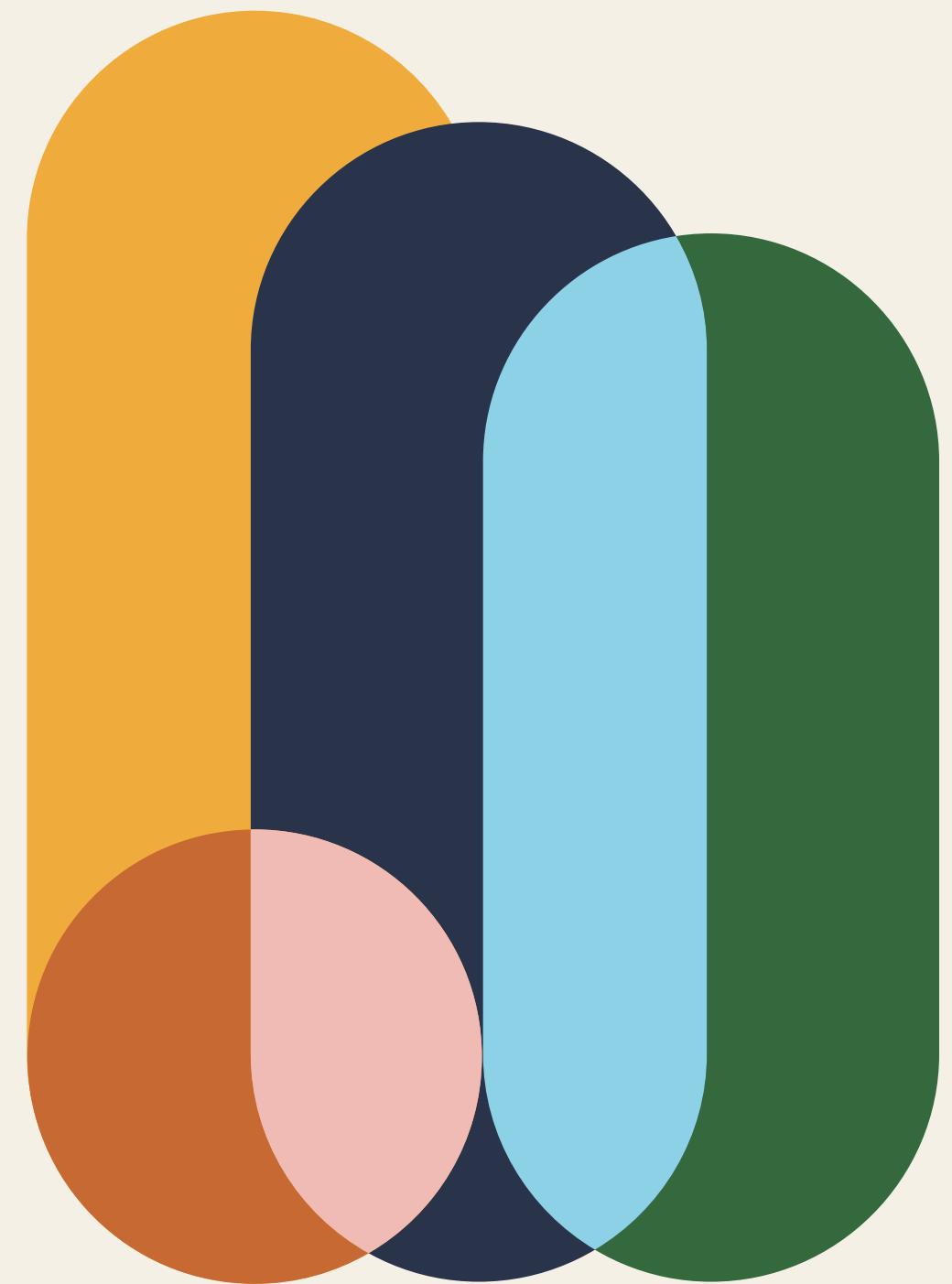


REINVIGORATING A CLASSIC



AUS 600 TEX  
**CONGRESS**

# BUILDING

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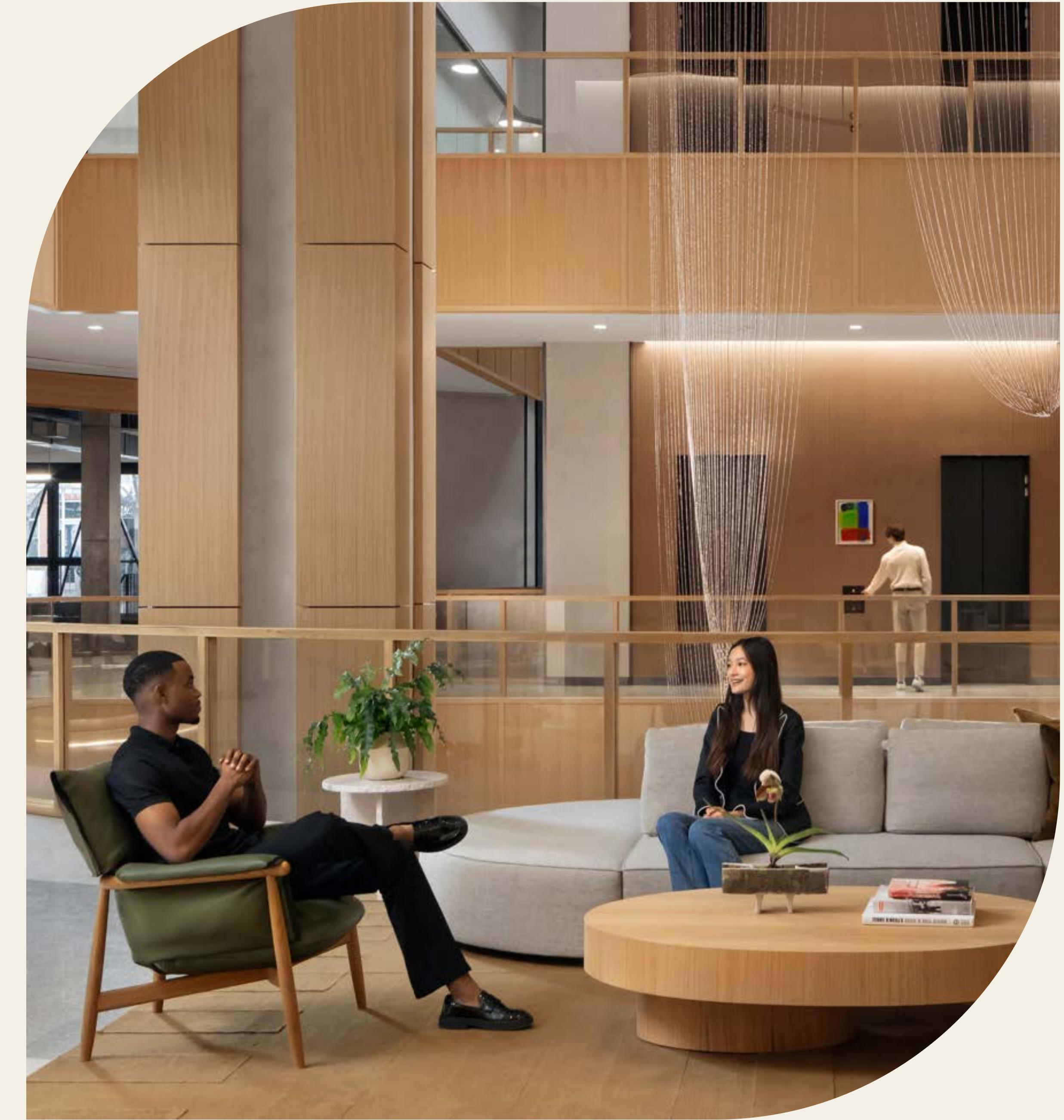


