



501
Congress
Austin, TX 78701, USA



VIBRANT | SOPHISTICATED | ACCESSIBLE

501 CONGRESS AVE.

501 Congress features an outdoor terrace, fitness center with showers and an open atrium lobby perfect for hosting townhall events. Its prime location in the heart of the city provides tenants with easy access to a variety of restaurants, shops, and cultural attractions.

Additionally, the building offers stunning views of the downtown skyline. The building's first floor features convenient retail spaces with direct connection to a newly constructed parking garage.

AVAILABLE SPACE

SUITE A-175 = 12,514 RSF

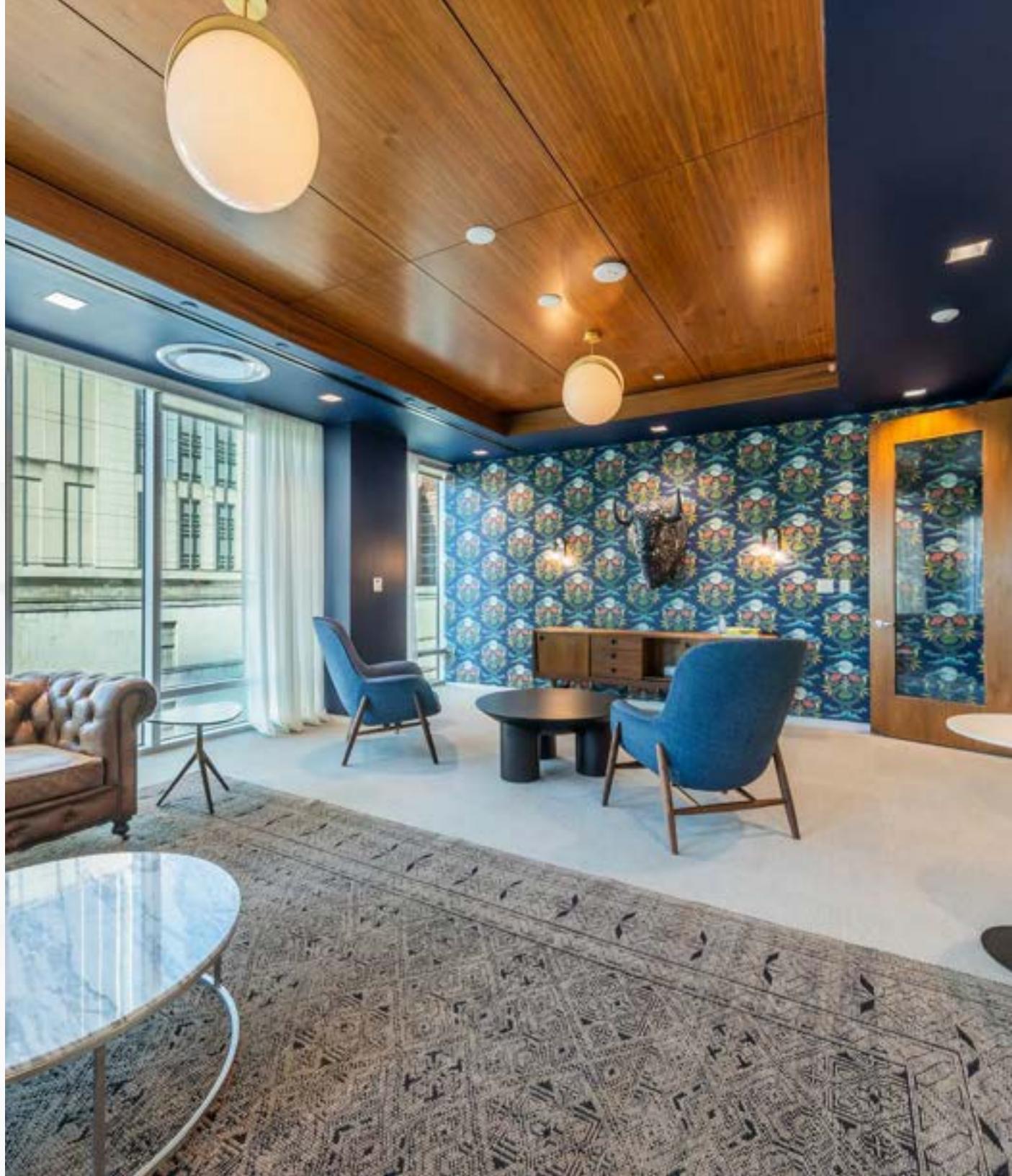
SUITE 125 = 5,771 RSF

SUITE 150 = 10,510 RSF

2ND FLOOR = 21,180 RSF

5TH FLOOR = 14,475 RSF

SUITE G-100 = 6,161 RSF





VIBRANT

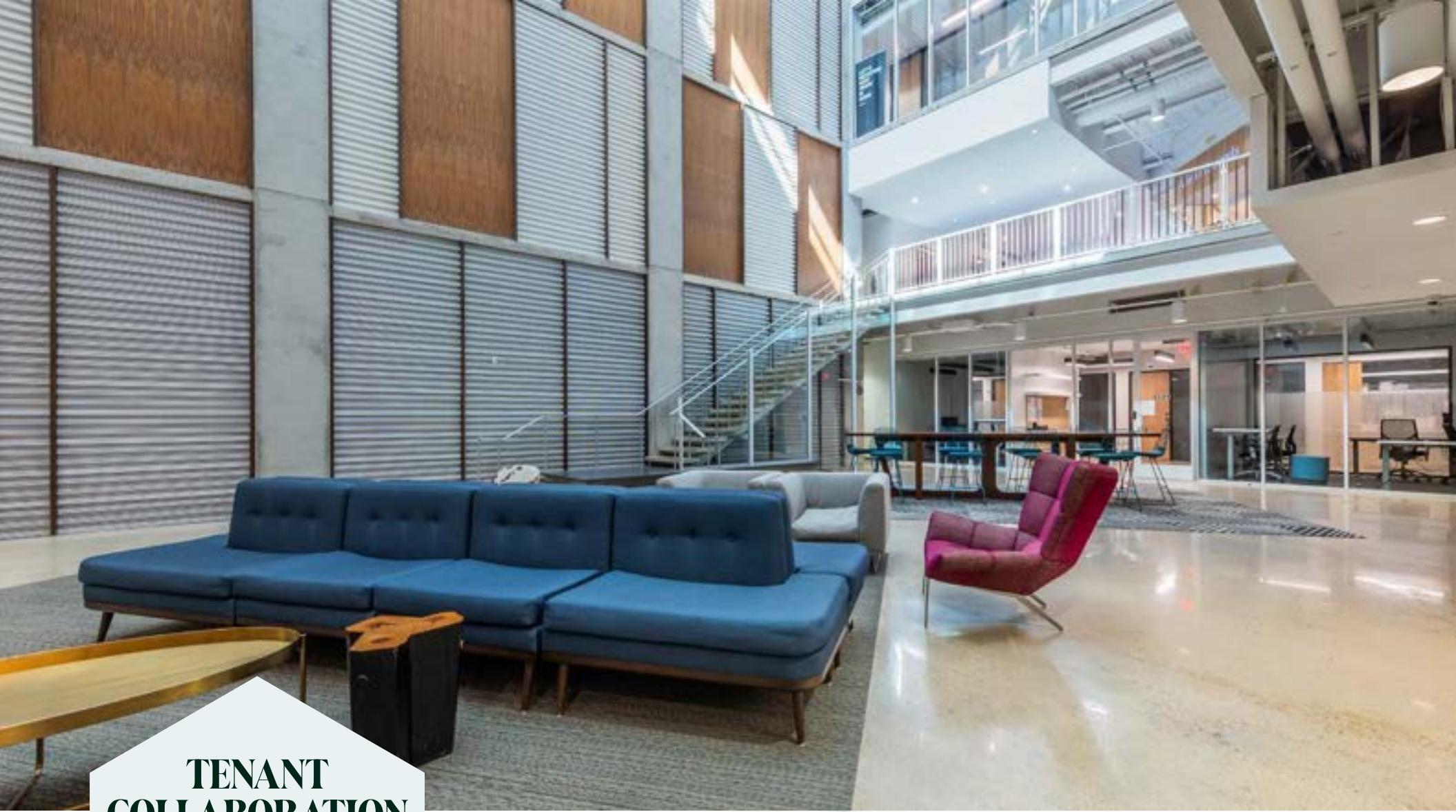
