

100 CONGRESS



CARR
PROPERTIES

CBRE



Your
gateway

into the vibrant life of
downtown Austin.

100 CONGRESS

Refreshed and Renewed for Your Workday.

A NEW CAPTIVATING DESIGN

100 Congress is being reimaged by renowned global designer Olson Kundig. The redesign will emphasize the natural world with more engaging shared spaces. Renovations will deliver Q4 2022.



*Biophilic Features
Throughout*

New Lobby Cafe

*Striking Steel and
Walnut Finishes
with Elegant
Lighting Features*

OVERVIEW

Superior Workplace Features

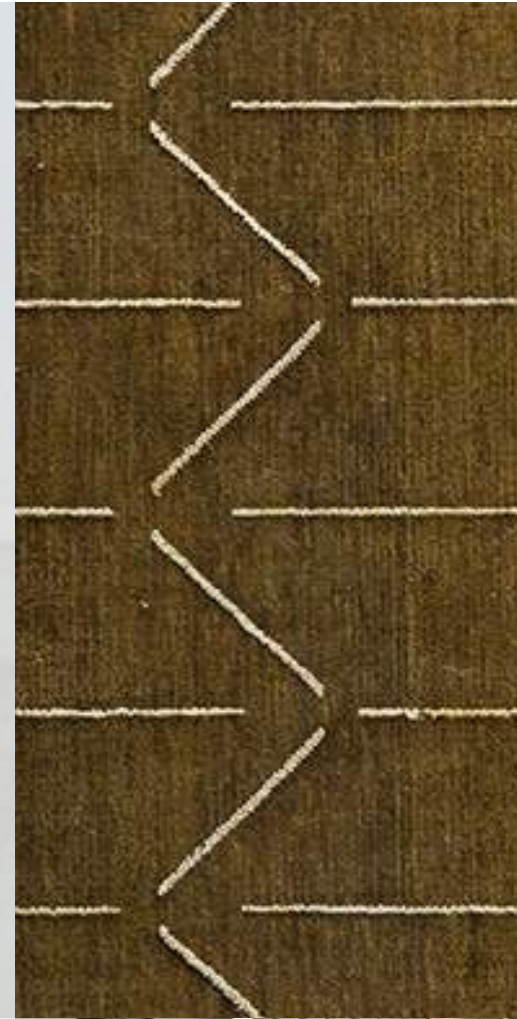
- Hospitality-Focused Lobby, with Additional Renovations Delivering Q4 2022
- Two Parking Garages, 2.6/1,000 Parking Ratio
- Superior Access Off Cesar Chavez and 2nd Street
- 20,000-Square-Foot Average Floorplate
- Highly-Recognizable Address and Tiered Roofline
- Walkable Amenities
- Impeccable Lake and City Views
- Fitness Center with Lockers and Showers
- New Conference Center
- Bicycle Storage with Secure Locker Room
- Regions Bank
- Patika Luncheonette On-Site
- Security and Property Management On-Site
- Multitude of Transportation Options
- Fiber Connectivity
- LEED Gold EB

