



FROST TOWER

401 CONGRESS

FROST TOWER

With its distinctive pyramidal crown, Frost Tower is one of Austin's most recognizable architectural icons and is synonymous with the city's distinguished corporate influences.

The 33-story Class A tower was designed by the world-famous firm Duda|Paine Architects. It features a variety of first-class amenities, an elite tenant roster and a prime location on Congress Avenue, making it Austin's single most iconic business address.



THE FACTS

Height

33 Stories

Building Area

535,078 RSF

Floor Sizes

18,000 SF to 27,000 SF

Parking

2.7/1,000 Ratio
EV Charging Stations

Floor to Floor Height

13'0" Levels 11 to 27
15'0" Levels 28 to 33

Elevators

13 Passenger Elevators
1 Freight Elevator

Vision Glass

Floor to Ceiling



SECURITY & DESIGNATIONS

Lobby Security

24 Hour Guards

Dual Security

Speed Gate Controlled

Tower Access

Sustainability

LEED Gold

Austin Energy Star

Rating 92

Walk/Bike Score

99-Walkers Paradise

97-Bikers Paradise

Wired Score

Platinum Designation

Well Certification

FitWell 1 Star

FitWell Viral Response
Certificate



ON-SITE RETAIL

Houndstooth Coffee



Modern Market



Frost Bank



Onetaco



JuiceLand



Soul Cycle



FITNESS CLUB

11TH FLOOR FITNESS CLUB includes access to private workout rooms and locker rooms with saunas, towel service, private changing rooms and showers.



TENANT LOUNGE

2,000 RSF TENANT LOUNGE is open to employees daily or private events by reservation.

Includes 2 private call rooms and an 8 person conference room.

Connected to conference center that can accommodate 40+.



CONFERENCE CENTER

40+ PERSON CONFERENCE CENTER

is tech enabled to allow for hosting a private conference, social event or office gathering.

The conference center is connected to the tenant lounge.