Due to its prime location in the heart of Austin's central business district and proximity to many amenities and cultural attractions, 501 Congress exudes a vibrant energy that is reflective of the city's lively atmosphere.

SOPHISTICATED

With its modern and sleek design elements inclusive of its open atrium lobby, 501 Congress radiates sophistication, professionalism and collaboration.

ACCESSIBLE

501 Congress sits in the heart of downtown Austin with adjacency to restaurants, bars and hotels while only a few blocks away from the one and only Lady Bird Lake and its hike and bike trail.



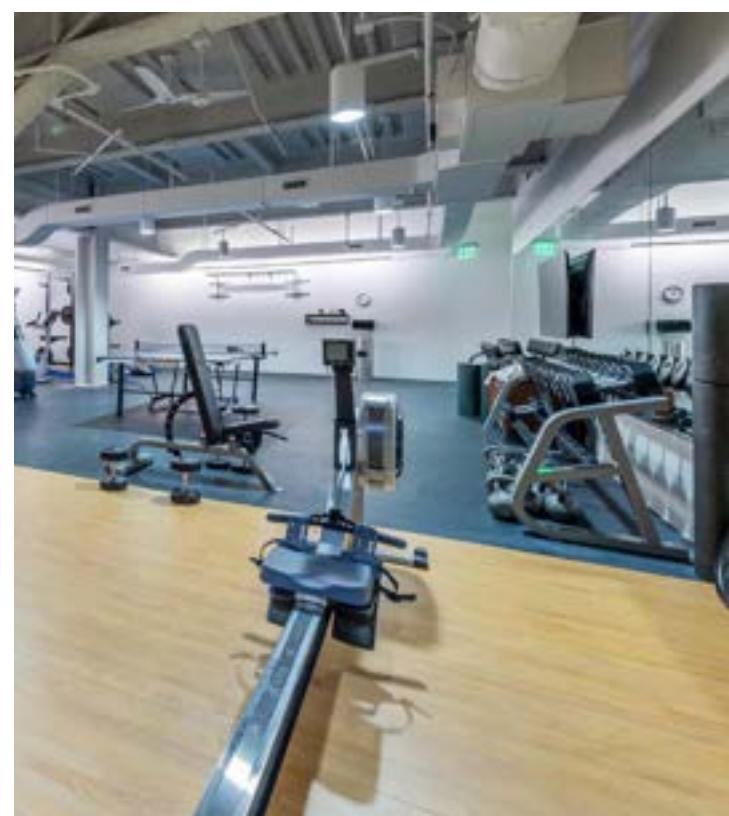
TENANT COLLABORATION SPACE

Experience the epitome of modernity and freshness as you step into our extraordinary building adorned with impeccably designed, new-age lobbies that provide unparalleled elegance.



