



# 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 125 = 5,771 RSF

SUITE 150 = 10,510 RSF

2ND FLOOR = 21,180 RSF

5TH FLOOR = 16,493 RSF

SUITE G-100 = 6,161 RSF





**60,115 RSF AVAILABLE**

## VIBRANT

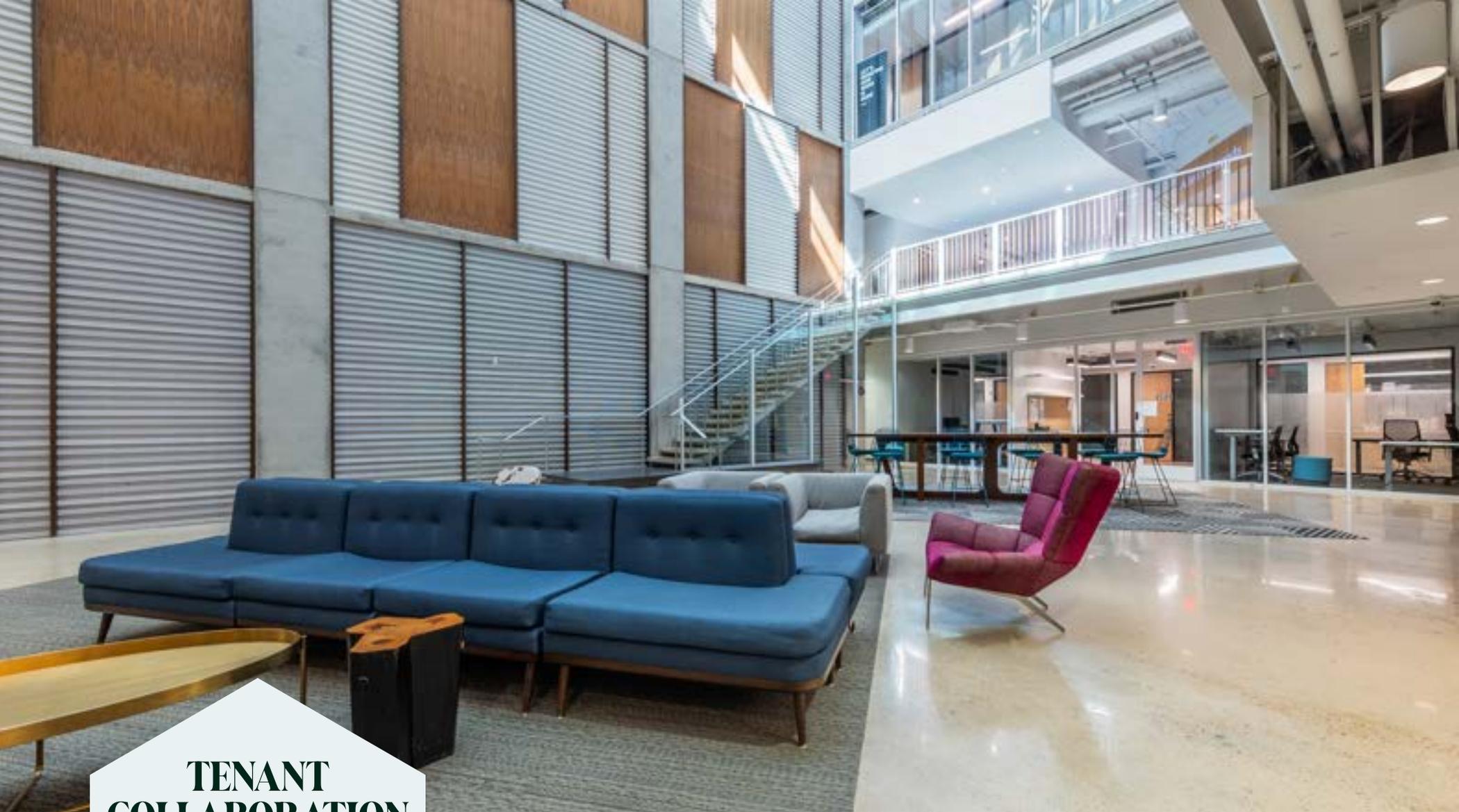
Due to its prime location in the heart of Austin's central business district and proximity to many amenities and cultural attractions, 501 Congress exudes a vibrant energy that is reflective of the city's lively atmosphere.