EXPLORE DOWNTOWN



@austintexasthings



The Rooftop Guide

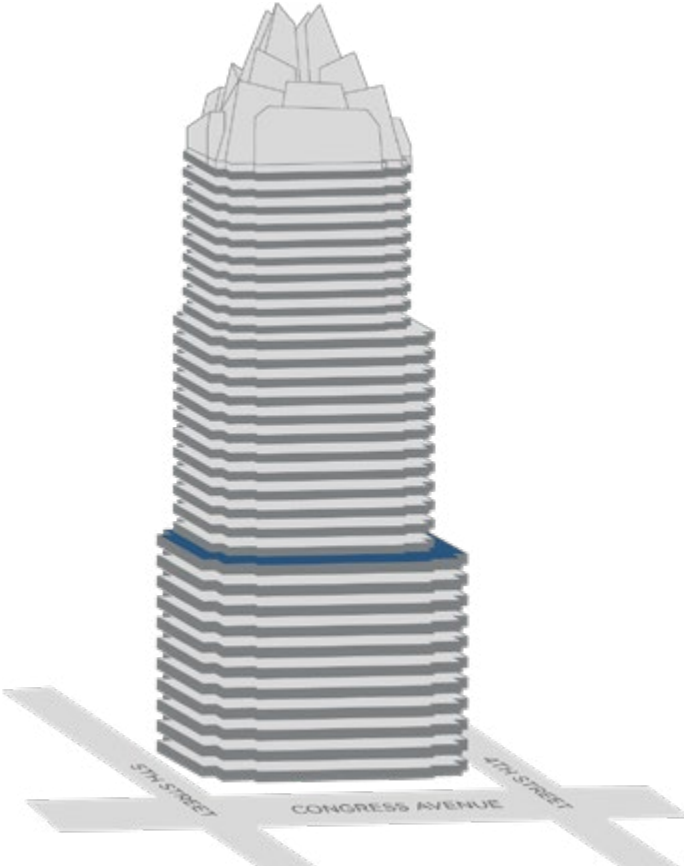


CENTRALLY LOCATED



FLOOR 11 AVAILABILITY

Suite 1100 **SF** 15,979 **Availability** Jul 1, 2025

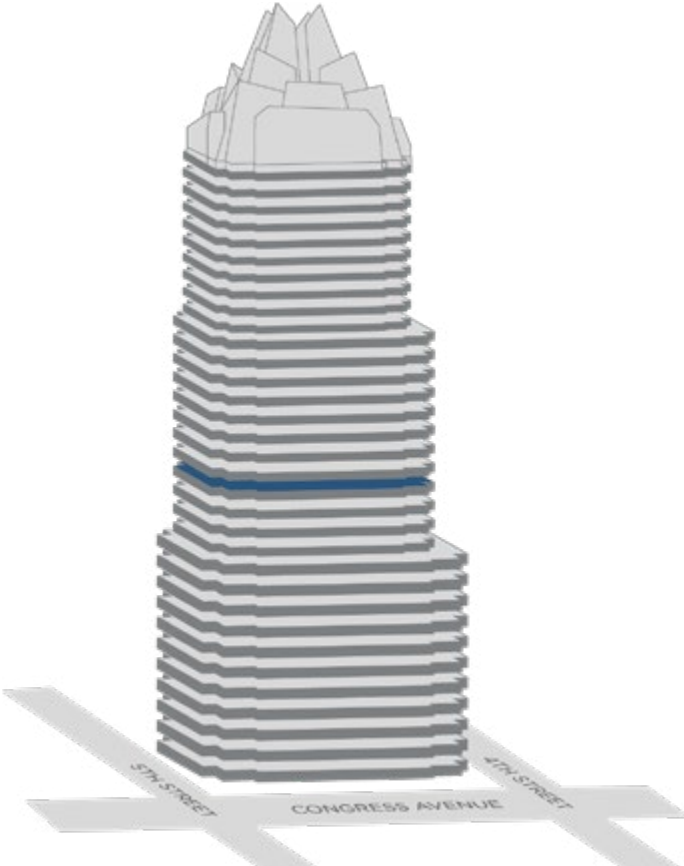


