

An aerial photograph of the Austin skyline. The central focus is the 100 Congress building, a tall skyscraper with a distinctive stepped, metallic facade. To its right is a very tall, curved glass skyscraper. In the background, the Texas State Capitol dome is visible on the right. The foreground shows lower-rise buildings, including one with a 'SILICON LABS' sign, and a street with trees. The sky is blue with scattered white clouds.

100

CONGRESS

100 Congress Ave, Austin, Texas 78701

BARINGS

 Transwestern



WELCOME TO

100 CONGRESS

Positioned between the city's dynamic urban core and the shores of Lady Bird Lake, 100 Congress combines a highly recognizable identity with unmatched access to the best of Austin living.

Recently reimagined with a hospitality-inspired lobby designed by renowned global design firm Olson Kundig, 100 Congress blends timeless prominence with a modern workplace experience. Expansive floorplates, sweeping lake and skyline views, premium amenities, and attentive property management create an environment tailored to today's leading companies.

For companies seeking a premier Downtown address with enduring stature and immediate access to Austin's most sought-after destinations, 100 Congress sets the standard.



A Landmark Address for Industry Leaders

About the Building

Property Highlights

- Recently renovated, hospitality-focused lobby
- Patika coffee bar and luncheonette on-site
- Two-story fitness center with towel service, showers & lockers
- Modern conference and meeting facility
- Dedicated on-site property management and security
- 24/7 building access with secure controlled access system
- Superior access from Cesar Chavez and 2nd Street
- Two parking garages, 2.6/1,000 parking ratio
- Walking distance from Town Lake and Zilker Park
- Bicycle storage with secure locker room
- Featured in The Architect’s Newspaper: [Read the Article](#)

Building Certifications & Scores



ESG Practices

- LEED Certification Gold EBOM
- ENERGY STAR Certification
- IEQ Wellness Verified
- Real-Time IAQ Monitoring
- UV-C HVAC Purification System
- Real-Time Energy Intelligence System
- Outdoor Space
- EV Charging
- Secure Bike Storage