## 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 block 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.

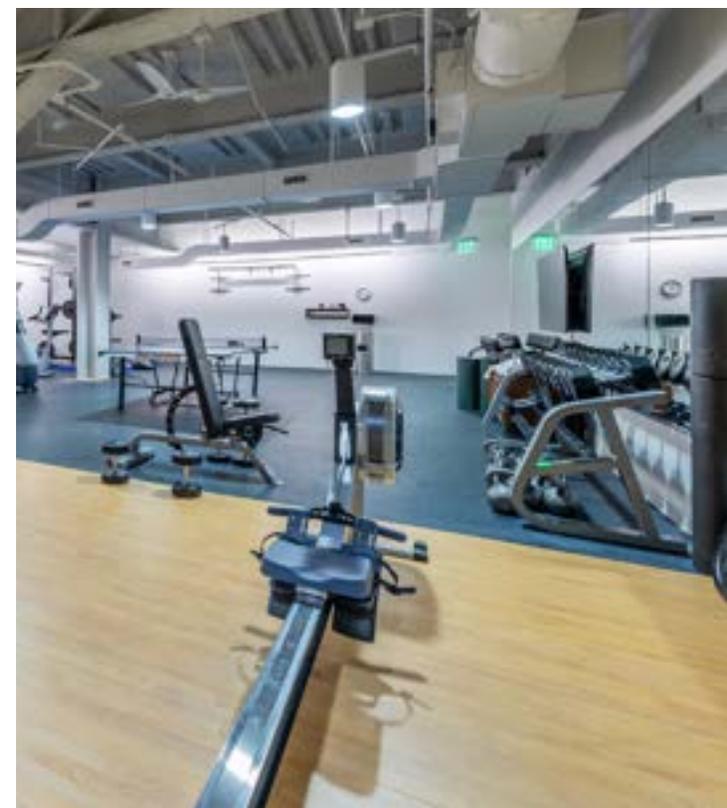


*Host your town hall event in our open atrium lobby!*



## **ONSITE RETAIL**

Vine Vault, Allen Edmonds,  