FLOOR 15

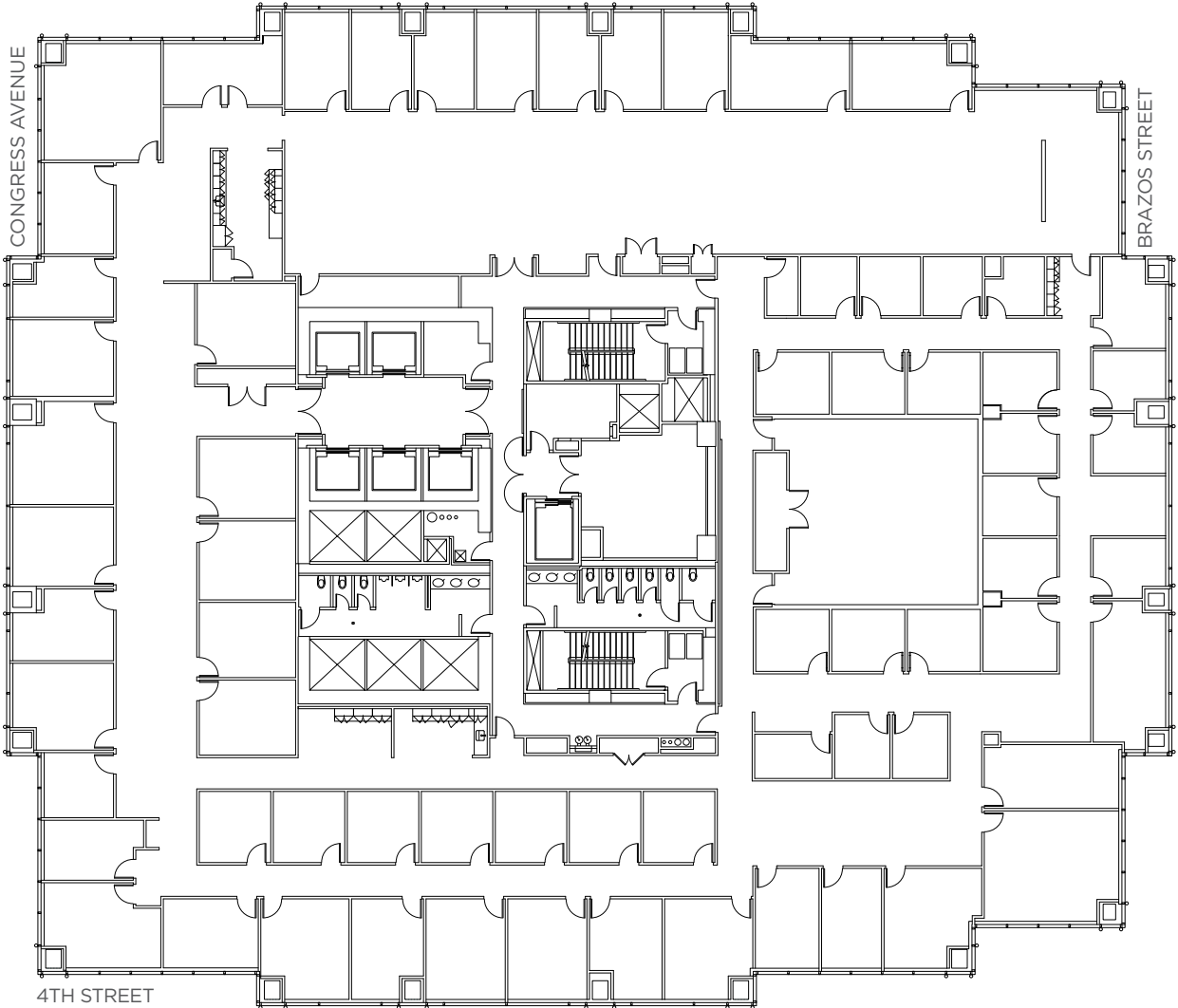
AVAILABILITY

Suite 1500
SF 28,216
Availability Dec 1, 2025

Divisible to 12,000 SF



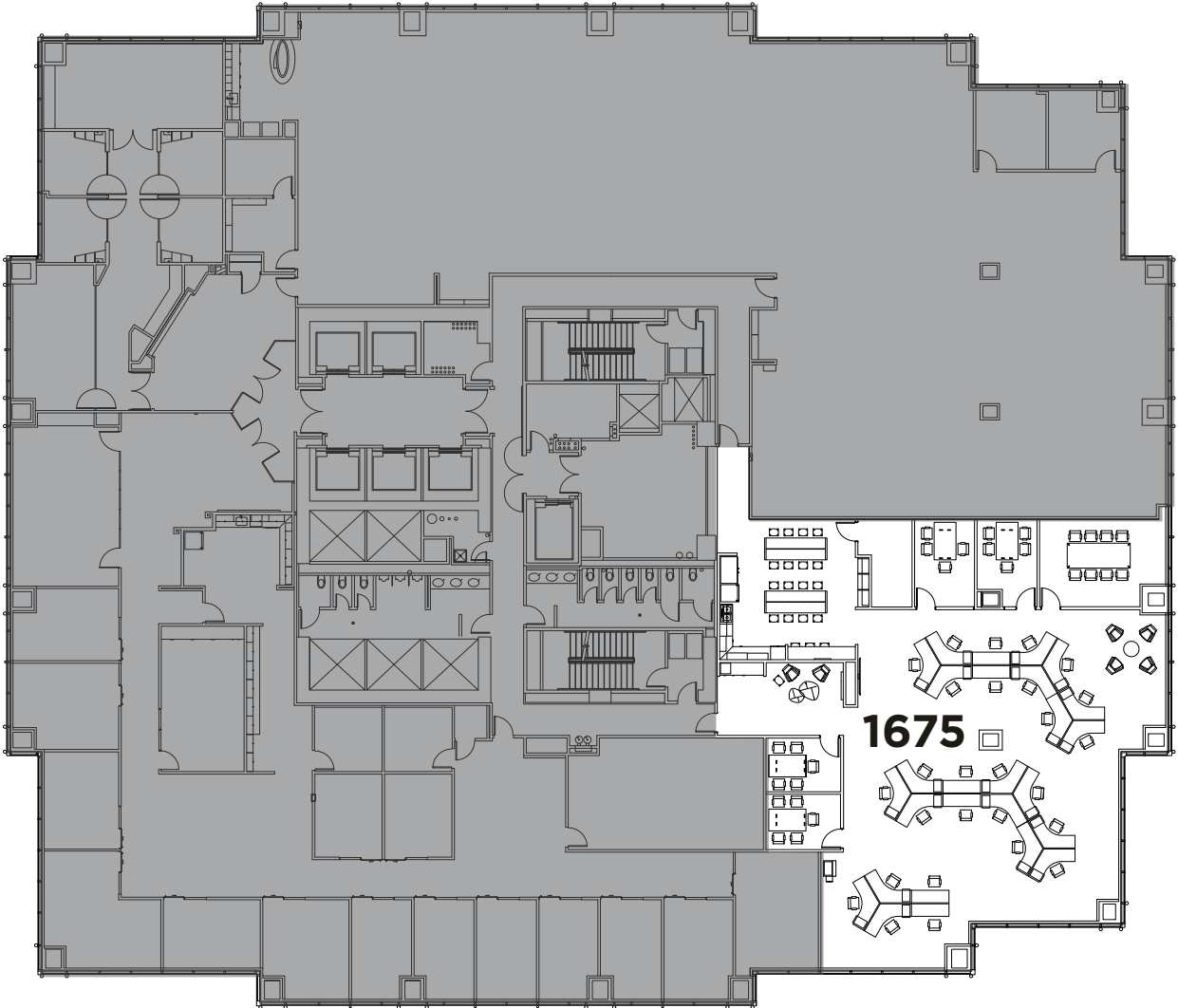
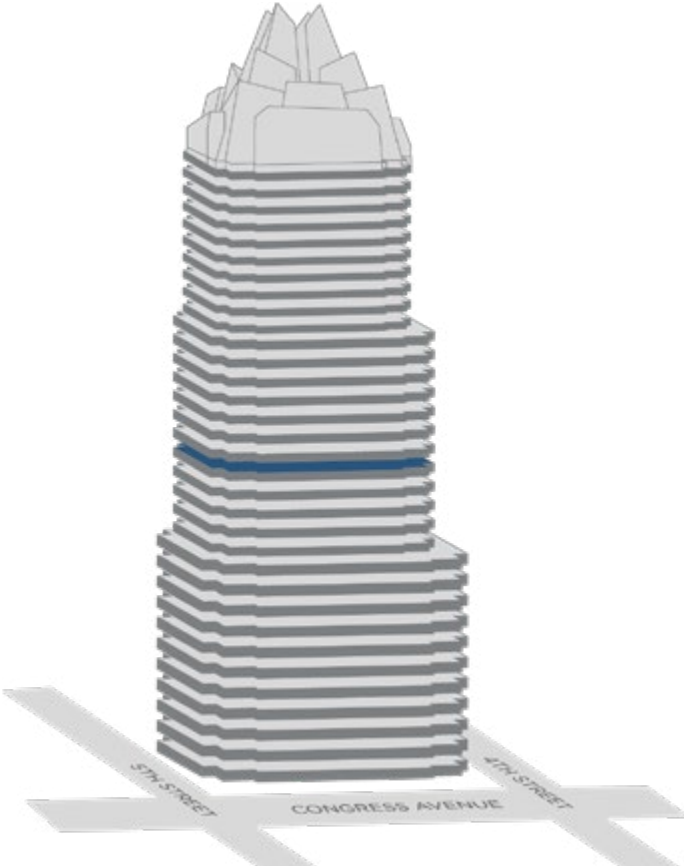
Full Floor