100 Congress at a Glance

441,232 RSF

Total Office Space

~20,056 RSF

Typical Floor Plate

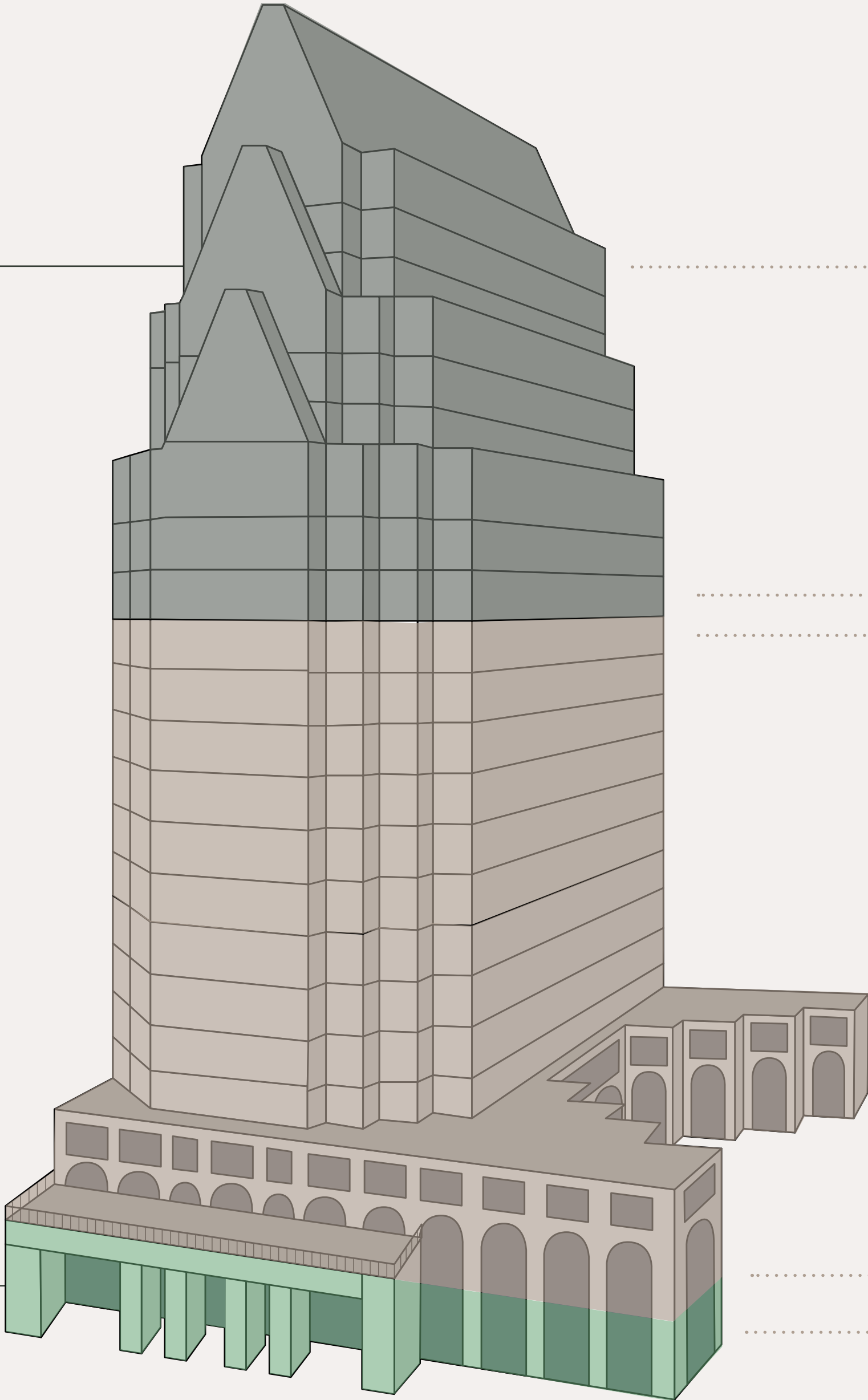
2.6/1,000 SF

Parking Ratio

~10,000 SF

Of Amenities Including Coffee Bar, Luncheonette, Fitness Center, Conference Space, Outdoor Terrace & Bike Storage

[View Availabilities](#)



- **L14 - L22** - Tenant Space
- **L8** - Tenant Space, Conference, Property Management Office
- **L2 - L13** - Terrace, Tenant Space, 4th Floor Spec Suites
- **L1** - Lobby, Coffee Bar, Fitness Center, Tenant Space

Building Entrance & Refreshed Courtyard



100 Congress

Lobby & Patika Coffee Bar



100 Congress

Two-Story Fitness Center & Locker Room



Conference Space & Bike Storage



An Address Synonymous with Visibility, Prestige, & Connectivity

Perfectly positioned between Downtown Austin and Lady Bird Lake, 100 Congress offers walkable access to acclaimed restaurants, luxury hotels, entertainment venues, and waterfront recreation, all from one of the city’s most recognized addresses.

Nearby Amenities

DINING

ATX Cocina
BarChi Sushi
Burger Bar Congress
Ciclo
Cooper’s BBQ
Corner Restaurant
DeSano Pizzeria
Desnudo
Eddie V’s
Fat Rabbit
Flower Child
Geraldine’s
Goldies
Gus’s Fried Chicken
Here Nor There

Houndstooth Coffee
Ill Forks
Jo’s Coffee
Juiceland
Kasa Downtown
Kimberly
La Condesa
La Piscina
Lambert’s
Local Foods
Modern Market
Moonshine Grill
North Italia
RA Sushi
Red Ash

Sammies
Starbucks
Sweetgreen
Swift Attic
Tacodeli
Taverna
The Guest House
The Peacock
The Well
Torchy’s Tacos
Truluck’s
Uchibā Austin
Veracruz