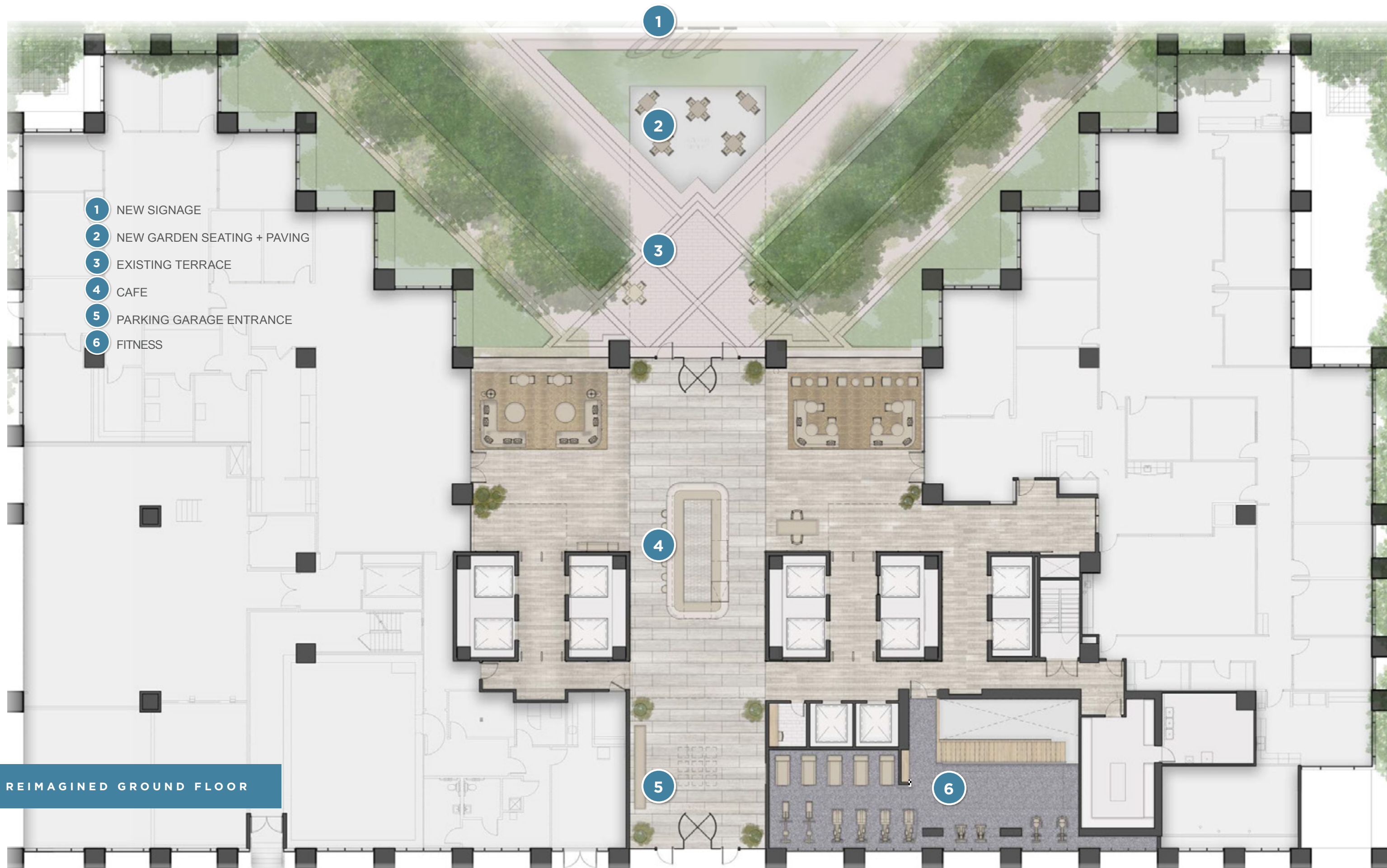


CLICK FOR 360 VIEWS





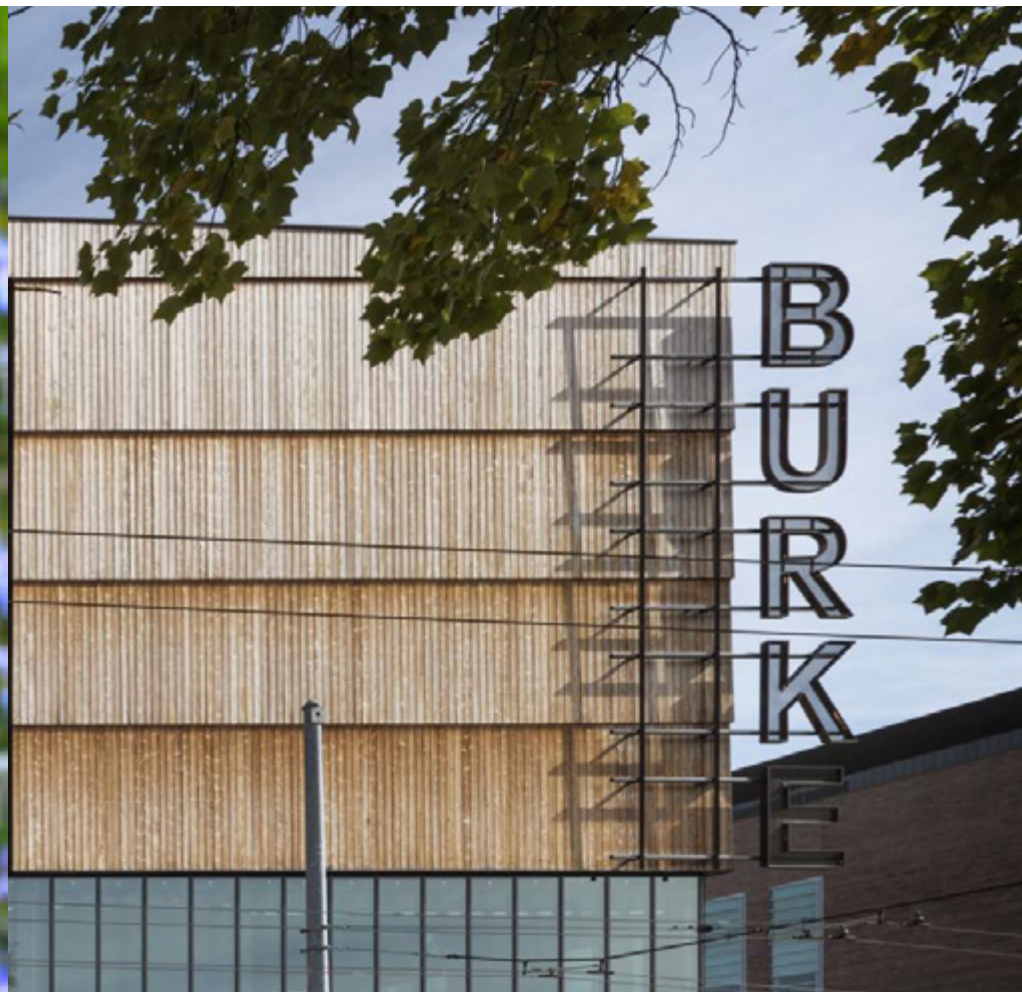




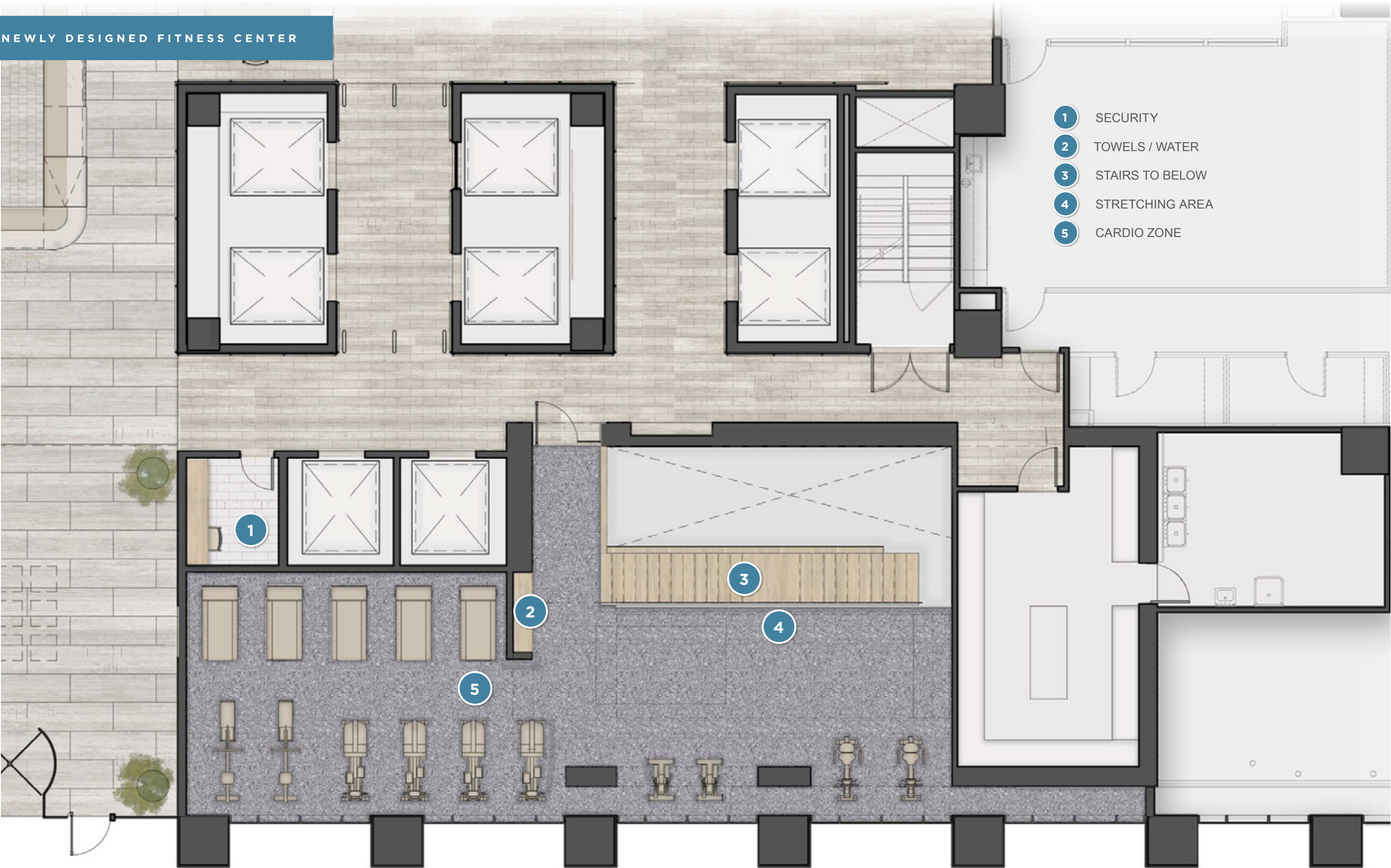
- 1 NEW SIGNAGE
- 2 NEW GARDEN SEATING + PAVING
- 3 EXISTING TERRACE
- 4 CAFE
- 5 PARKING GARAGE ENTRANCE
- 6 FITNESS