Host your town hall event in our open atrium lobby!

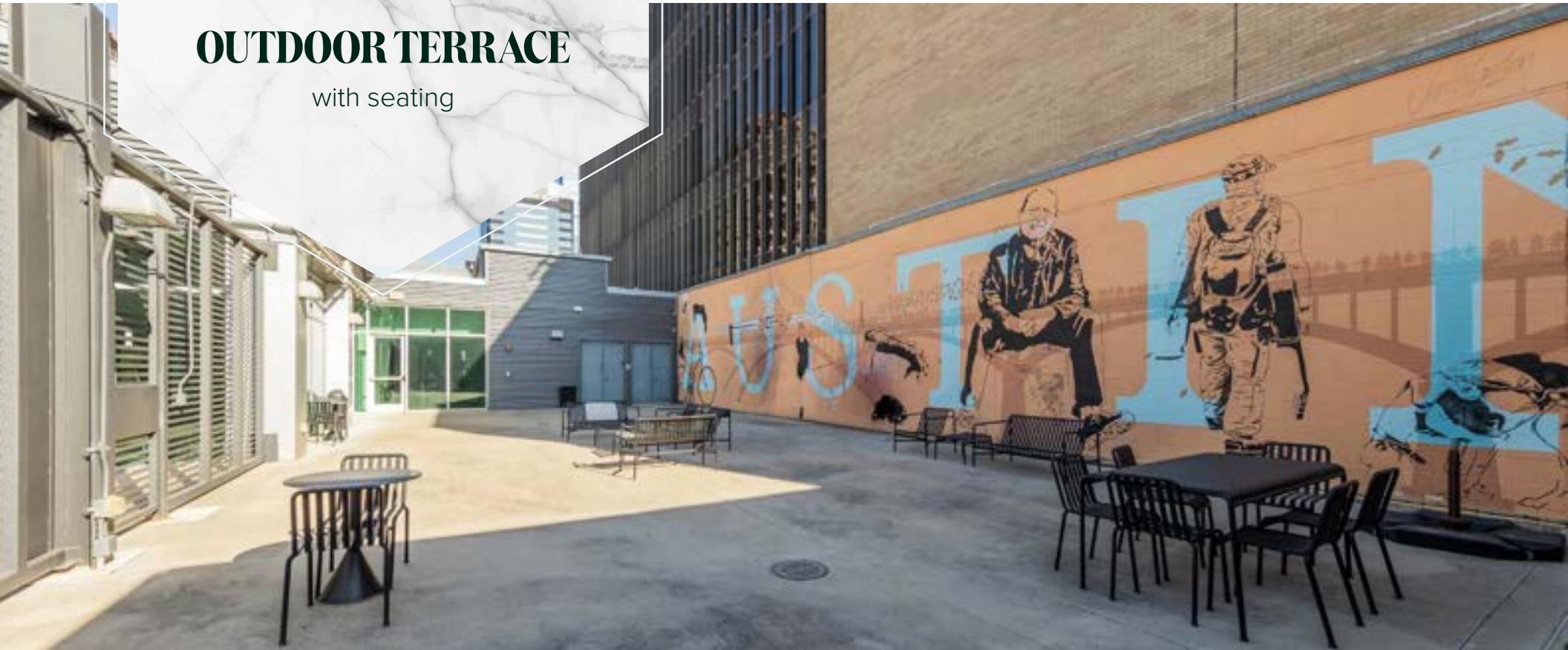






OUTDOOR TERRACE

with seating





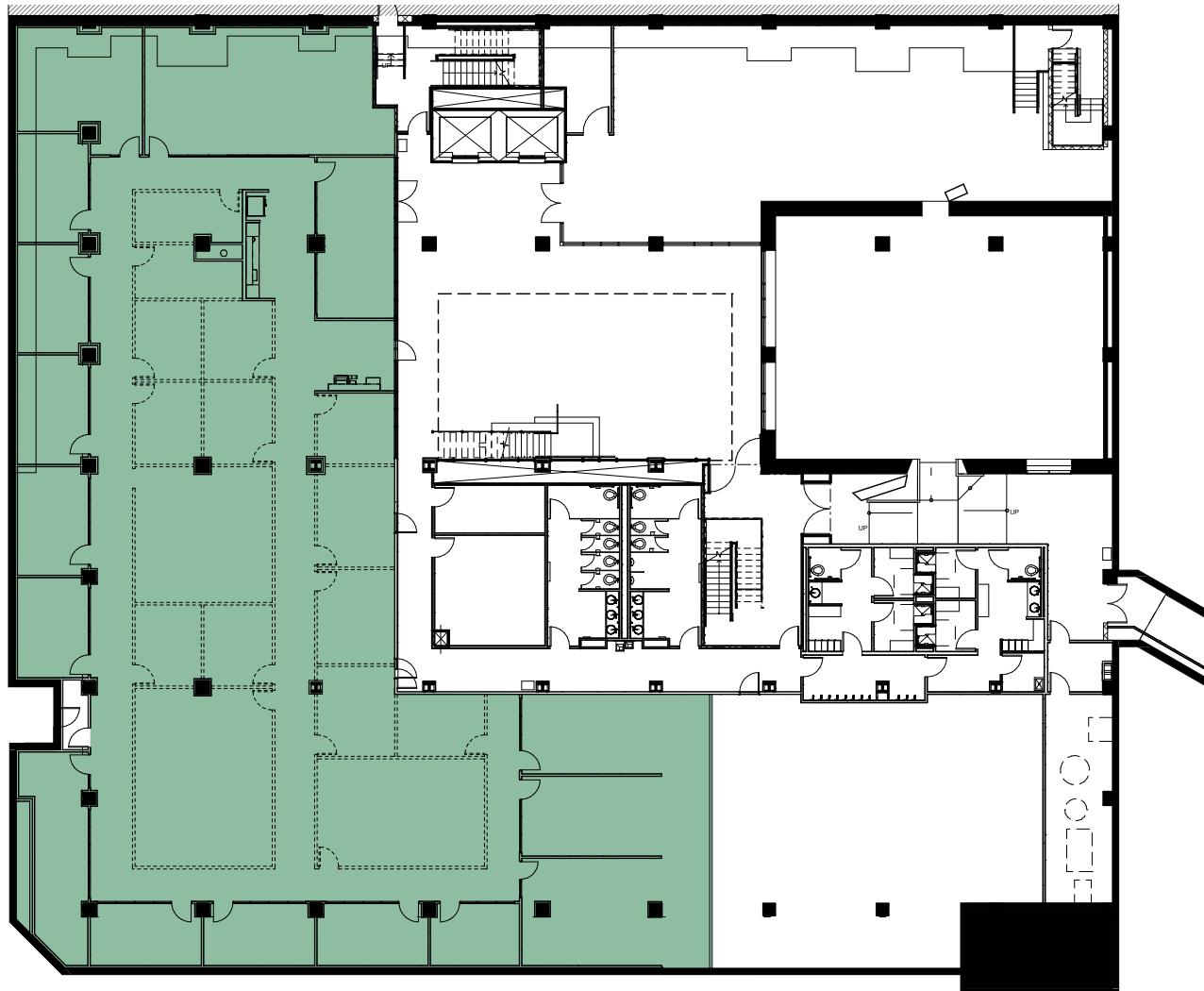
50 CONGRESS AV

atrium level

12,514 RSF
AVAILABLE NOW

CONGRESS AVE.