Charles Schwab



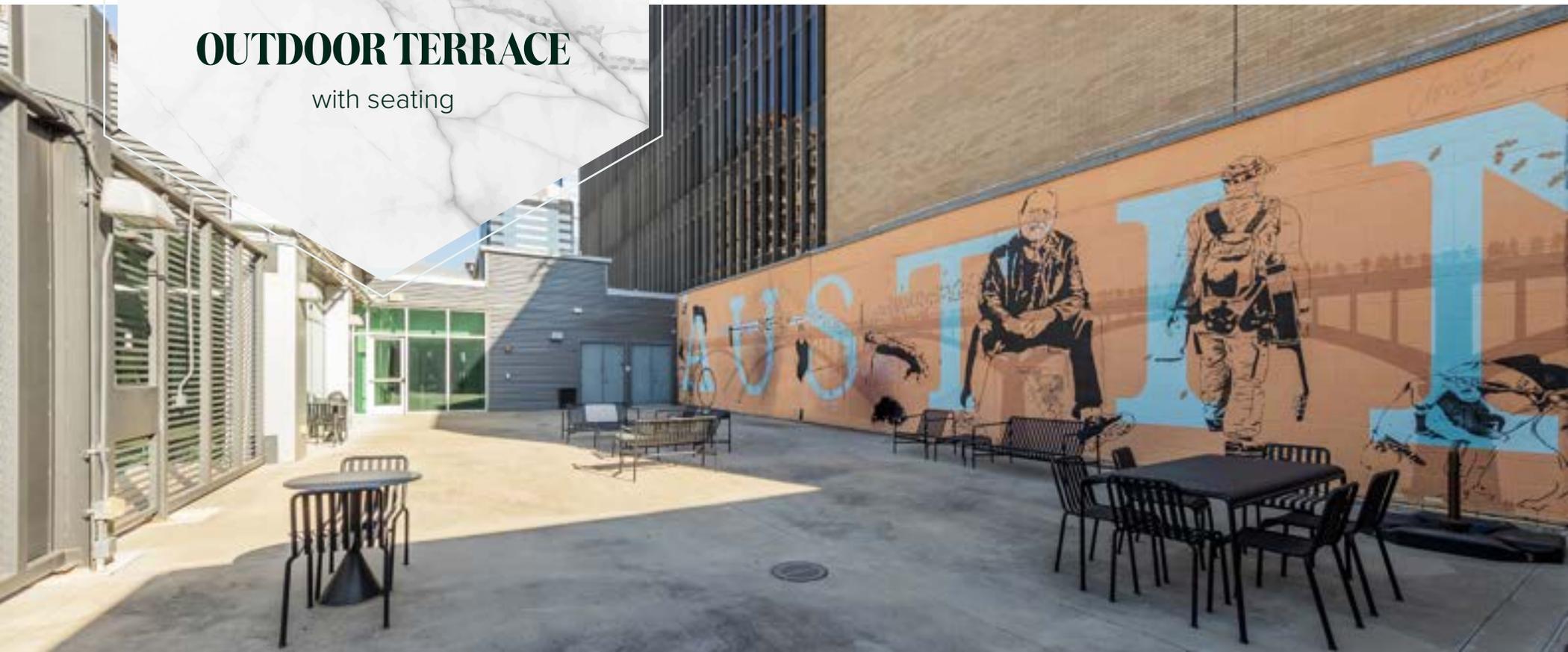
## FITNESS CENTER

with showers and lockers



## OUTDOOR TERRACE

with seating



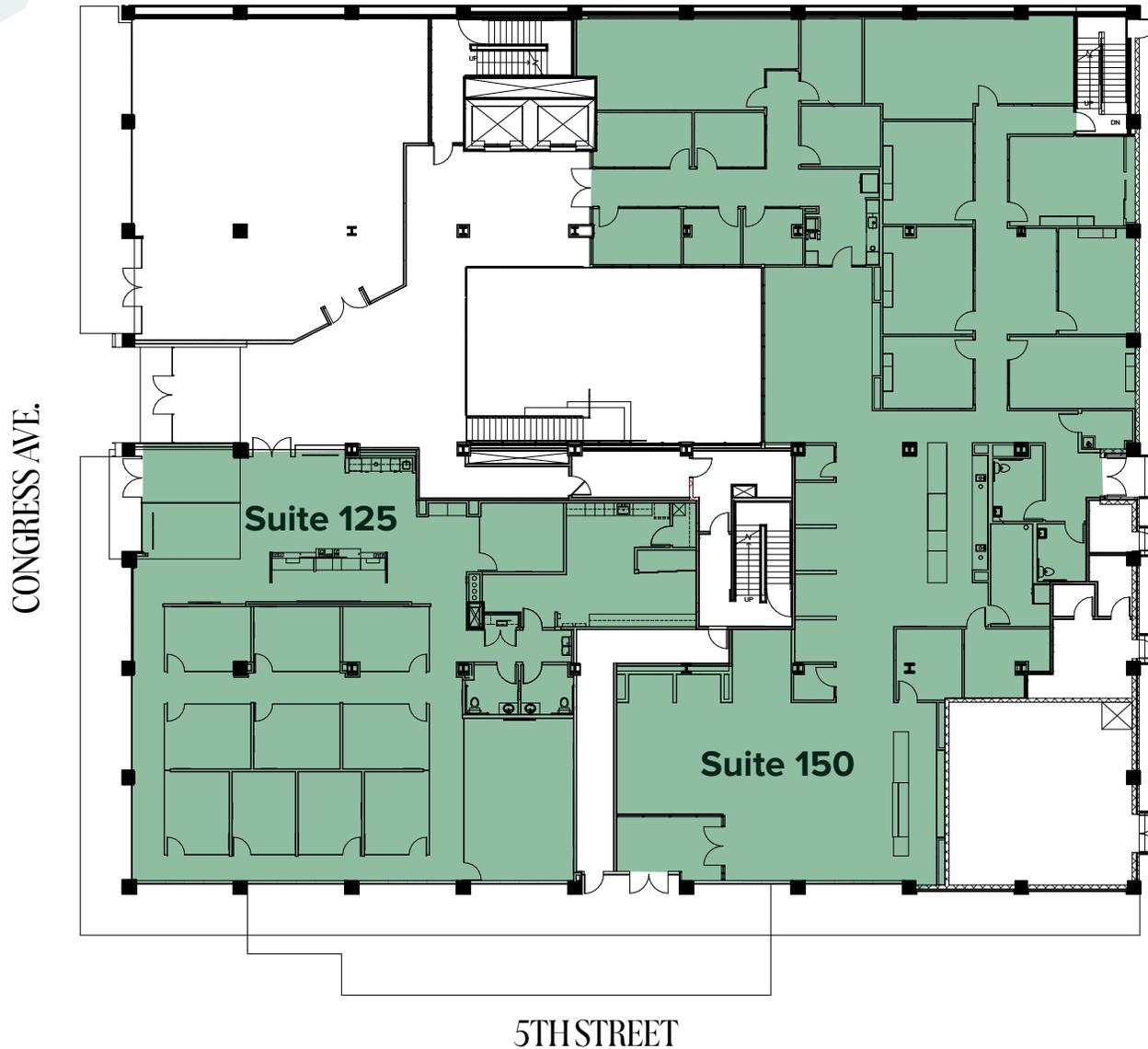


501 CONGRESS AVE

# 1ST FLOOR

5,771 - 10,510 RSF

AVAILABLE NOW



## Suite 125

5,771 RSF