FLOOR 16

AVAILABILITY

Suite 1675 **SF** 5,571 **Availability** Feb 1, 2025

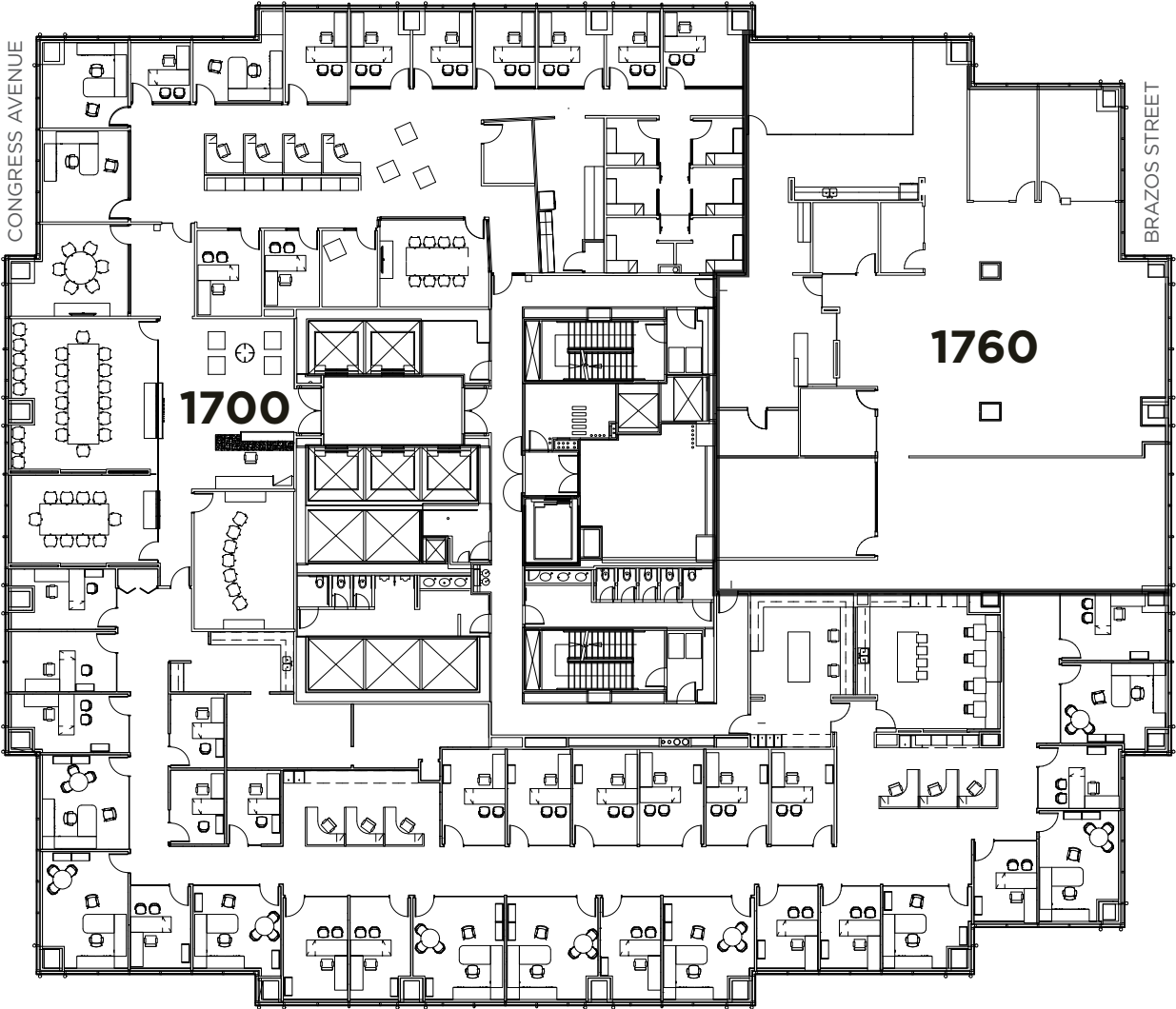
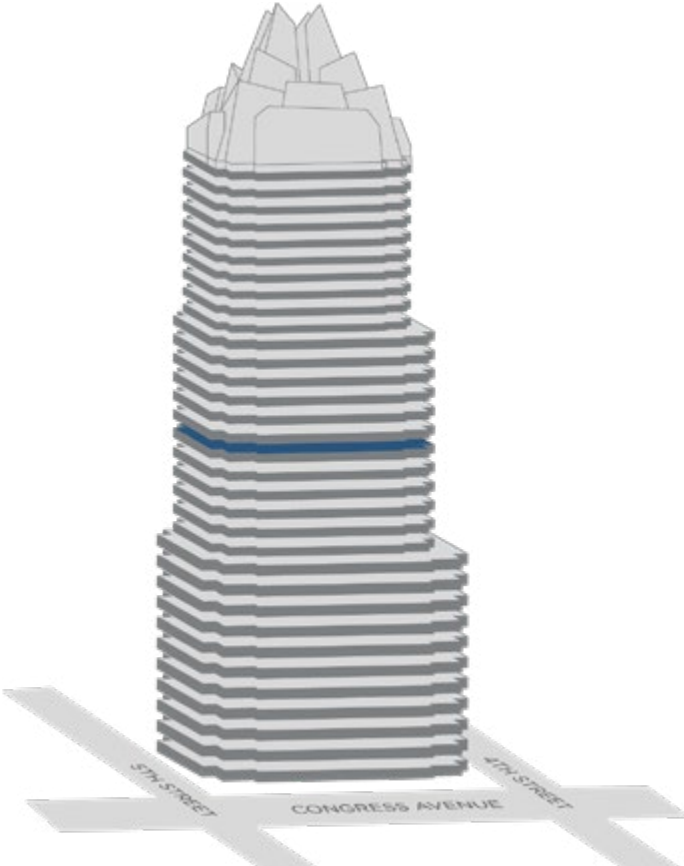