5TH STREET



Suite A-175
12,514 RSF
Available Now

Square footage is subject to architectural measurement

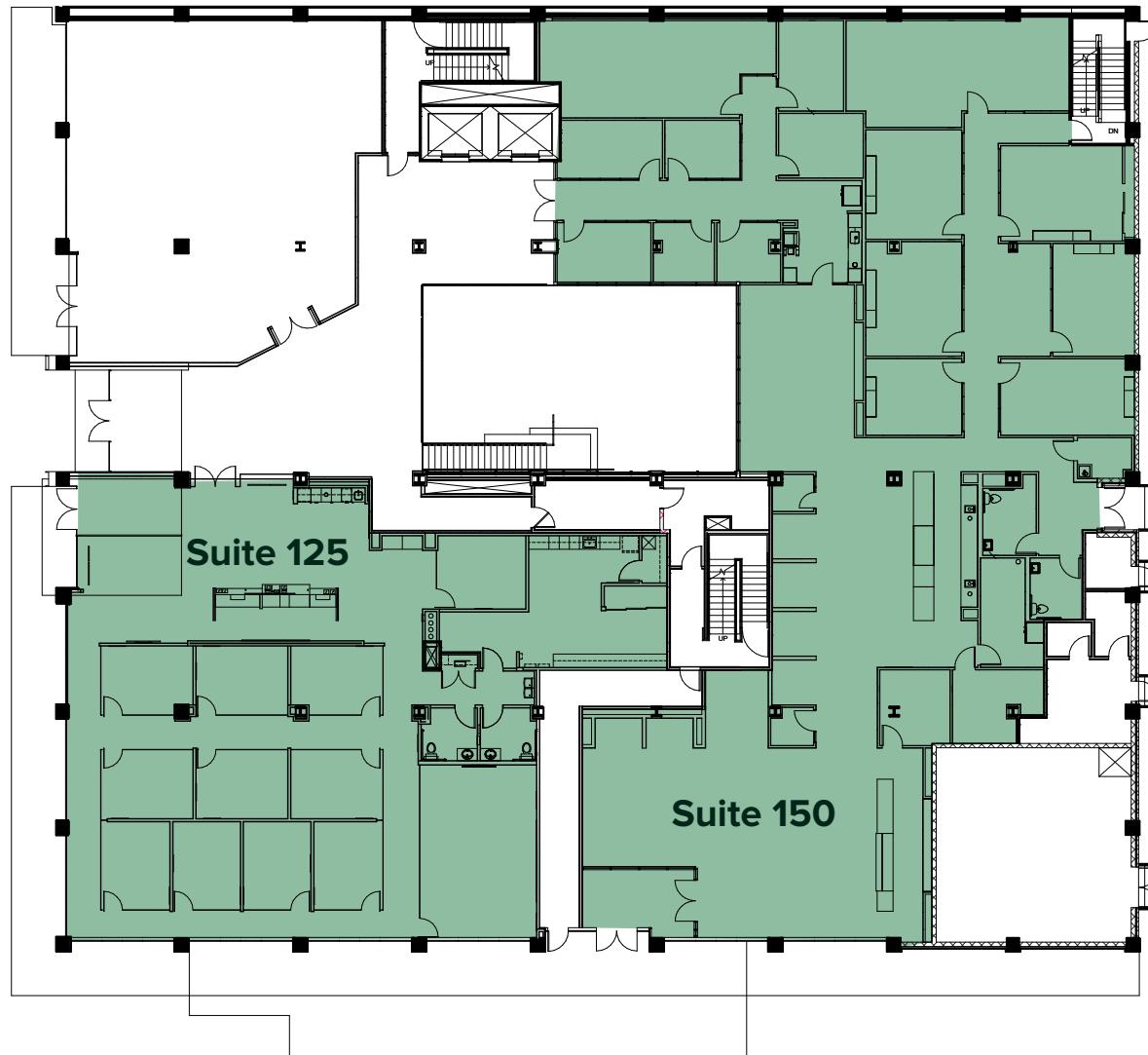
1ST FLOOR

5,771 - 10,510 RSF

AVAILABLE NOW

CONGRESS AVE.