REIMAGINED GROUND FLOOR

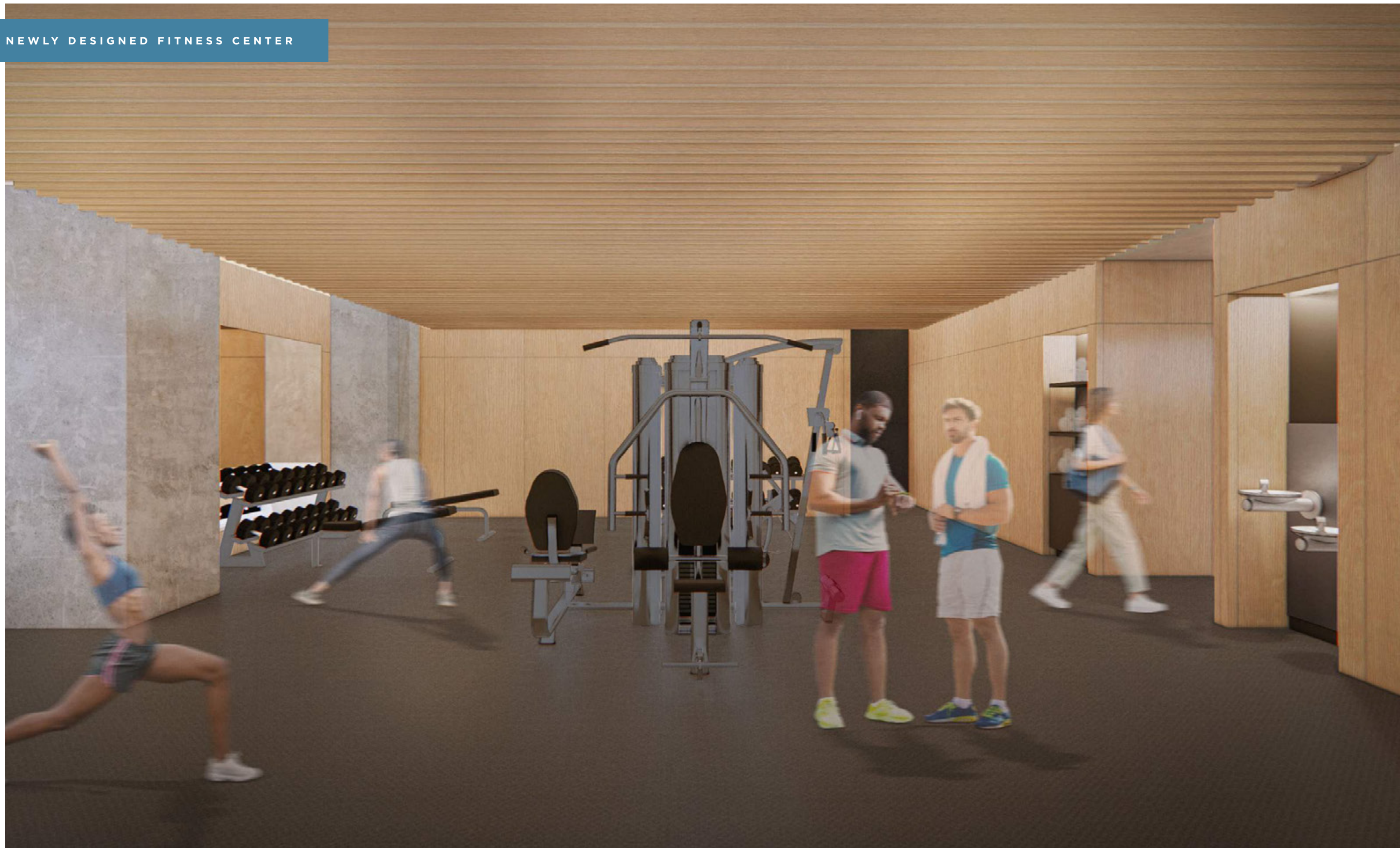
DESIGN INSPIRATION



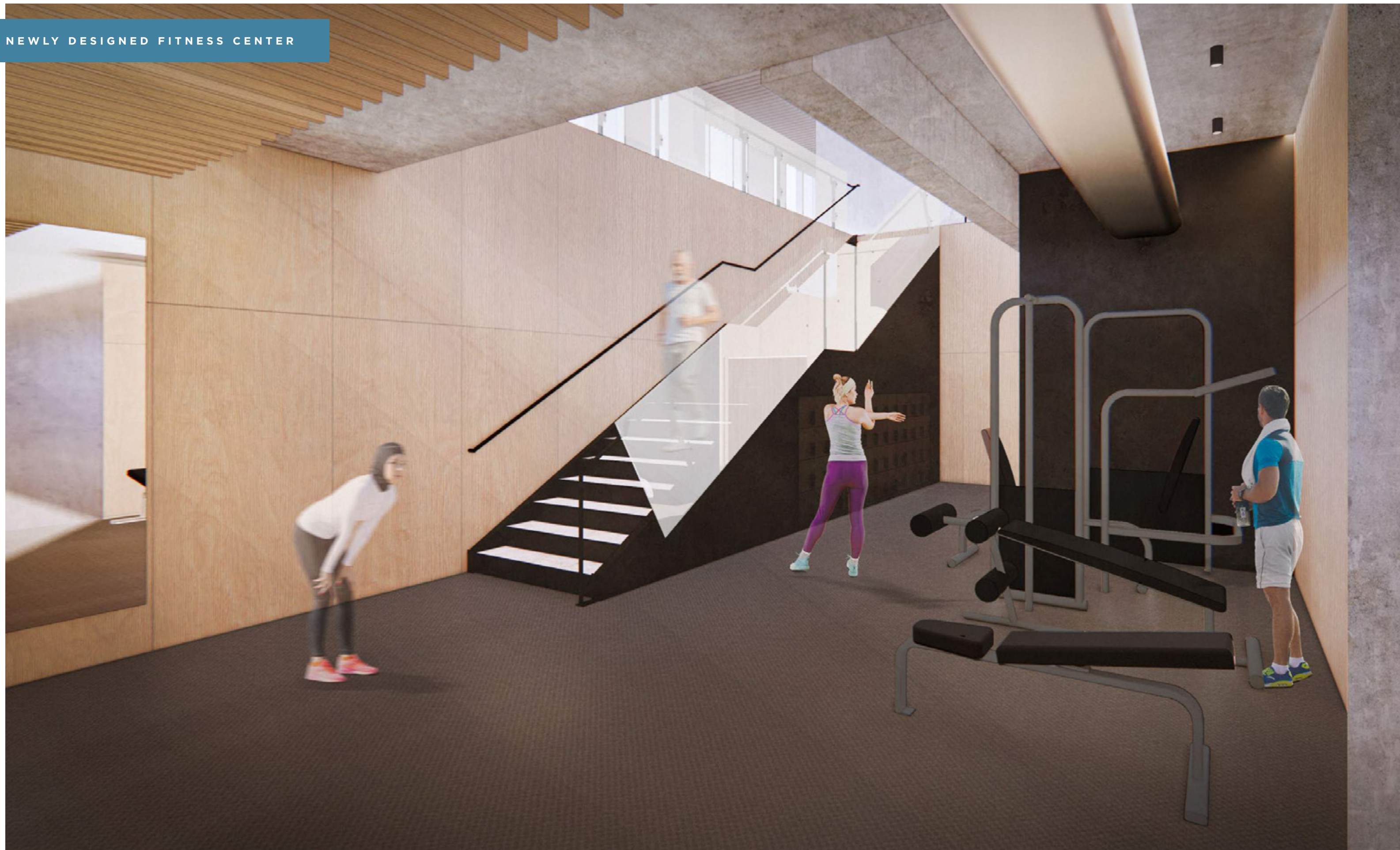
NEWLY DESIGNED FITNESS CENTER