# 600 CONGRESS

600  
Congress  
Avenue

# BRIDGING THE PAST & FUTURE

Iconic for its unique architecture and prominent location, 600 Congress is a standout in the Austin skyline. It marks the crossroads of Austin's most storied streets as well as the history and future of the city.



As Austin evolves, so does 600 Congress. The ready-to-occupy building offers reimagined work spaces for teams that demand life-work balance.

**32**

STORIES

**543,521** <sup>SQFT</sup>

RENTABLE SPACE

**8K-38K** <sup>SQFT</sup>

FLOOR PLATES



# UNIQUELY AUSTIN SPIRIT

Inspired by Austin's love for indoor/outdoor experiences, 600 Congress presents duality in its spaces to fit the needs of tenants, locals and tourists alike.

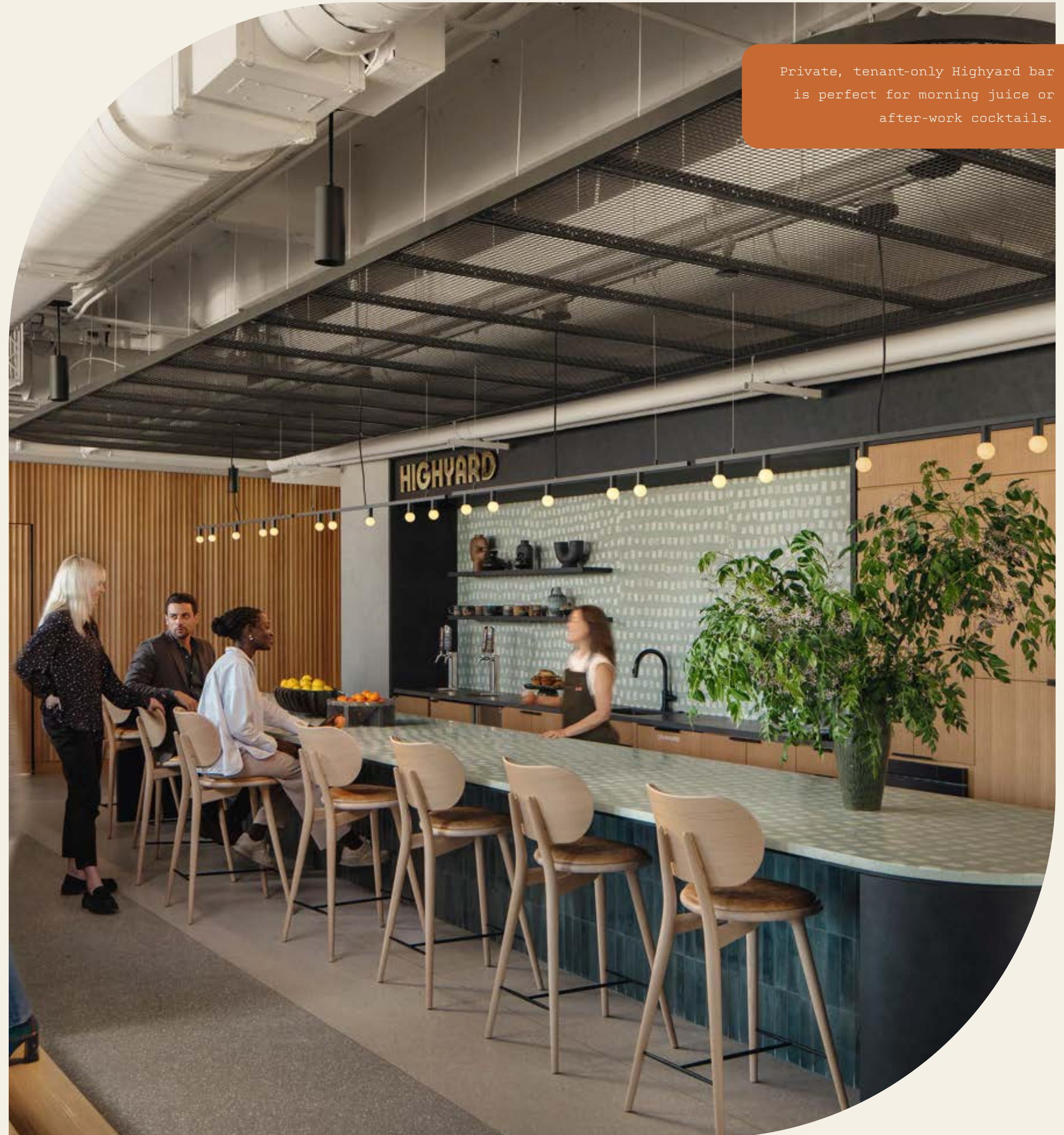


# DESIGNED FOR LIFE-WORK BALANCE



# AMENITIES FROM THE TOP DOWN

The spirit of Austin has been restored throughout the building with local retail, a fully upgraded market-leading wellness program, The Highyard – an indoor/outdoor terrace and lounge space exclusively for tenants, with 360° views of Austin – and unique spaces on all the floors between.