FLOOR 17

AVAILABILITY

Suite	SF	Availability
1700	20,960	Sep 1, 2025
1760	7,291	Immediately

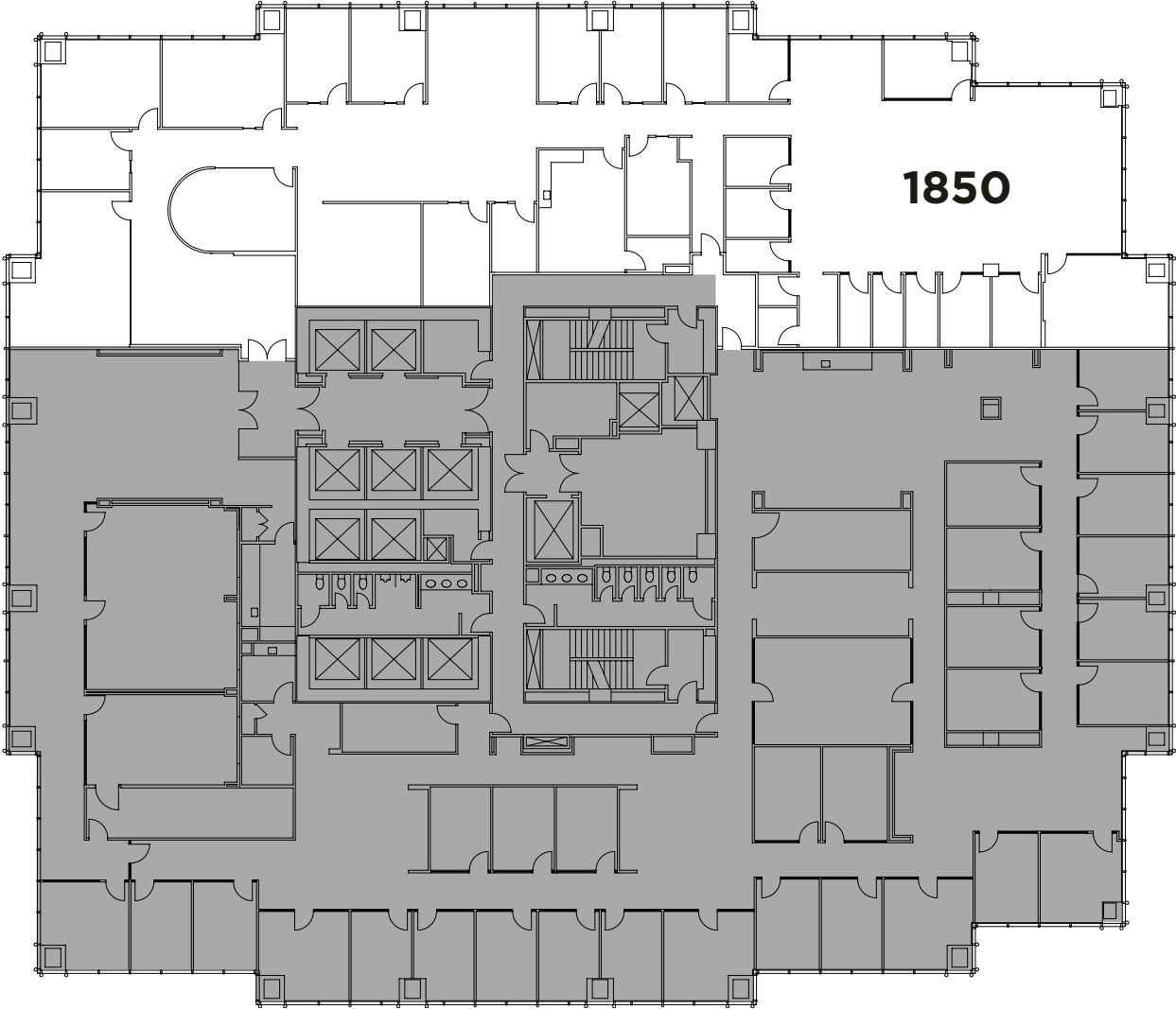
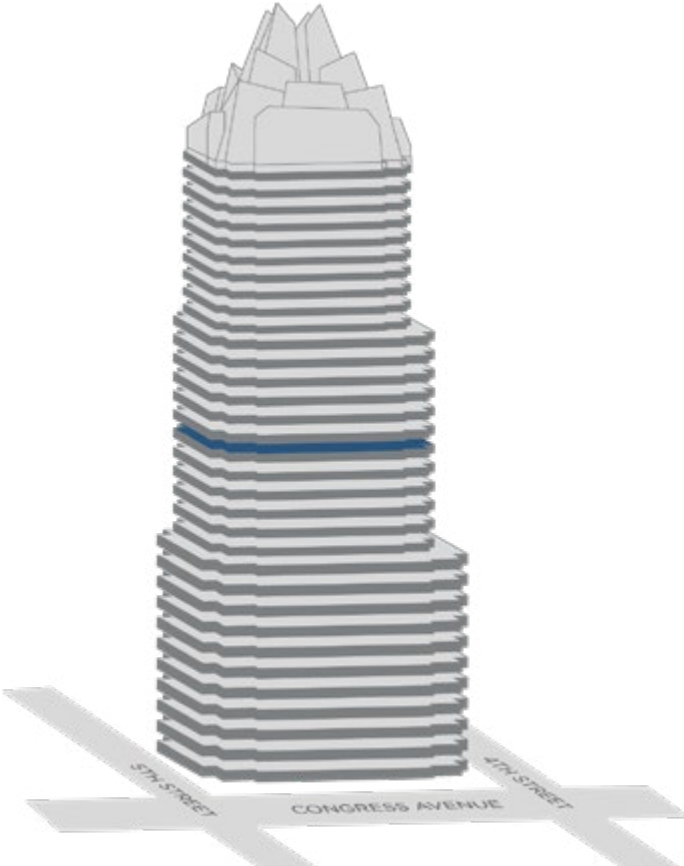
Max contiguous 28,251 RSF



