

515 CONGRESS
a **KBS** property

A New Look to a Landmark Corner

 515 Congress Avenue, Austin TX 78701

The premier location at the heart of Austin's downtown business district. 515 Congress is walking distance to the Texas State Capitol, Austin Convention Center, 6th Street Entertainment District, Lady Bird Lake and numerous other retail, hotel and restaurant amenities, this Class A office building is the perfect solution for a work, play, stay environment.


STREAM

A New Look to a Landmark Corner

 515 Congress Avenue, Austin, TX 78701



The premier location at the heart of Austin's downtown business district. Located on 6th Street and Congress Avenue, 515 Congress allows easy access to fully immerse yourself in everything Austin has to offer.

This 26-story building is composed of 267,956 square feet featuring office space as well as 12,000 square feet of street-level retail. The building offers continuous floor to ceiling height windows with unobstructed views of the State Capitol, Congress Avenue and Lady Bird Lake.

The newly renovated lobby features two story travertine, marble accented walls and floor to ceiling glass. In 2018, a new exterior canopy was added in addition to a sidewalk patio complete with exterior landscaping for the new fast-casual Mediterranean restaurant, CAVA Mezze Grill. The recent exterior renovations are sure to enhance the street-level experience which has improved this historic stretch of Congress Avenue leading to the Capitol building.





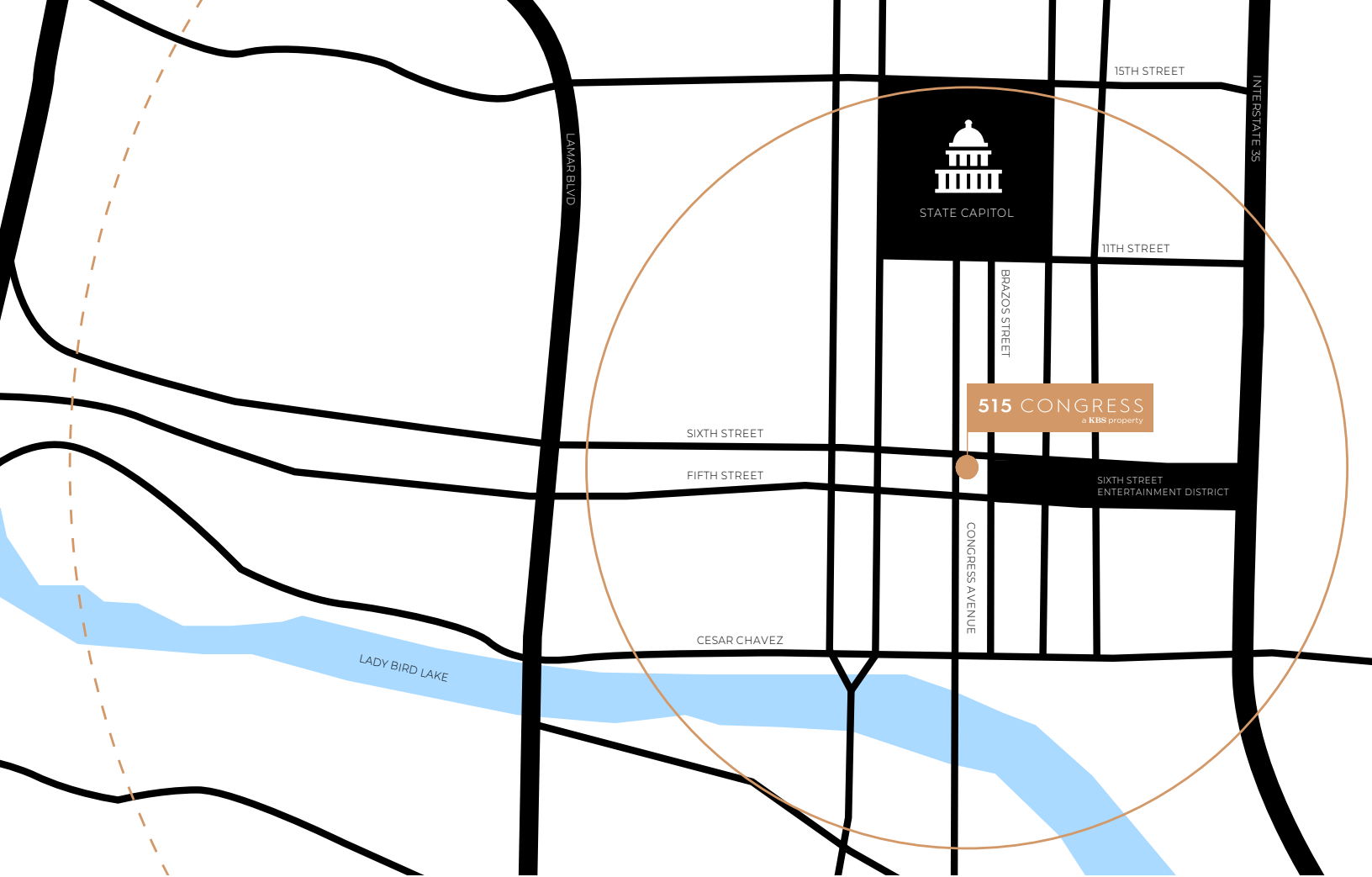
BUILDING ADDRESS:	515 Congress Avenue, Austin, TX 78701
OWNER:	KBS
YEAR BUILT	1974
BUILDING SIZE:	26 Stories / 14,000 SF
WALK SCORE:	99
BUILDING HOURS:	Monday - Friday: 7:00 a.m. - 7:00 p.m. Saturday: 7:00 a.m. - 2:00 p.m. Sunday: Closed
PARKING:	348 Spaces
TELECOMMUNICATIONS:	AT&T, Logix Fiber Networks, Century Link, Spectrum Business




AMENITIES

Designed For Work & After Work

PRODUCTIVITY	LIFESTYLE	FOOD AND DRINK
In-Place Fiber Optics	Fitness Center	Coffee Shop
Conference Rooms	Personal Training	Jimmy Jonh's
On-Site Management	Tenant Lounge	Cava
24/7 Security	Full-Service Car Wash	
Janitorial	Bike Storage	
TRAVEL & TRANSPORT	SUSTAINABILITY FEATURES	
Near Interstate 35	 	
Near Airports And Hotels		
Near Restaurants and Bars		
State Capitol of Texas		
	Energy Star® Partner	Wired Certified Silver



Go From Work to Play in Minutes

 515 Congress Avenue
Austin, TX 78701

● Restaurants

Ill Forks
 Caffe Medici
 Caroline's
 Cava
 Comedor
 Chipotle
 Corner Bar
 Cooper's BBQ
 Eddie V's
 Eureka
 Frank
 Garage
 Gus's Fried Chicken
 Houndstooth Coffee
 Italic
 Iron Cactus
 Lonesome Dove
 Jo's Coffee
 Mama Fu's

● Attractions

ACL Live
 Alamo Drafthouse
 Antone's
 Austin Public Library
 Esther's Follies
 Gold's Gym
 Lady Bird Lake
 Palmer Events Center
 Paramount Theatre
 Ride Indoor Cycle

● Services/Retail

Austin Rocks
 Bonobos
 CVS Pharmacy
 Eliza Page
 Hemline Austin
 Jos. A. Bank
 Luxe Apothetique

● Hotels

Aloft Hotel
 Courtyard Marriott
 Four Seasons
 Hampton Inn
 Hotel Zaza
 Hyatt Place
 JW Marriott
 Omni Hotel
 The Driskill
 The Fairmont
 The Line Hotel
 The Proper
 The Westin
 The W
 Residence Inn



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