# THE HIGHYARD



Outdoor terrace on the  
26th floor. Available to  
tenants day and night.

# THE HIGHYARD

Twenty-six floors above downtown Austin is The Highyard, an indoor/outdoor space complete with a bar, lounge and fully furnished and landscaped outdoor terrace. The space can be used for hosting meetings, working solo or just taking a break.

## TERRACE

1,850 SQFT

## LOUNGE

1,720 SQFT

## ASSEMBLY

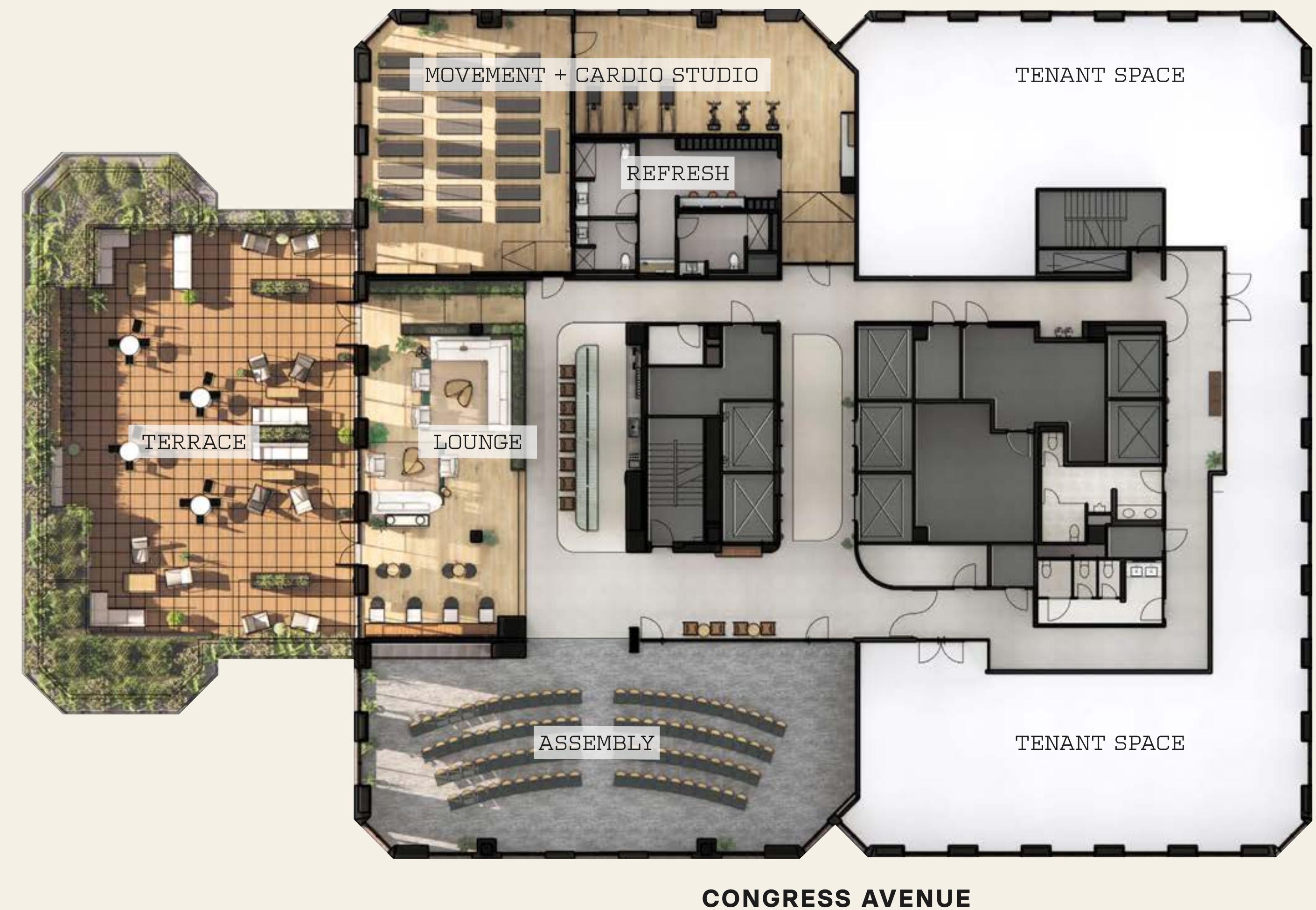
1,900 SQFT

## MOVEMENT + CARDIO STUDIO

1,800 SQFT

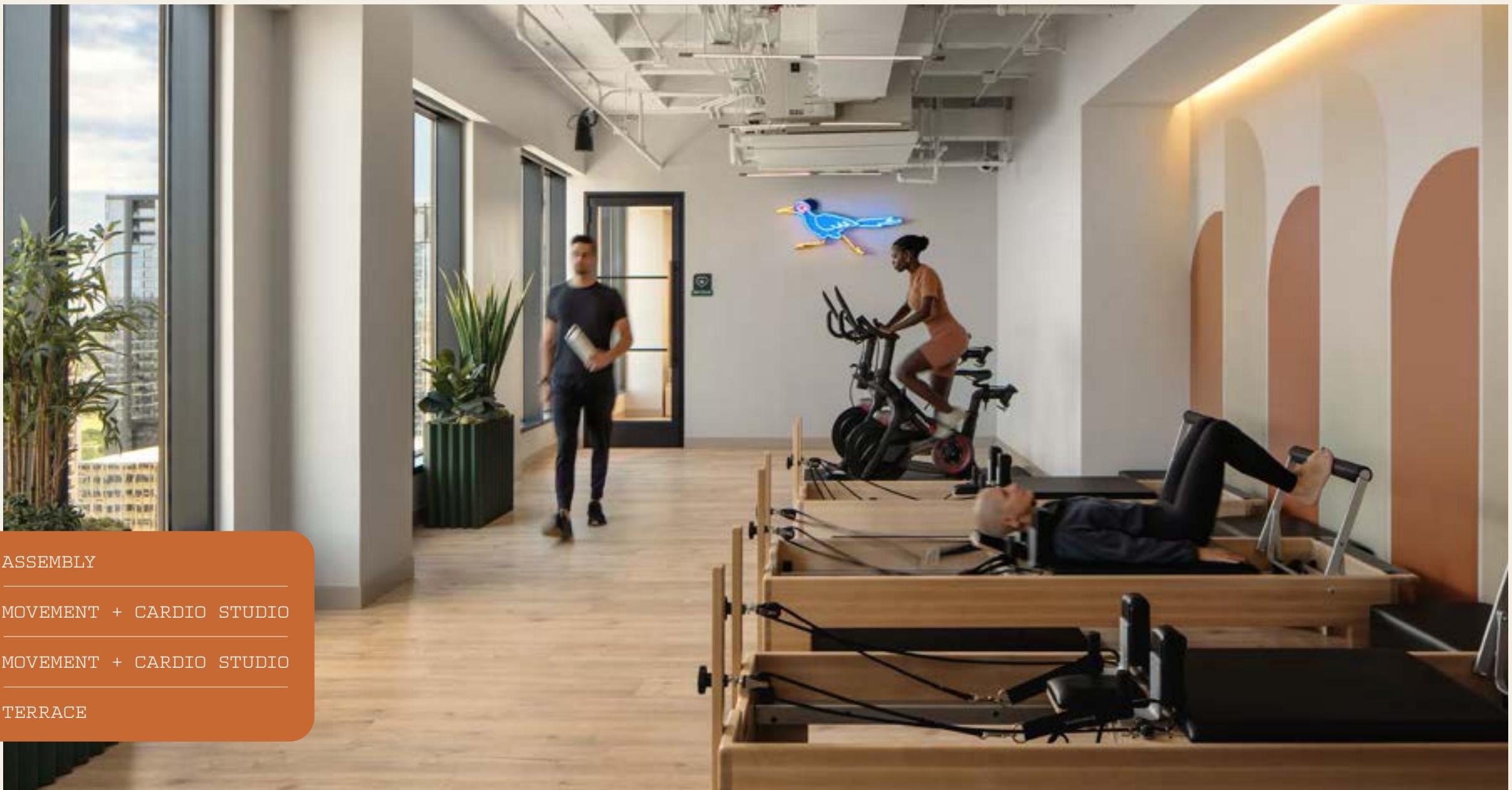
## REFRESH

520 SQFT





Highyard Lounge



# THE LOBBY

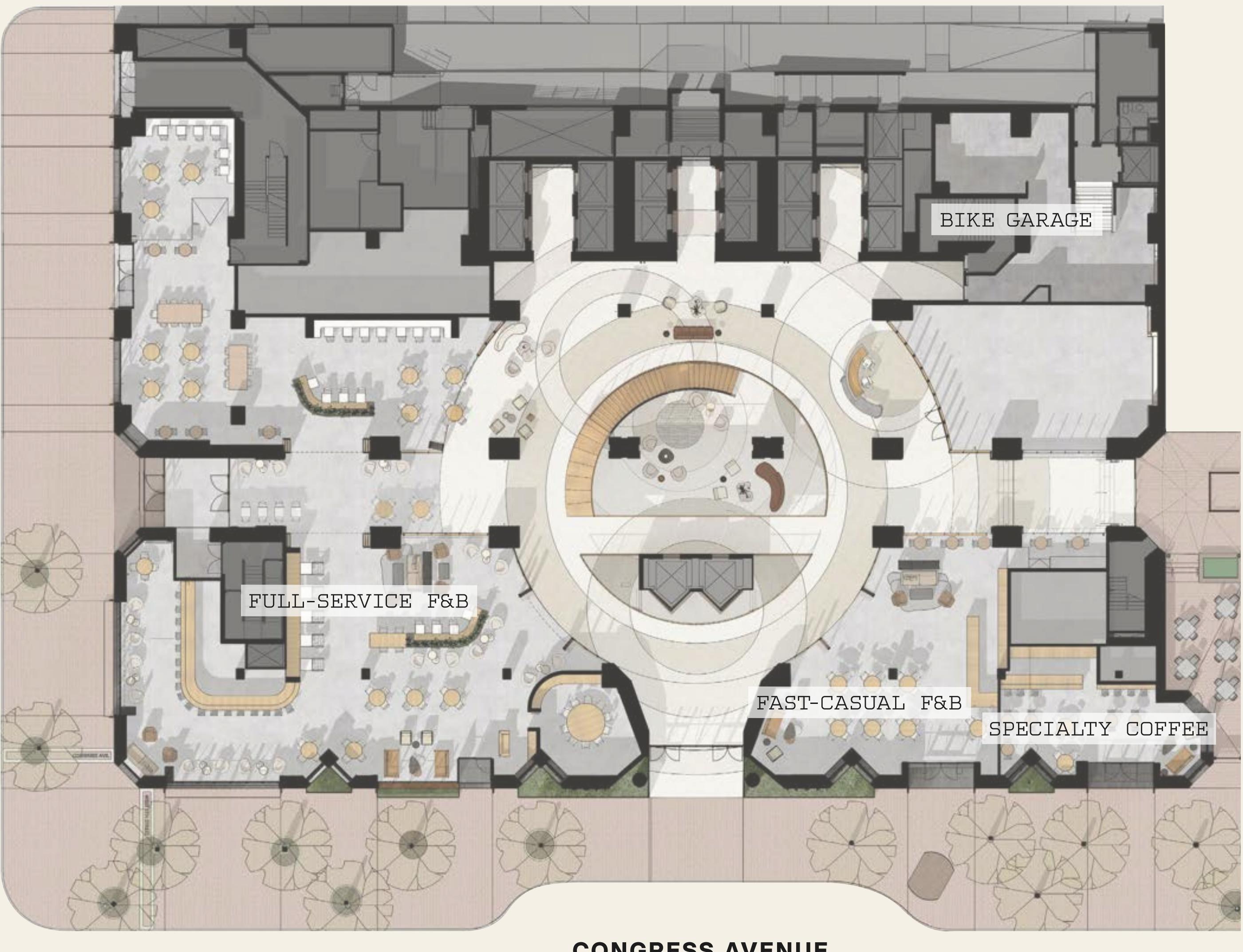


# THE LOBBY

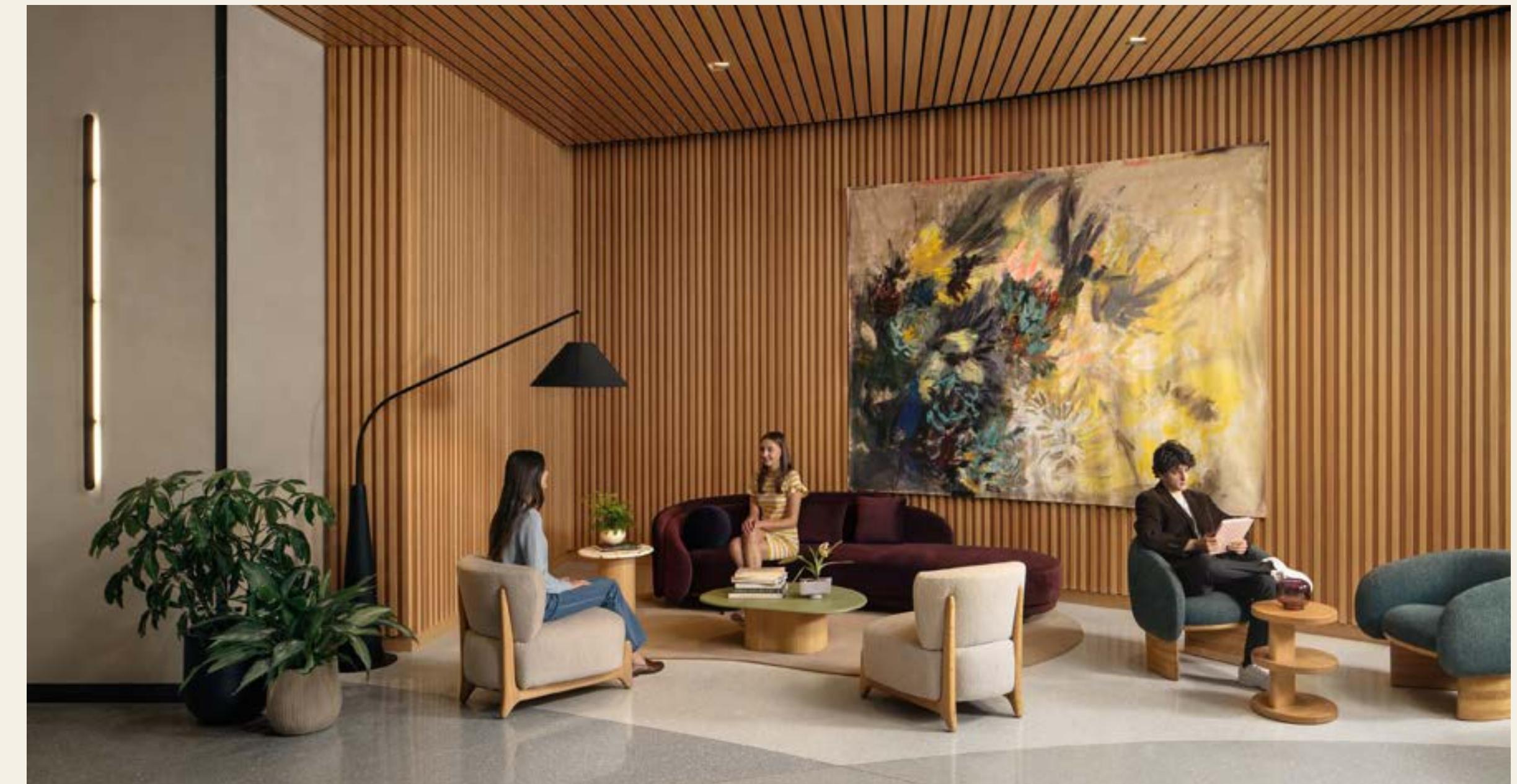
More than an entryway, the design-driven lobby transformation reflects a future-forward look at Austin style with bright, natural spaces that connect to retail offerings and The Lowyard below.



6TH STREET



CONGRESS AVENUE



# THE LOWYARD



# THE LOWYARD

A communal social space and entrance to the gym, accessible from the lobby.

## GYM + REFRESH

4,200 SQFT

## LOWYARD LOUNGE

3,750 SQFT





From spa-like locker rooms to state-of-the-art equipment, the newly updated Gym has everything you need to get a great workout.