FLOOR 18

AVAILABILITY

Suite 1850
SF 10,445
Availability Jul 1, 2025

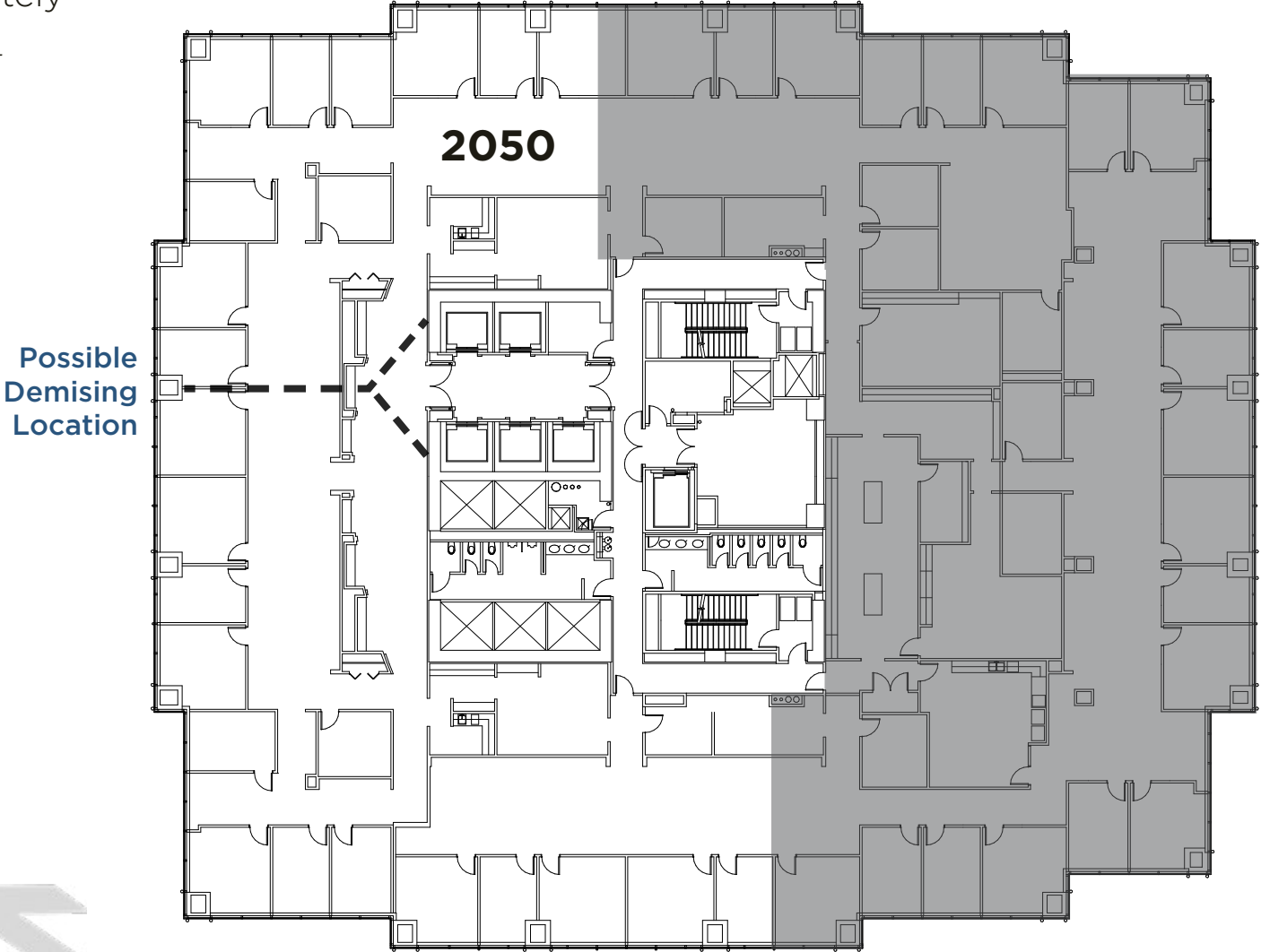
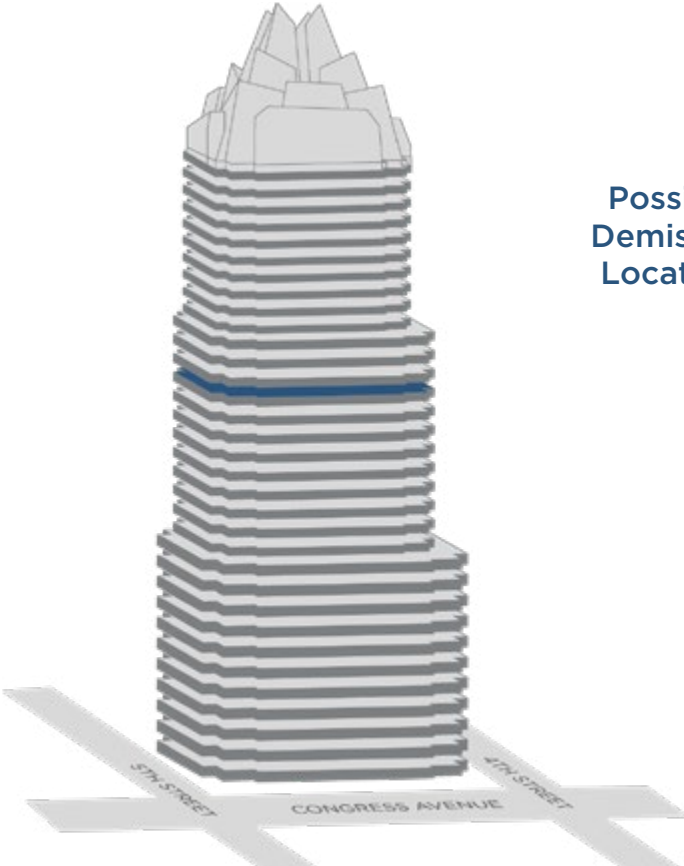