Available Now

## Suite 150

10,510 RSF

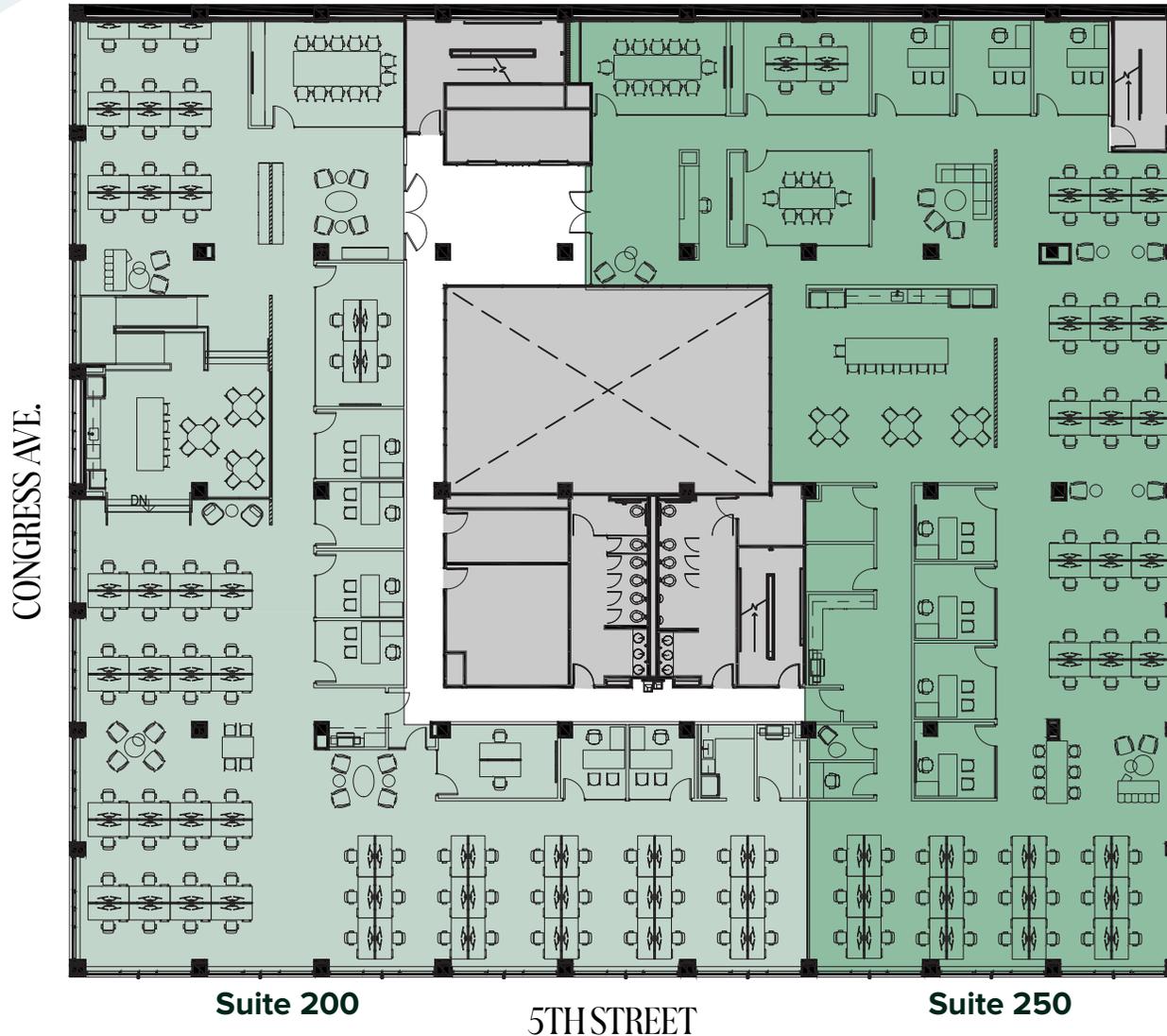
Available Now

Square footage is subject to architectural measurement

# 2ND FLOOR

10,517 - 21,180 RSF

SPEC SUITES DELIVERING APPROXIMATELY Q2 2026



## Suite 200

10,663 RSF