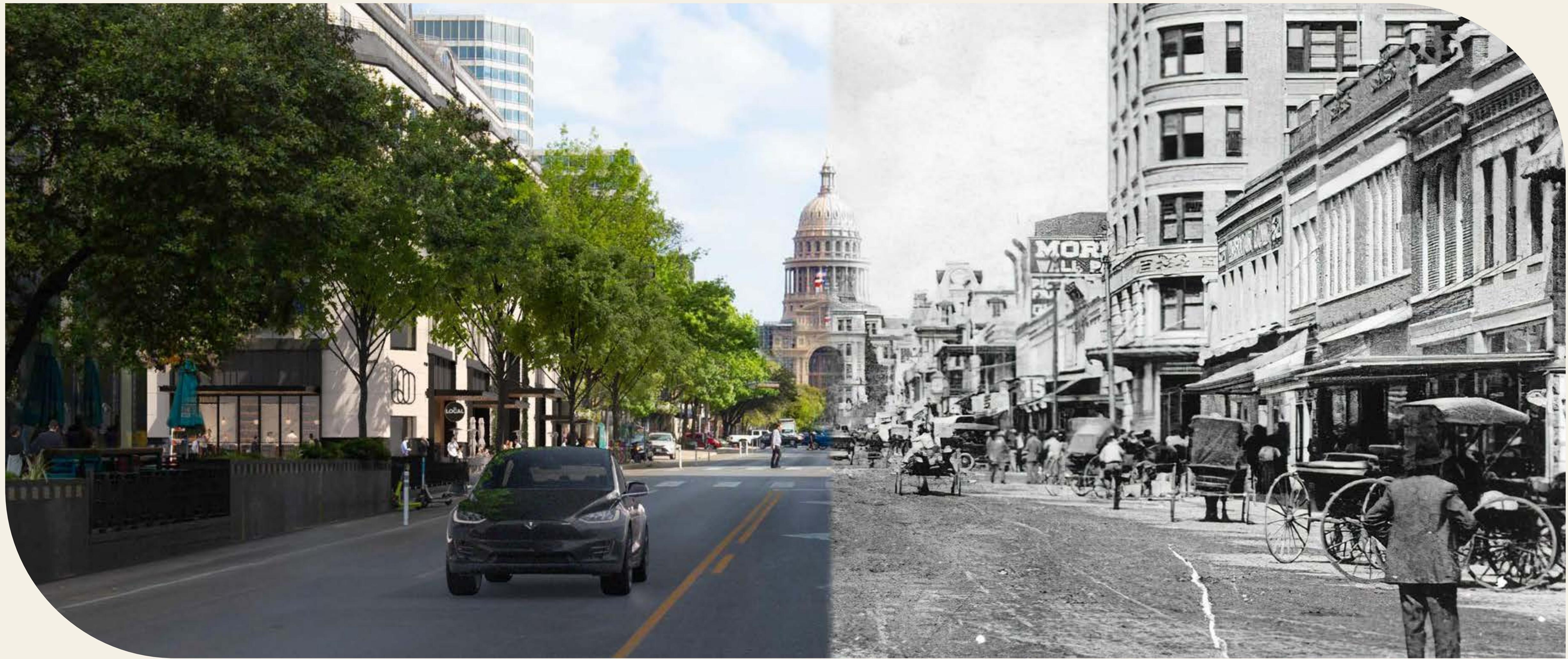
# LOCATION

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# MAKING HISTORY AGAIN



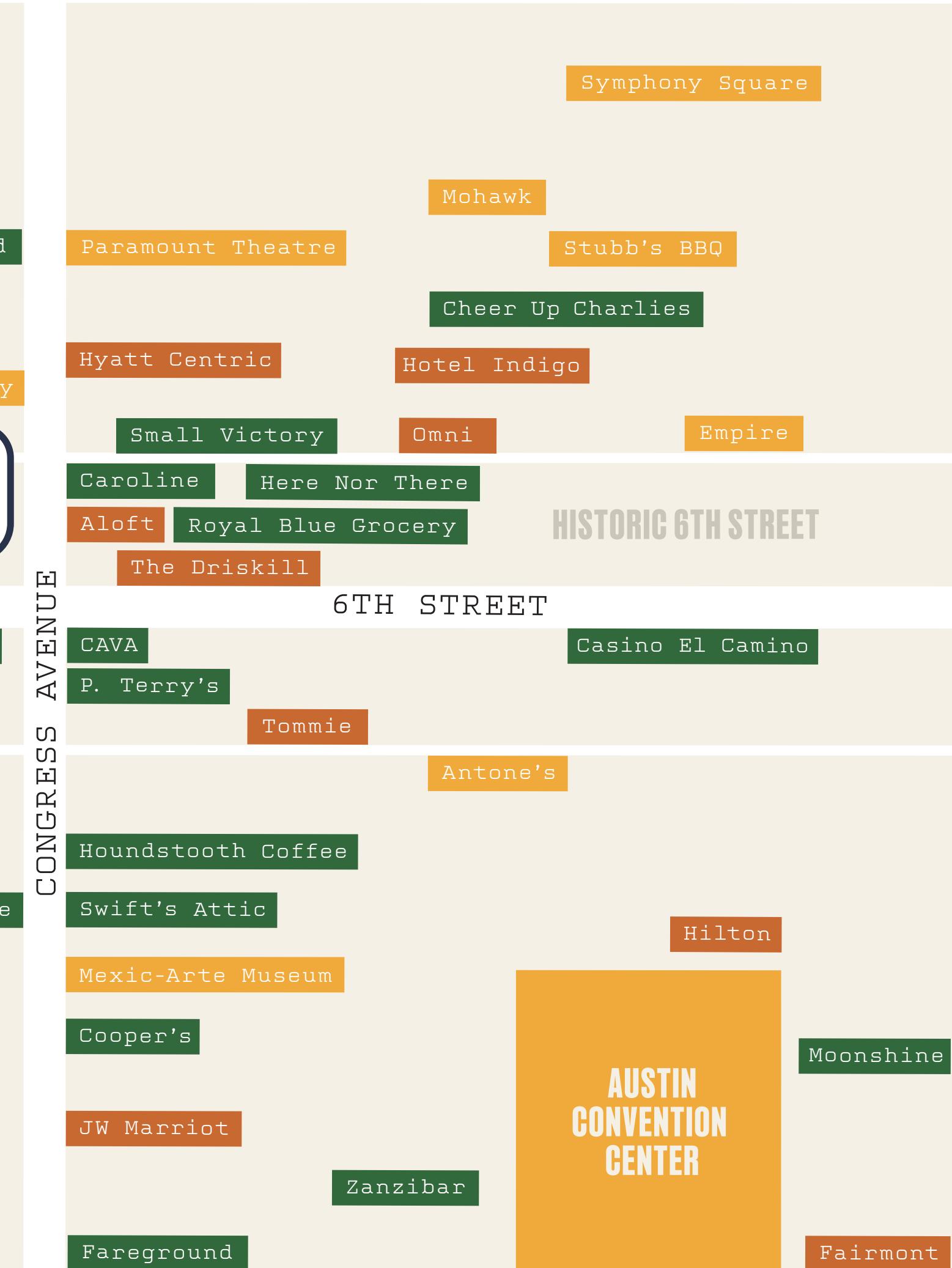
# FROM DESTINATION TO GATEWAY

Austin's two Main Streets are 6th Street and Congress Avenue. 600 Congress is where they meet.

More than just office space — it's a gateway to the heart of the city — with restaurants, concert venues and energetic neighborhoods all within a few blocks.

+ 6th St. connects true locals and new locals.

+ Congress Ave. marks the border of East Austin and West Austin.