5TH STREET



Suite 125

5,771 RSF

Available Now

Suite 150

10,510 RSF

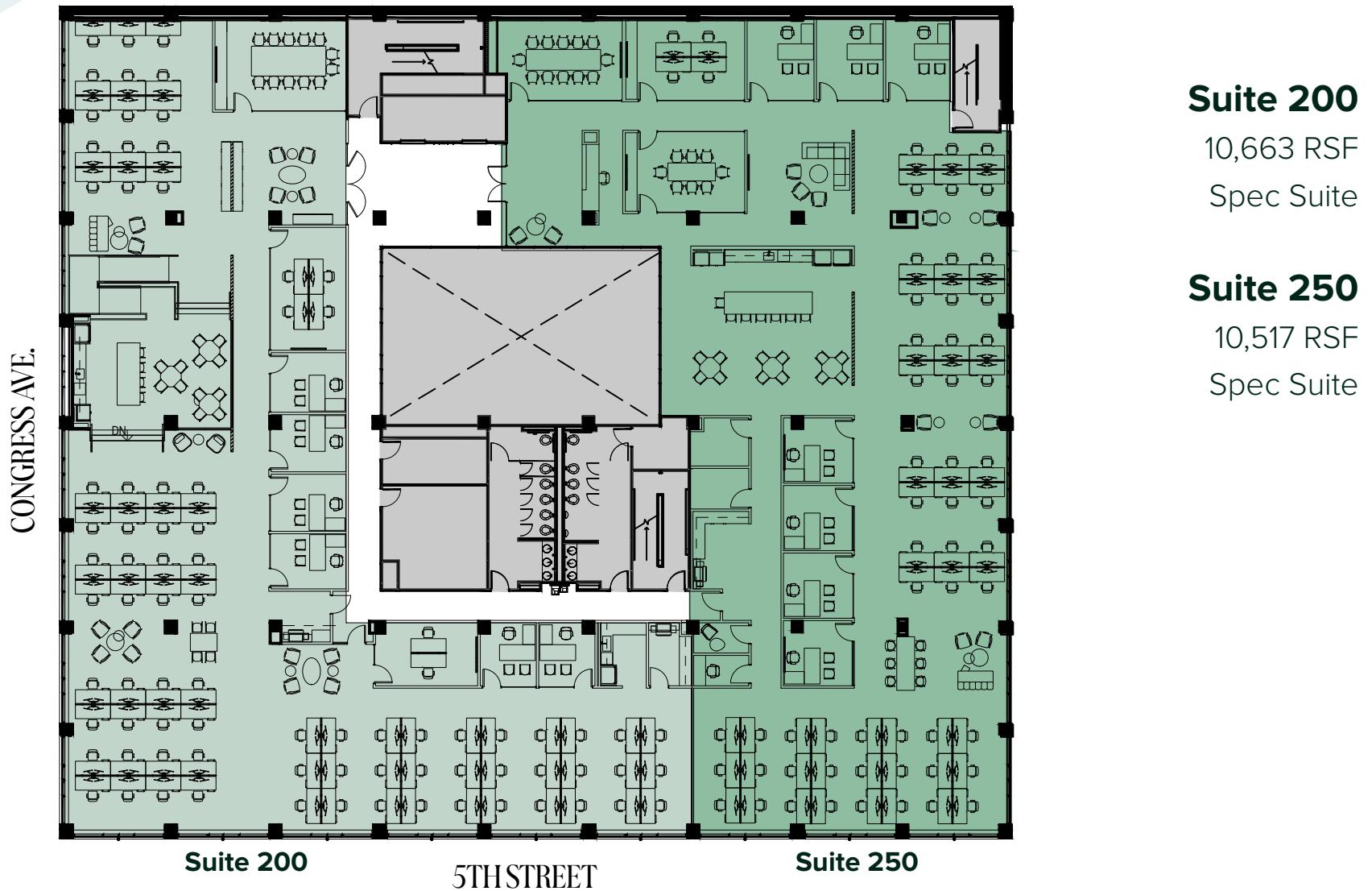
Available Now

Square footage is subject to architectural measurement

2ND FLOOR

10,517 - 21,180 RSF

SPEC SUITES DELIVERING APPROXIMATELY Q1 2026

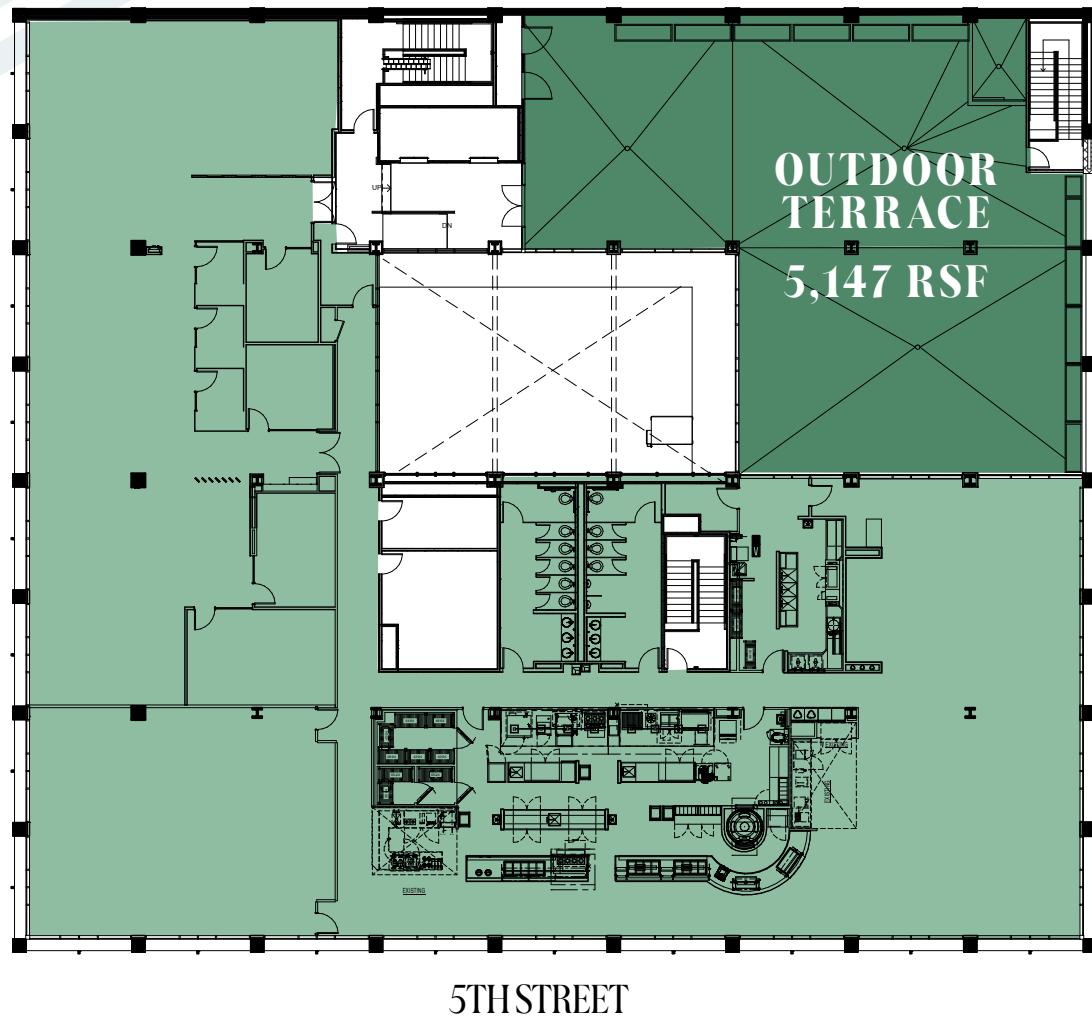


Square footage is subject to architectural measurement
The furniture shown is for illustrative purposes only