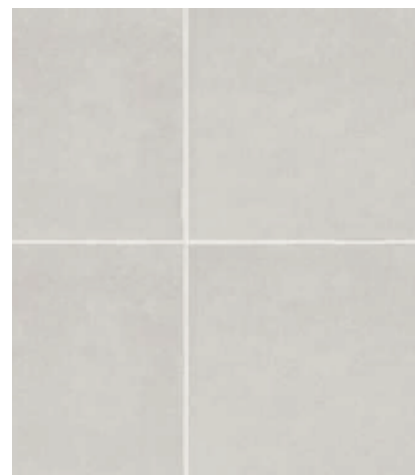
NEWLY DESIGNED FITNESS CENTER



NEWLY DESIGNED FITNESS CENTER



NEWLY DESIGNED FITNESS CENTER



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.



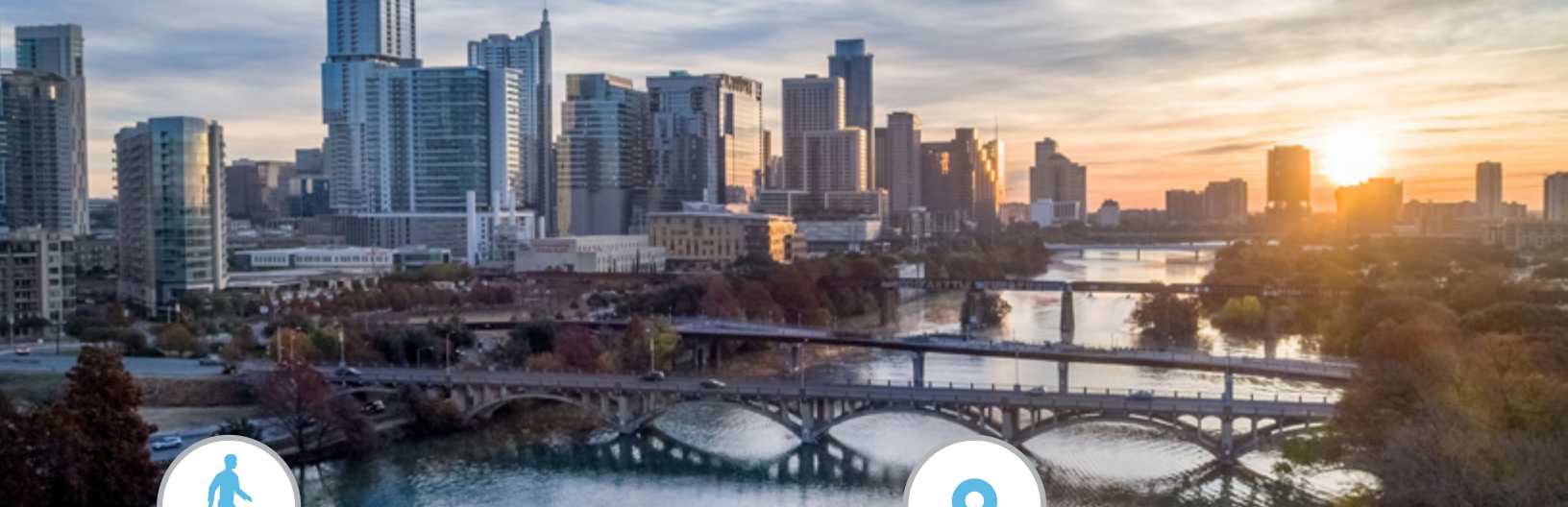
100 CONGRESS PLACES YOU

At The Heart of
All That Austin
Has to Offer.