Spec Suite

## Suite 250

10,517 RSF

Spec Suite

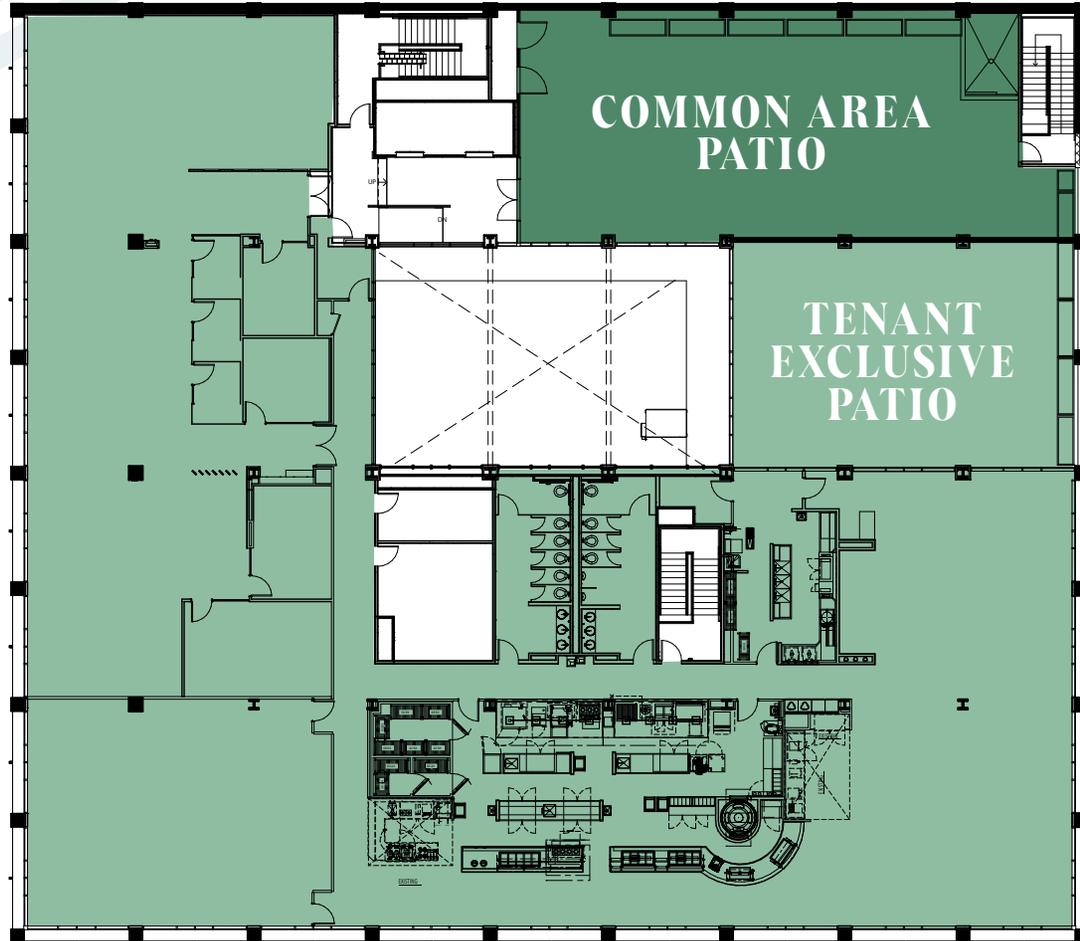
Square footage is subject to architectural measurement  
The furniture shown is for illustrative purposes only

# 5TH FLOOR

This floor features access to an outdoor patio.

