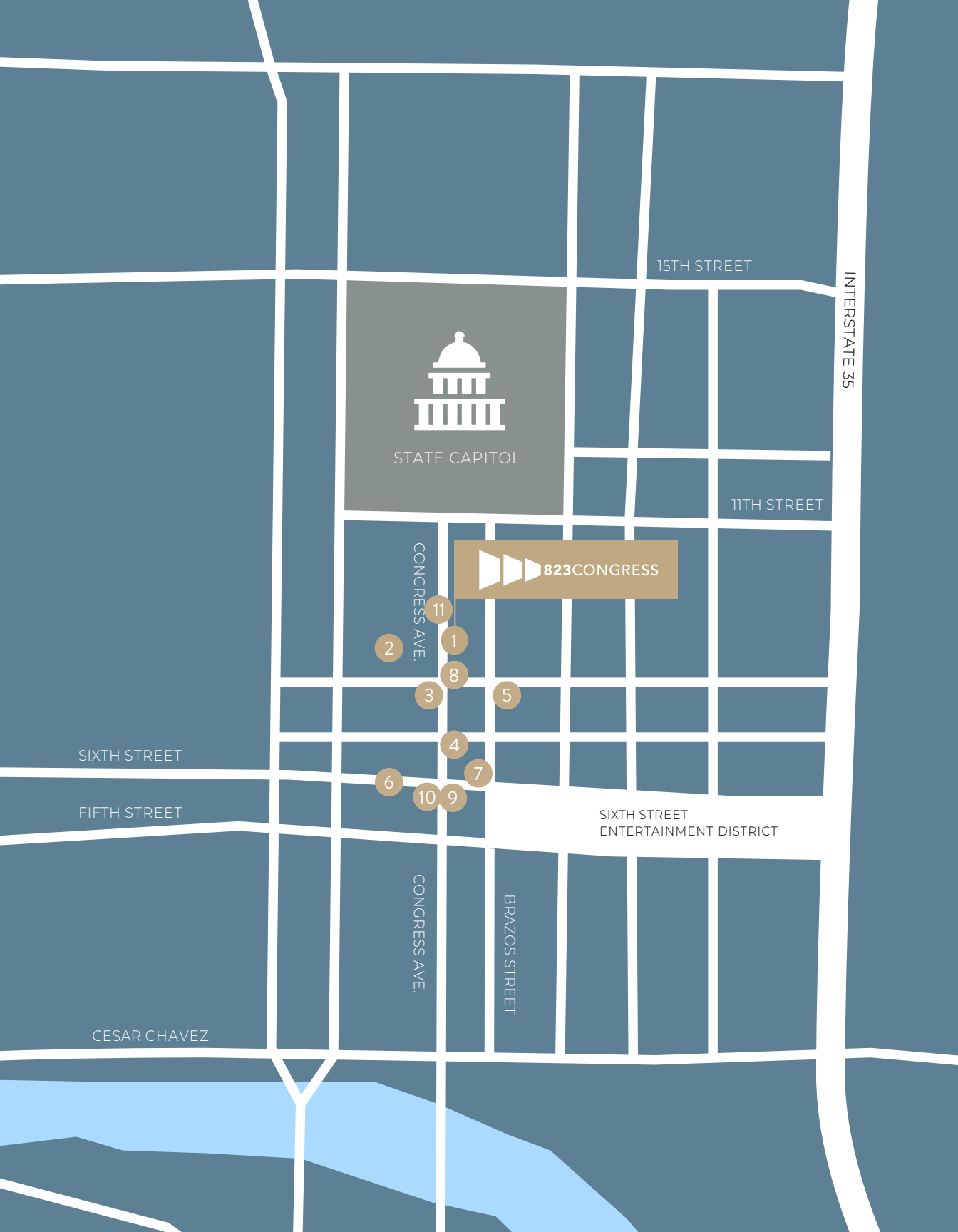
EXIT



04.

LOUNGE: UNWIND. CONNECT. CREATE.

Step into our Tenant Lounge, your exclusive retreat within the bustling heart of the office space. With its modern ambiance and thoughtful amenities, it's more than just a space – it's where connections are forged, ideas take flight, and productivity thrives. Embrace the opportunity to recharge, refocus, and reignite your creativity in our exclusive retreat.


15TH STREET
INTERSTATE 35
STATE CAPITOL
11TH STREET
823CONGRESS
CONGRESS AVE.
11
1
2
8
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7
6
10
9
SIXTH STREET
FIFTH STREET
SIXTH STREET
ENTERTAINMENT DISTRICT
CONGRESS AVE.
BRAZOS STREET
CESAR CHAVEZ

CAPITOL PROXIMITY, URBAN VITALITY

With the Capitol as our backdrop, tenants enjoy stunning views and a sense of connection to the city's vibrant energy. Embrace the dynamic atmosphere of downtown Austin, where thriving businesses, trendy eateries, and cultural attractions converge. Our prime location ensures easy access to transportation hubs, renowned entertainment venues, and a plethora of amenities, making it the ideal setting for companies seeking to make their mark in the heart of Texas.

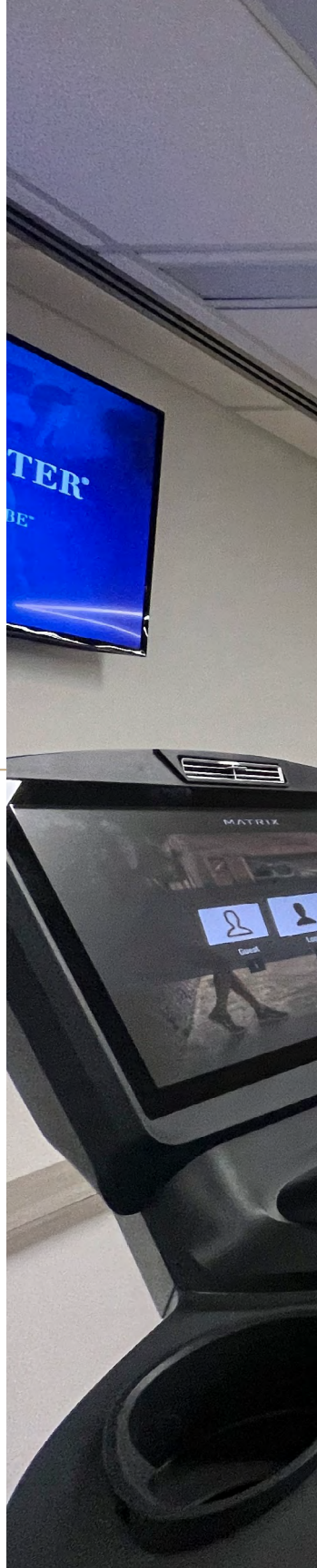
1. ***823 CONGRESS***
2. PERRY'S STEAKHOUSE
3. HIGHER GROUND
4. CAROLINE
5. OMNI HOTEL
6. CHICK-FIL-A
7. THE DRISKILL
8. CHIPOTLE
9. CAVA
10. VELVET TACO
11. QUATTRO GATTI RISTORANTE E PIZZERIA

05.

06.

SHAPING CAREERS, ONE REP AT A TIME

Say hello to a newly renovated fitness center that redefines your workout routine with a sleek and modern approach. Step into a world of fitness innovation with our top-of-the-line equipment. From advanced cardio machines to customizable weight training stations, every corner of the fitness center is designed to elevate your workout experience.



MATRIX
MATRIX
ULTIMATE DECK

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