100 CONGRESS

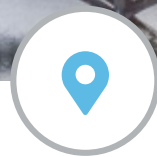
CENTRAL TO THE HEART OF AUSTIN LIFE

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.



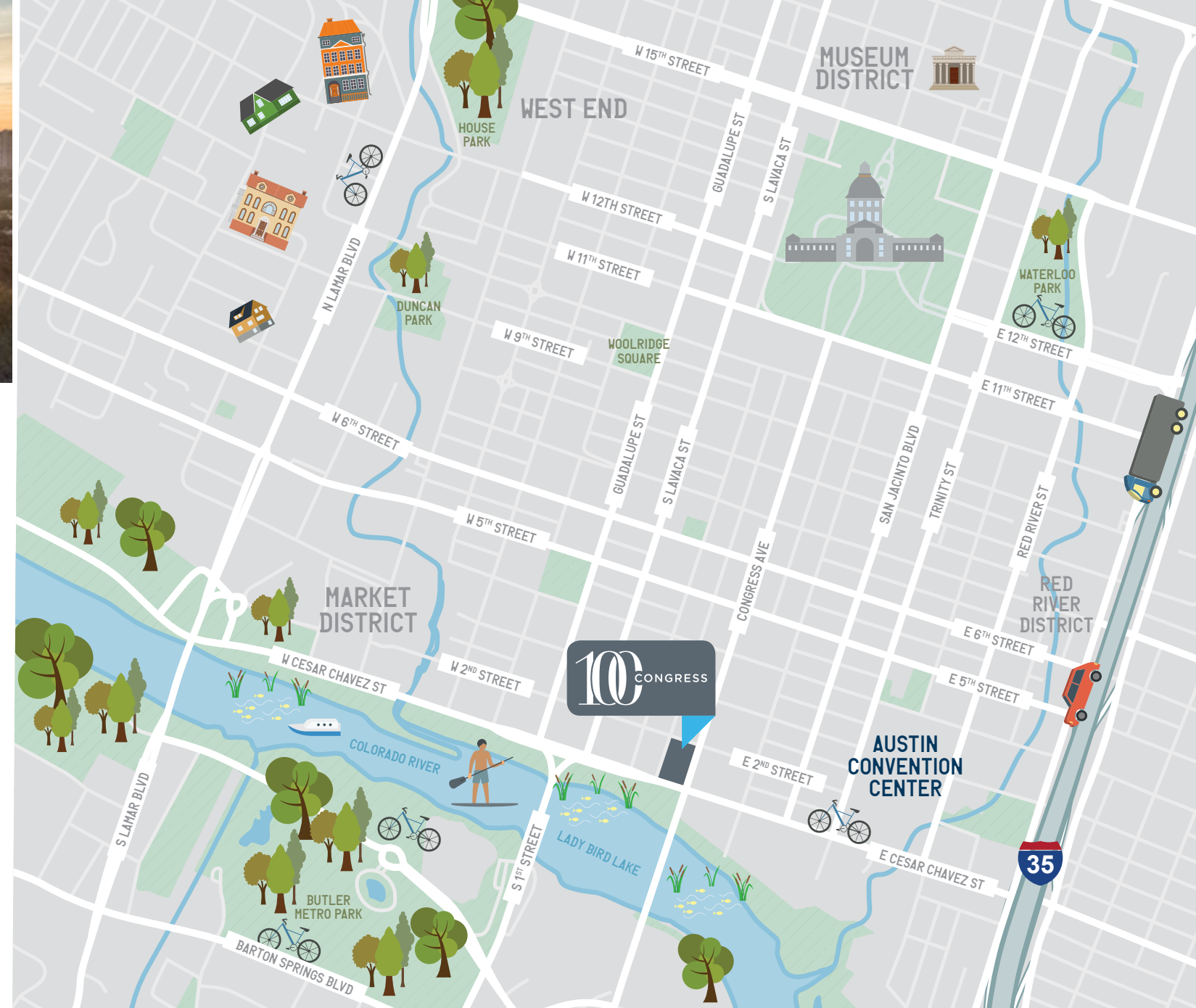
Within walking distance

- 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



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.