**16,493 RSF**  
**AVAILABLE NOW**

CONGRESS AVE.



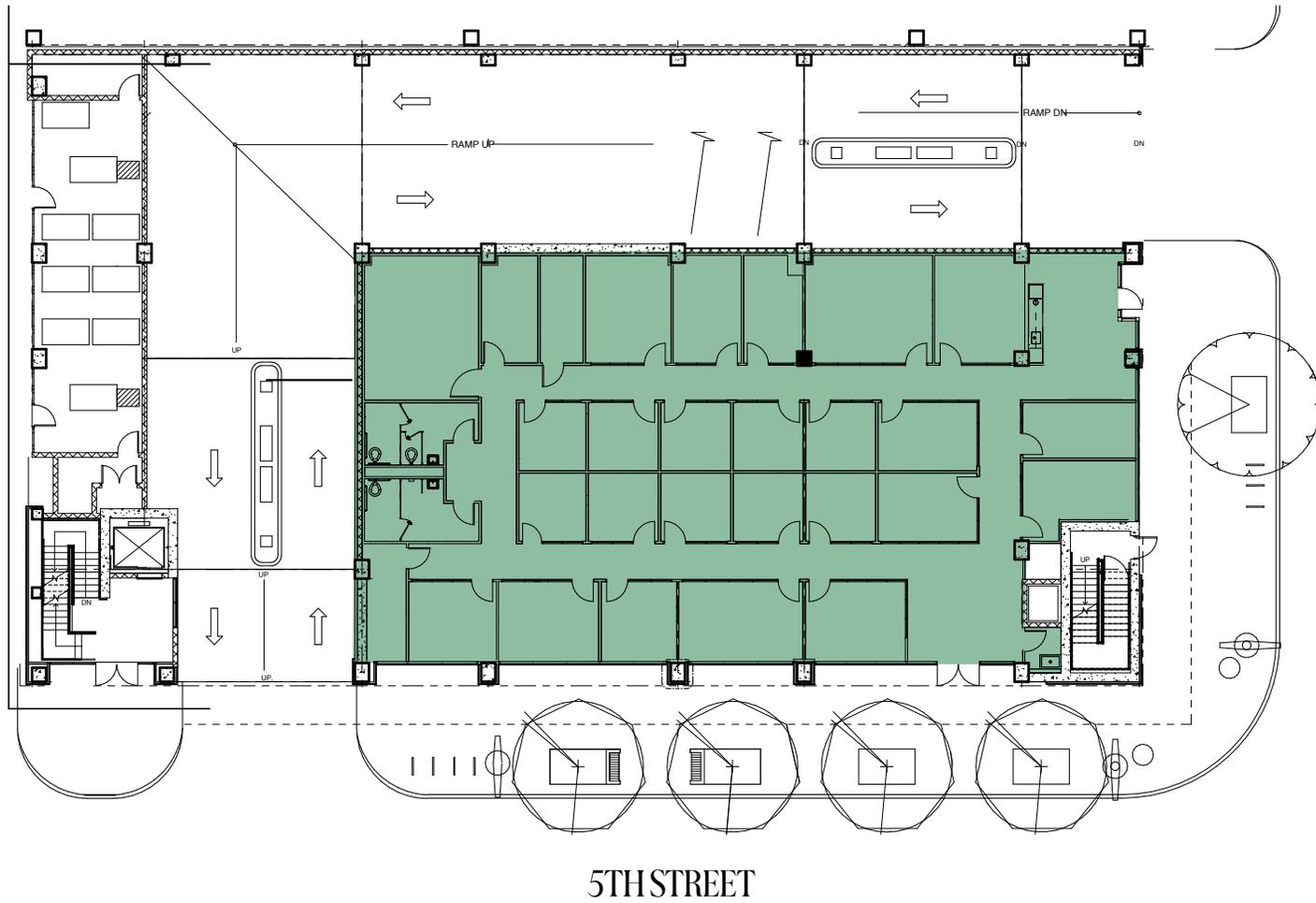
5TH STREET

Square footage is subject to architectural measurement



# GARAGE ANNEX

**6,161 RSF**  
**AVAILABLE NOW**



**Suite G-100**

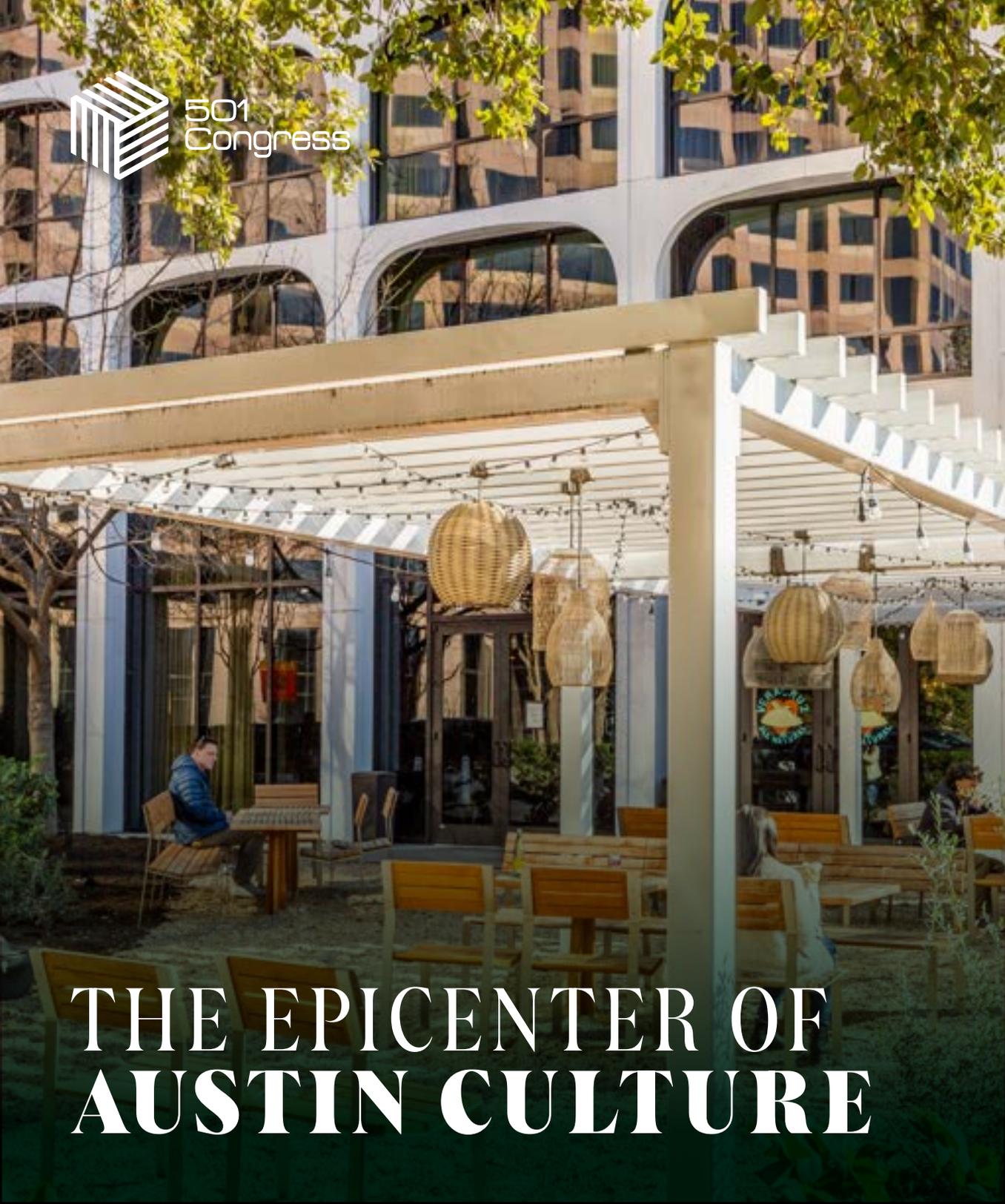
6,161 RSF

Available Now

BRAZOS STREET

5TH STREET

Square footage is subject to architectural measurement



# 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  
Congress



# LEASING INFORMATION

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#### About JLL

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# 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.

2-10-2025



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date