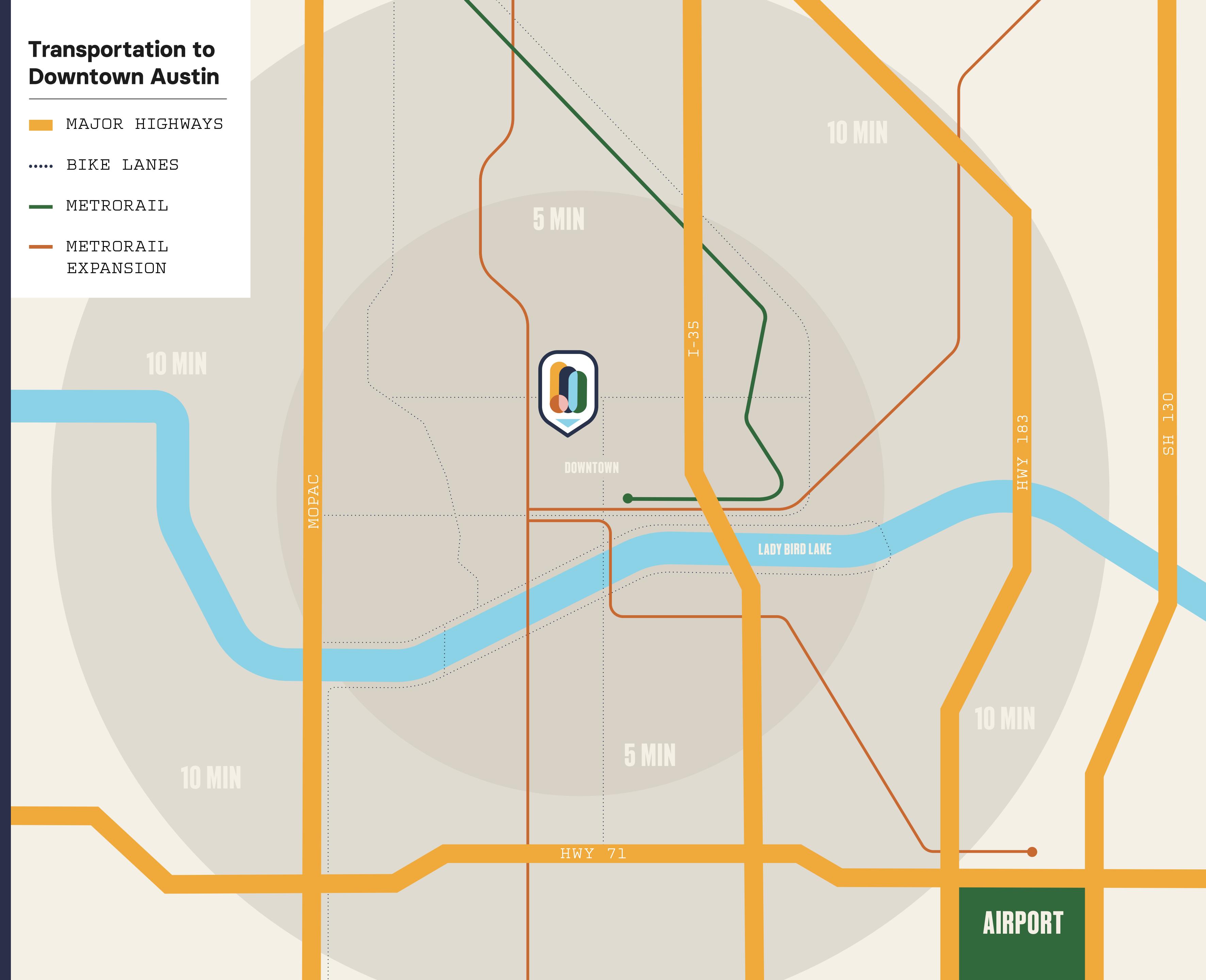


# COMING & GOING

600 Congress is centrally located in Austin, making it accessible from anywhere in the city and even for travelers coming from Austin-Bergstrom International Airport.

## Transportation to Downtown Austin

- MAJOR HIGHWAYS
- BIKE LANES
- METRORAIL
- METRORAIL EXPANSION



# TRANSFORMING DOWNTOWN

While the neighborhood is home to some of the first developed streets in the city, it now marks the border of tech and state. The Capitol rests just five blocks to the north, while new tech HQs and residential high-rises are in development to the south, east and west. 600 Congress is in the center of all the action.



# TEAM

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# THE BEACON EFFECT

We dig a layer deeper, tapping into the essence of a building to reveal what makes it special. As your partner, we're flexible and insightful, helping you accommodate your evolving workforce.

- + 75 years of successful real estate development, ownership and management.
- + 100+ real estate professionals.
- + \$19B+ raised in equity since 1998 from a diverse investor group.
- + 55M square feet of LEED certifications since 2009.



# A CAREFULLY CURATED TEAM



**LAKE | FLATO**

DESIGN ARCHITECT

Austin-based architecture firm whose work grows from a comprehensive understanding of the local cultural and environmental context.



**MCGARRAH JESSEE**

BRANDING + CREATIVE

A full-service advertising and design agency founded in Austin, specializing in brand-building experiences for local clients. Projects include: the flagship Central Market launch, development of the YETI brand and launch of YETI's flagship store in Austin.