FLOOR 20

AVAILABILITY

Suite	SF	Availability
2050	13,624	Immediately

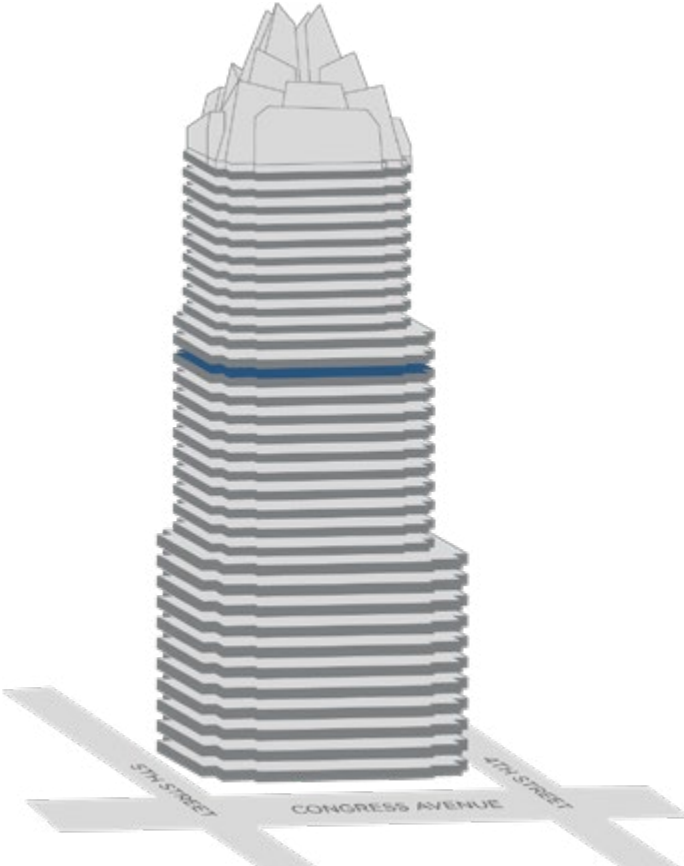
Divisible to 4,965 RSF and 8,292 RSF



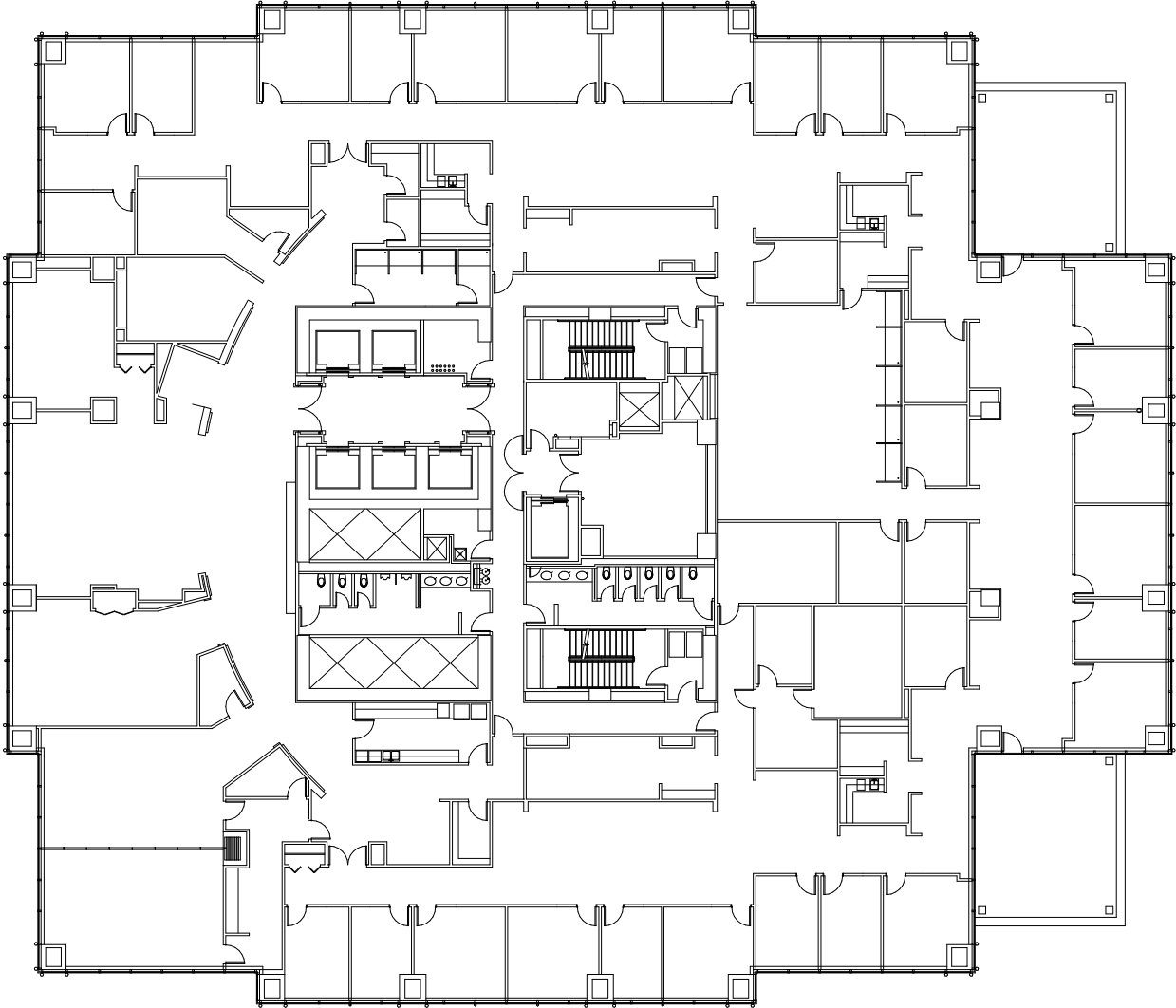
FLOOR 21 AVAILABILITY

Suite	SF	Availability
2100	26,961	Immediately

Max contiguous 40,585 SF
Divisible to 4,000 RSF



Full Floor

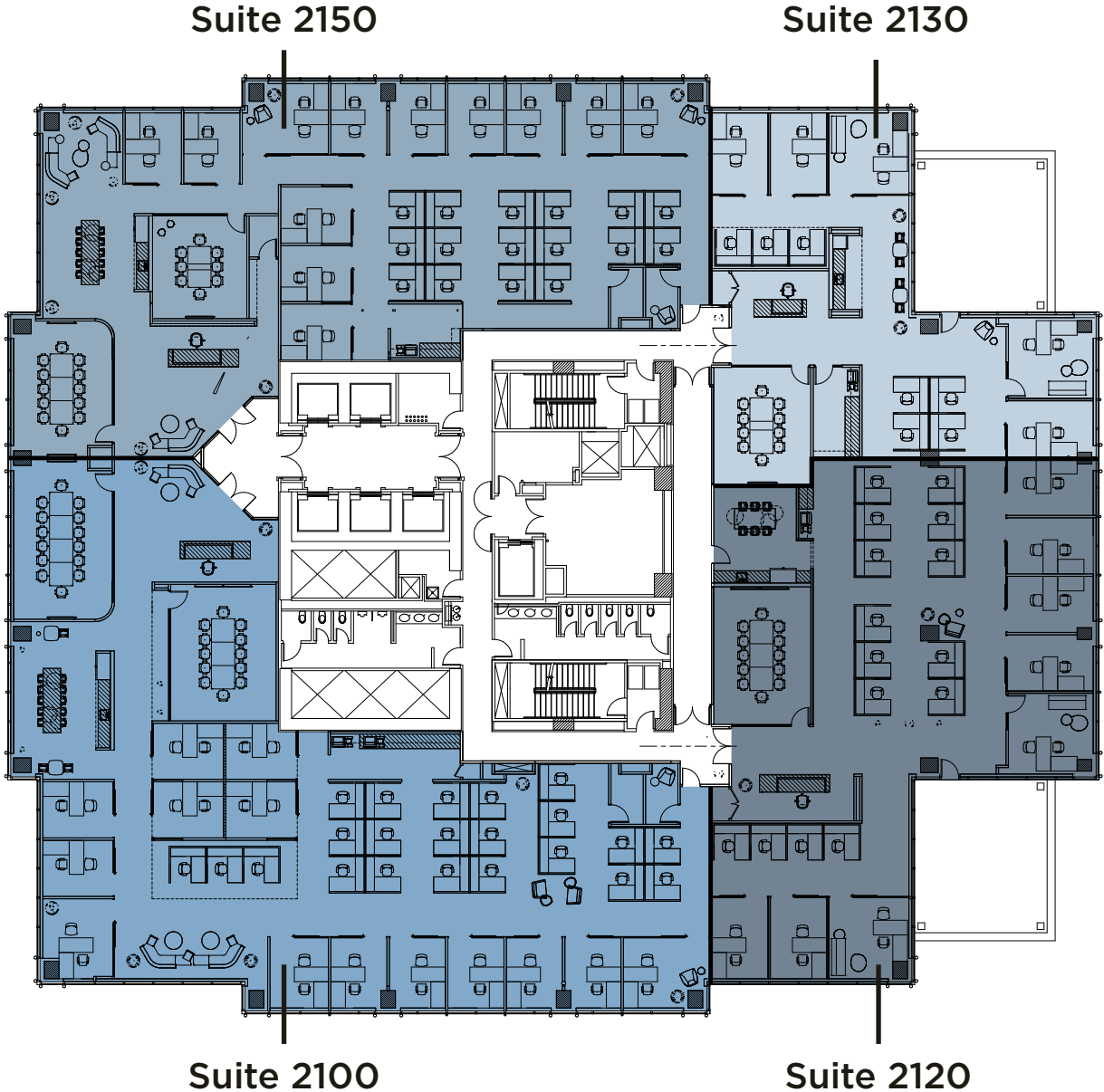
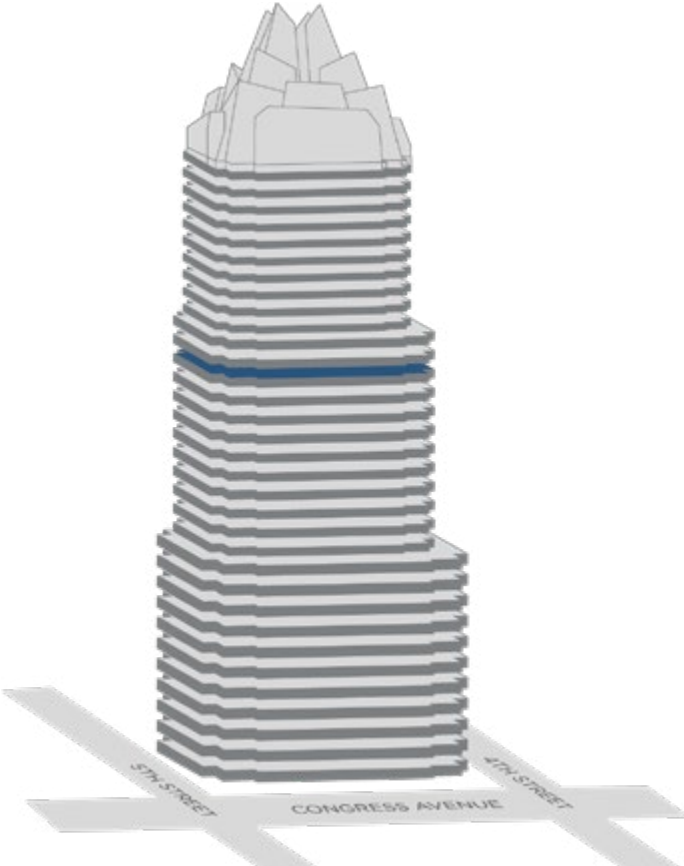