5TH FLOOR

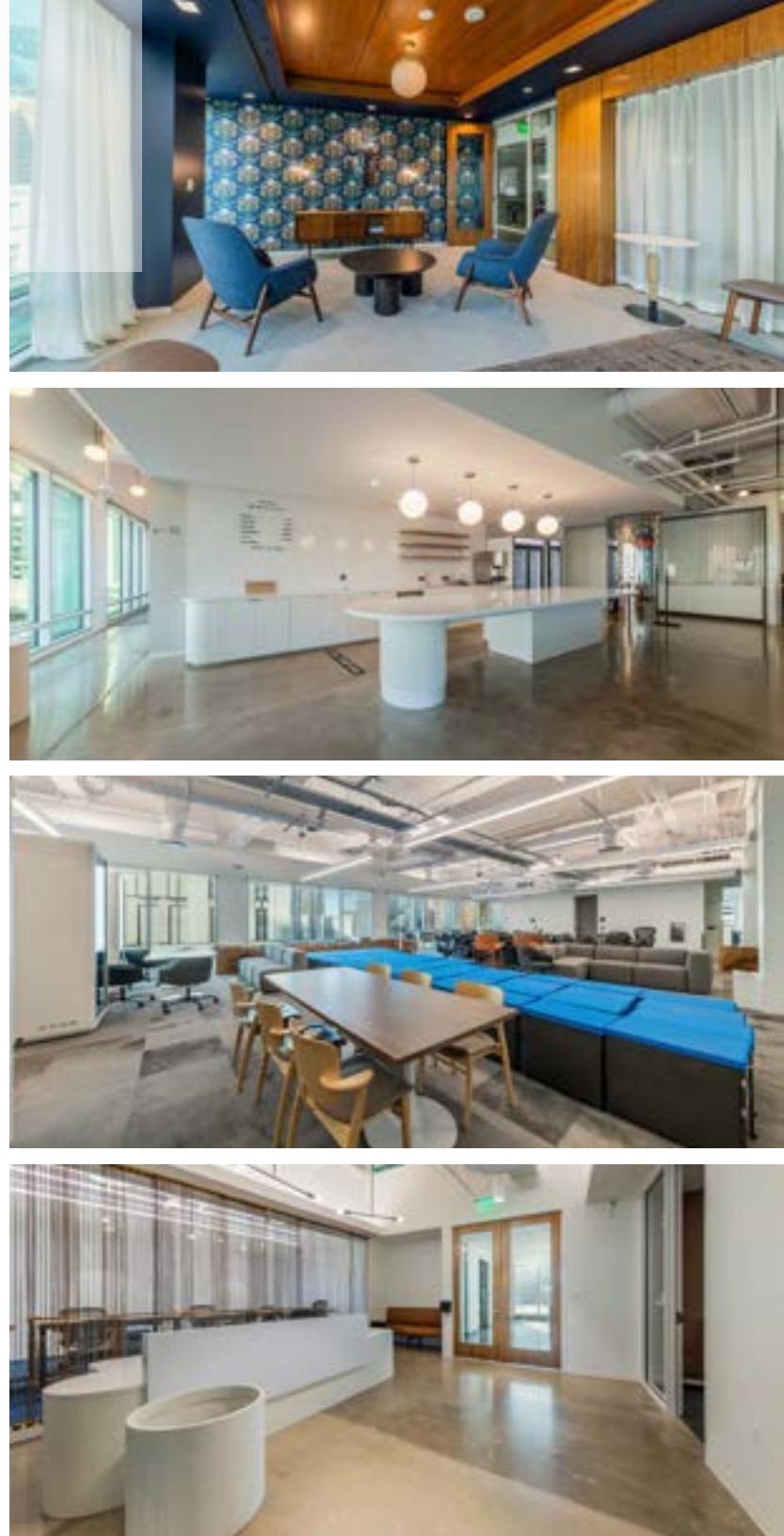
This floor features access to an outdoor terrace.

CONGRESS AVE.