**BOKA  
Powell**  
ARCHITECT OF RECORD



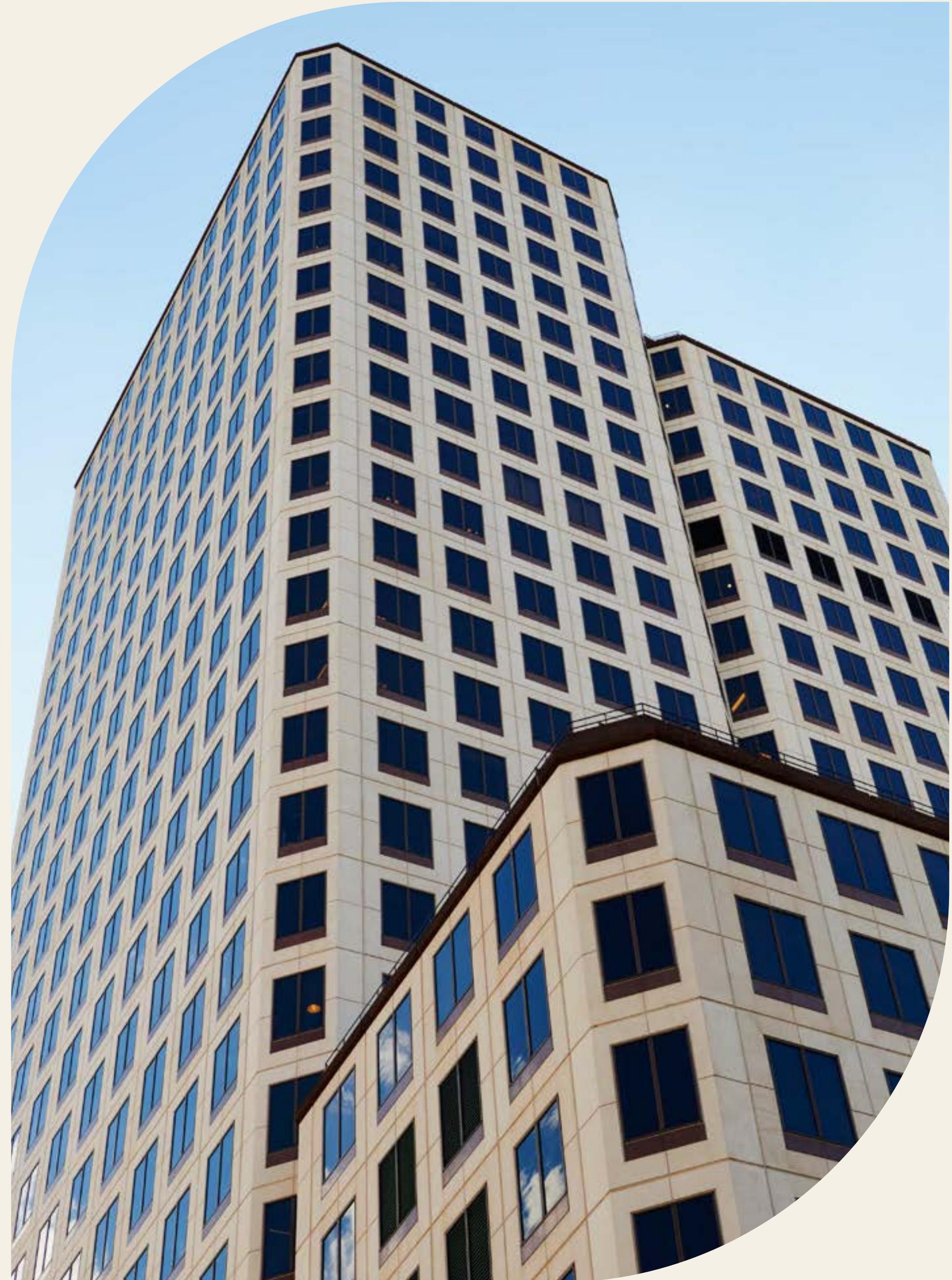
LIGHT SCULPTURES

# DETAILS

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# BUILDING OVERVIEW

|                                    |                         |
|------------------------------------|-------------------------|
| <b>SQUARE FOOTAGE</b>              | 543,521 RSF             |
| <b>FLOOR COUNT</b>                 | 32 FLOORS               |
| <b>FLOOR PLATES</b>                | 8K-38K RSF              |
| <b>TYPICAL FLOOR HEIGHT</b>        | 12' 9"                  |
| <b>YEAR BUILT</b>                  | 1984                    |
| <b>ORIGINAL ARCHITECT</b>          | MORRIS AUBRY ARCHITECTS |
| <b>SUSTAINABILITY ACHIEVEMENTS</b> | LEED SILVER             |
| <b>NETWORK/TELCO CONNECTIVITY</b>  | WIREDSCORE PLATINUM     |



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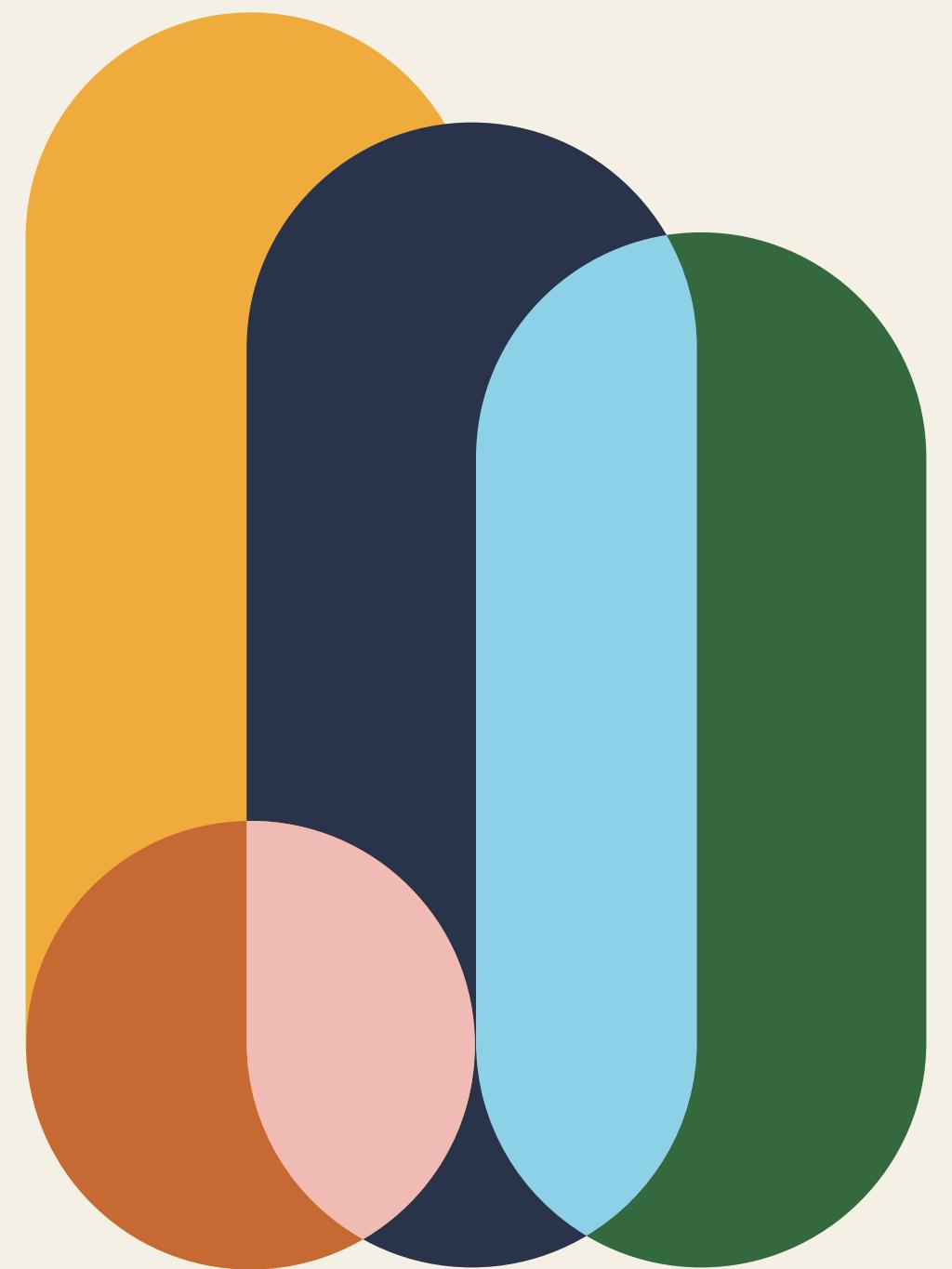
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THANK YOU



AUS 600 TEX  
**CONGRESS**