ATTRACTIONS

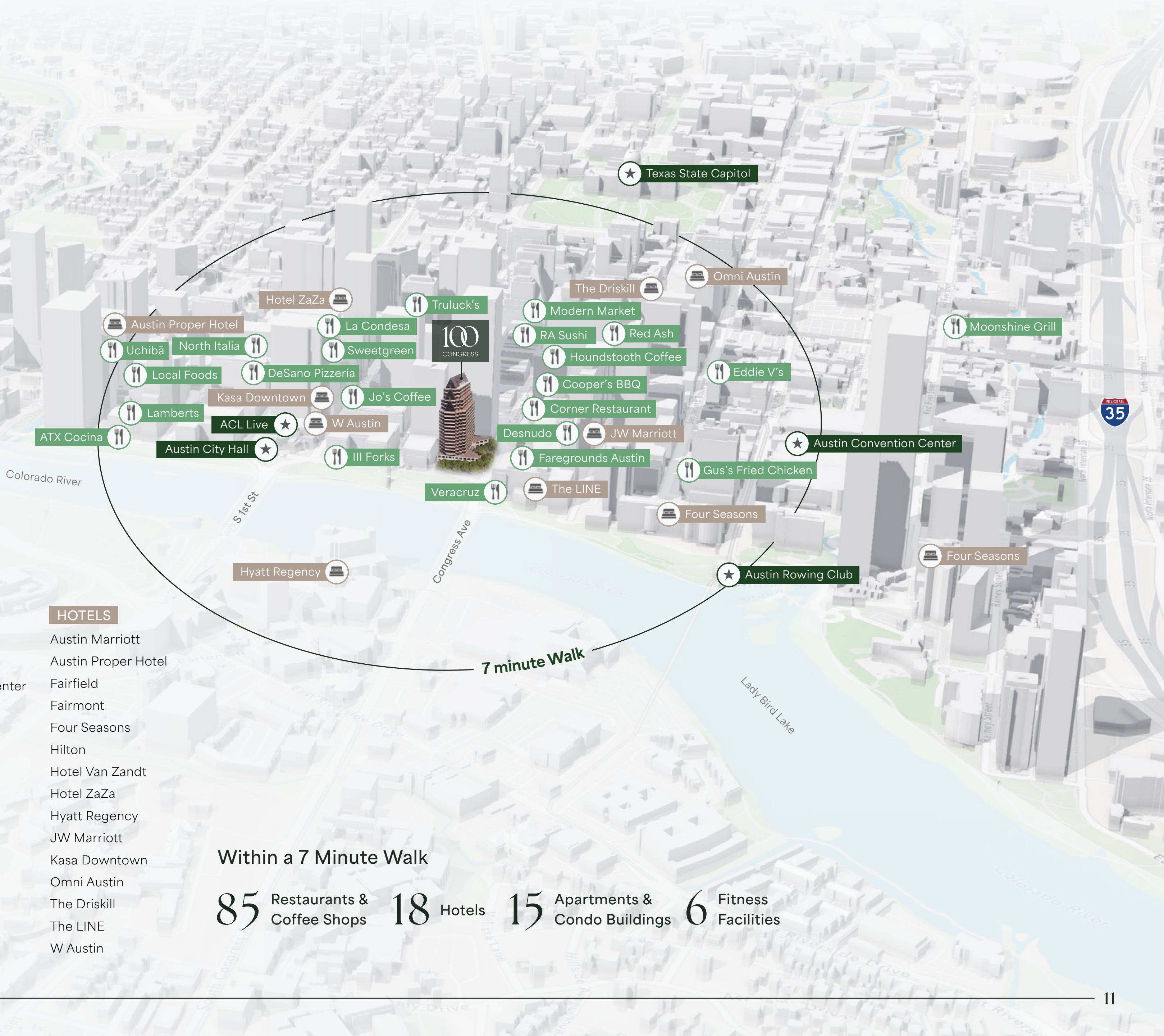
ACL Live
Austin City Hall
Austin Convention Center
Austin Rowing Club
Lady Bird Lake
Texas State Capitol
Elephant Room
Parker Jazz Club
Nica on the 4th
Antone’s Nightclub
Jupiter Supper Club
Congress Avenue
Colorado River
S 1st Street

HOTELS

Austin Marriott
Austin Proper Hotel
Fairfield
Fairmont
Four Seasons
Hilton
Hotel Van Zandt
Hotel ZaZa
Hyatt Regency
JW Marriott
Kasa Downtown
Omni Austin
The Driskill
The LINE
W Austin

Within a 7 Minute Walk

85 Restaurants & Coffee Shops 18 Hotels 15 Apartments & Condo Buildings 6 Fitness Facilities





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