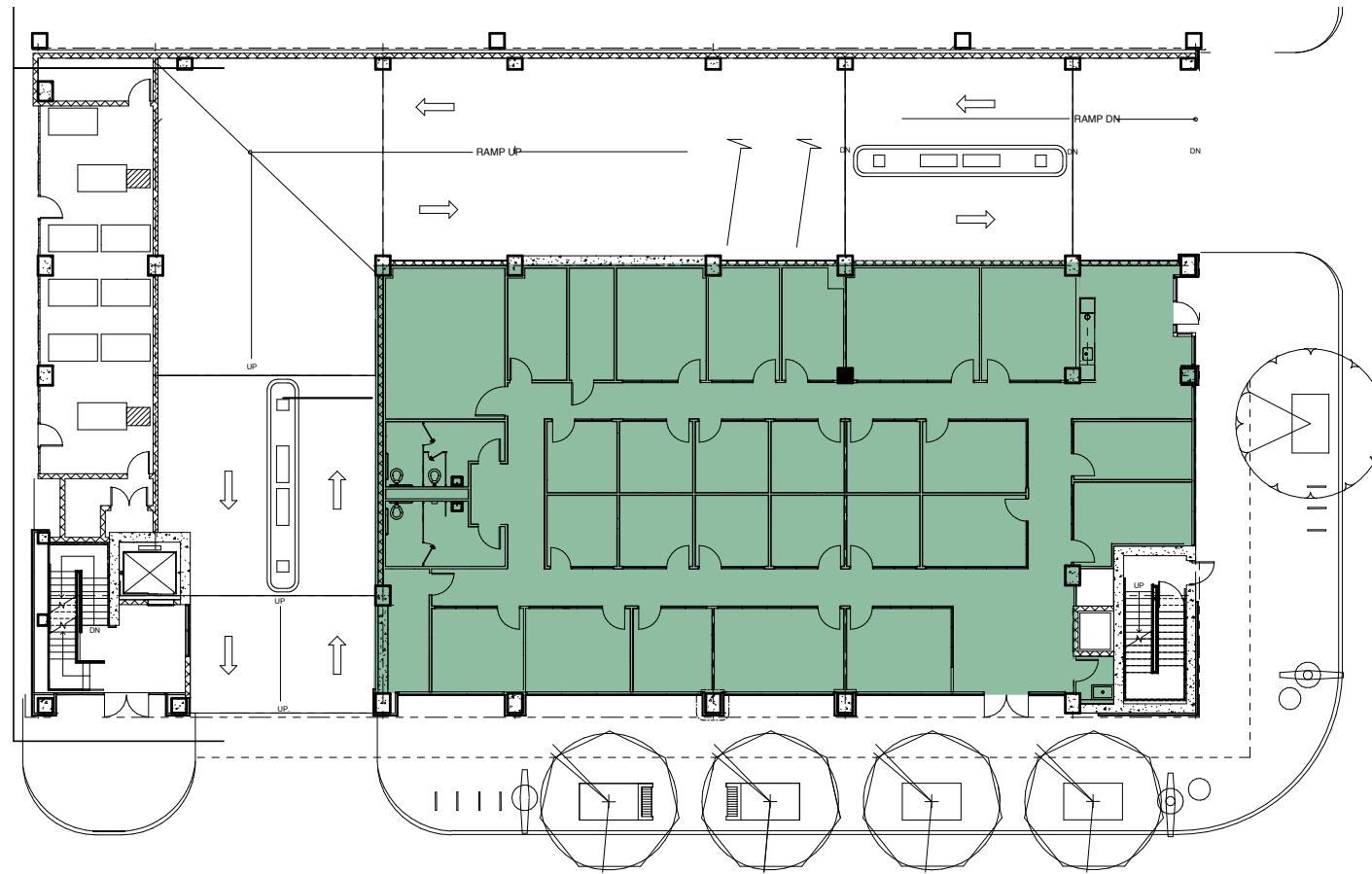
14,475 RSF
AVAILABLE NOW

Square footage is subject to architectural measurement



GARAGE ANNEX

6,161 RSF
AVAILABLE NOW



5TH STREET

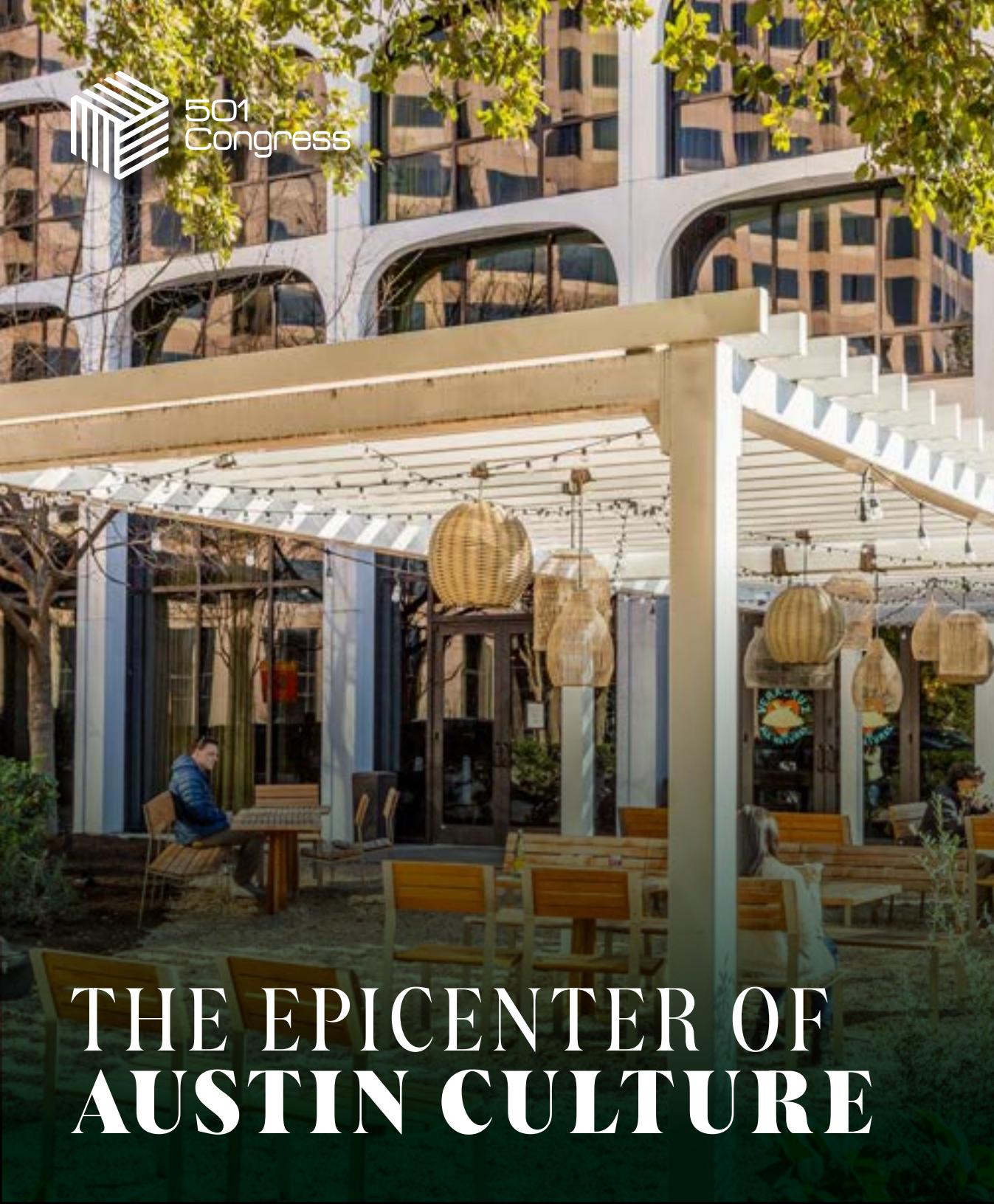
Suite G-100
6,161 RSF
Available Now

BRAZOS STREET

Square footage is subject to architectural measurement



501
Congress



THE EPICENTER OF AUSTIN CULTURE



99 WALK SCORE

Walker's Paradise

Daily errands do not require a car



96 BIKE SCORE

Biker's Paradise

Daily errands can be accomplished
on a bike



69 TRANSIT SCORE

Good Transit

Many nearby public transportation options

501 CONGRESS AVE.

Congress Avenue is the city's main transportation axis, while Sixth Street offers endless entertainment and shopping options just steps away.





501
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LEASING INFORMATION

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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date