FLOOR 21

SPEC SUITE LAYOUT

Planned To Build

Suite	SF
2100	9,335
2120	6,028
2130	3,704
2150	7,546

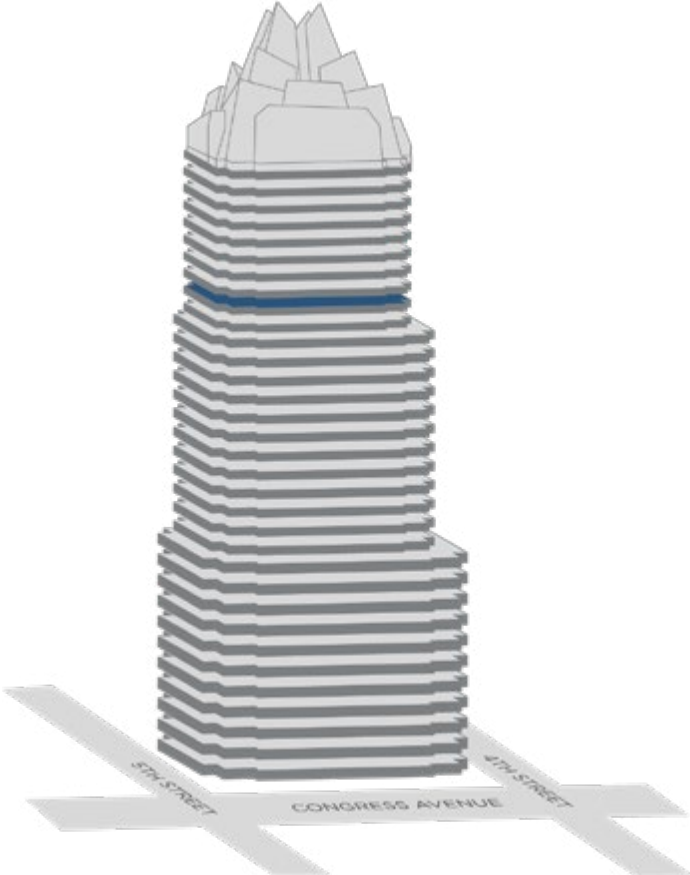


FLOOR 25

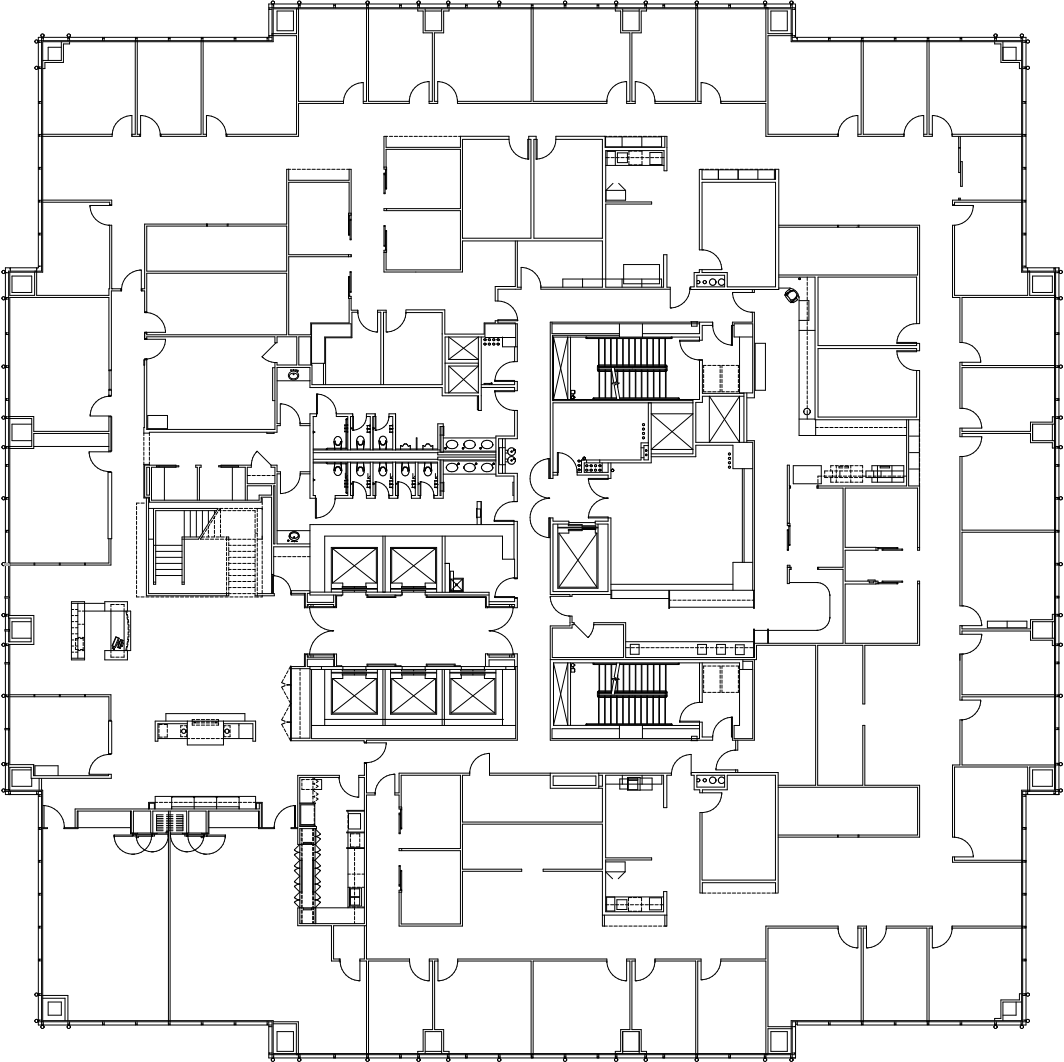
AVAILABILITY

Suite	SF	Availability
2500	24,505	Dec 1, 2025

Max contiguous 49,150 SF
Connected via internal feature stair



Full Floor

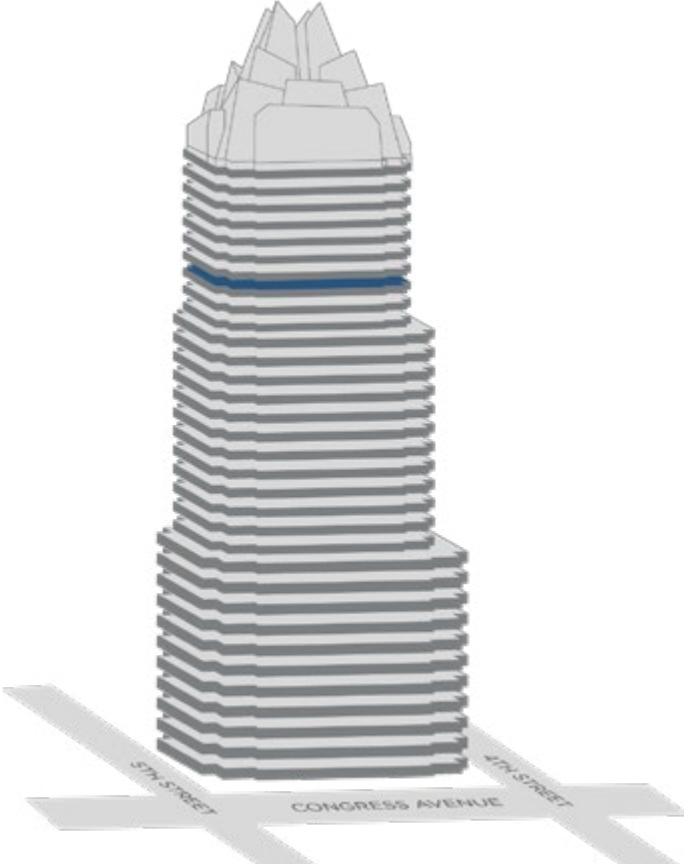


FLOOR 26

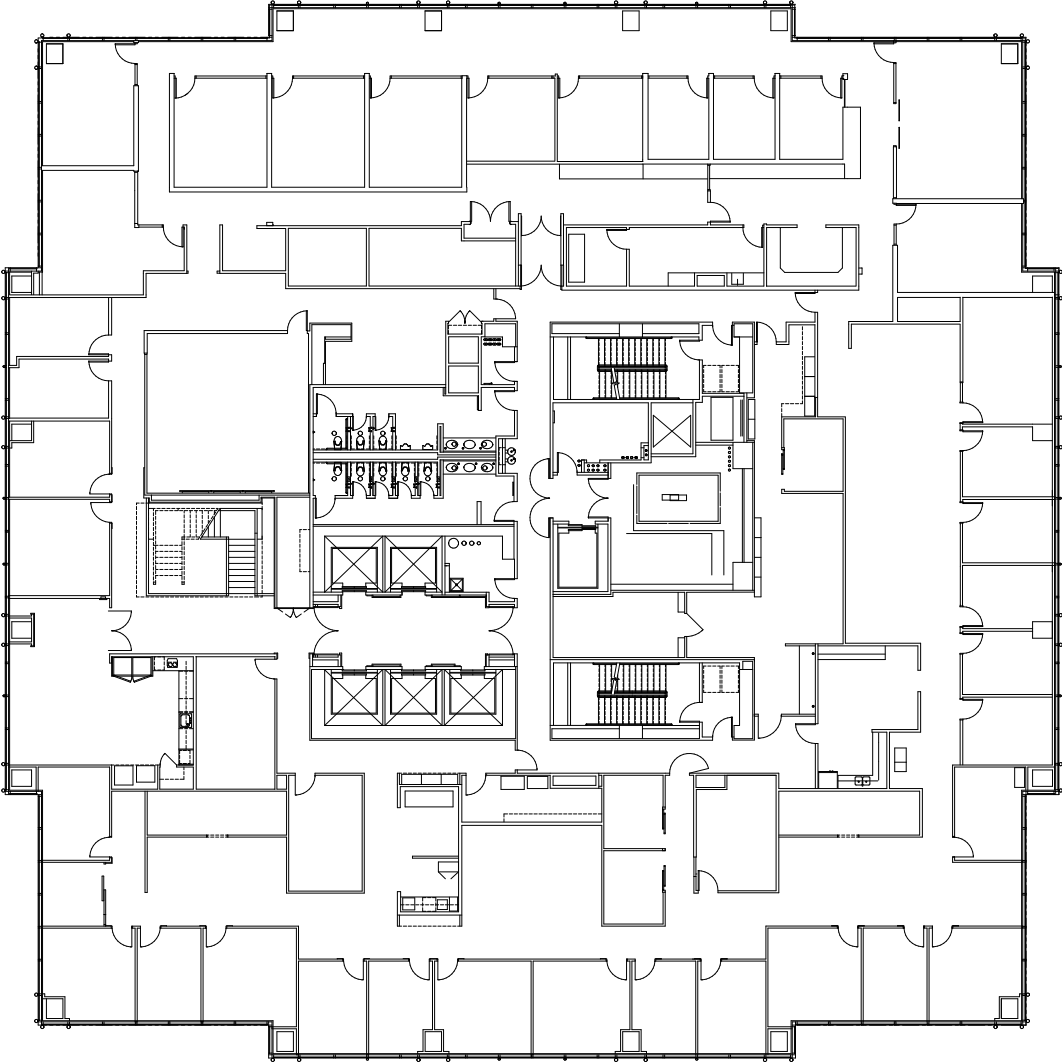
AVAILABILITY

Suite	SF	Availability
2600	24,645	Dec 1, 2025

Max contiguous 49,150 SF
Connected via internal feature stair



Full Floor



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LIONSTONE INVESTMENTS



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.

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.

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