

A low-angle photograph of the Frost Bank Tower, a modern skyscraper with a distinctive blue-tinted glass facade. The building's design features several sharp, triangular peaks that rise against a clear, bright blue sky. The glass panels are arranged in a grid pattern, reflecting the sky and surrounding environment. The overall aesthetic is clean, modern, and architectural.

**FROST BANK
TOWER**

401 CONGRESS

FROST BANK TOWER

With its distinctive pyramidal crown, the Frost Bank 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

YEAR BUILT
2003

ARCHITECT
Duda|Paine Architects,
LLP and HKS, Inc.

BUILDING AREA
535,078 RSF

FLOOR SIZES
18,000 SF to 27,000 SF

PARKING RATIO
2.7/1,000 Structured
Parking Ratio

SECURITY
On-Site Uniformed
Security Guards Control
the Lobby-Concierge
Desk 24 Hours a Day,
7 Days a Week

HVAC HOURS
Monday to Friday
7AM to 7PM & 8AM
to 1PM on Saturdays

**FLOOR TO
FLOOR HEIGHT**
13'0" Levels 11 to 27
15'0" Levels 28 to 33

ELEVATORS
13 Passenger Elevators
1 Freight Elevator

BUILDING ACCESS
Tenants Have Access
24 Hours a Day, 7 Days
a Week

SUSTAINABILITY
LEED Gold Designation,
Austin Energy Star
Rating 92%

WALK/BIKE SCORE
99-Walkers Paradise
97-Bikers Paradise

WIRED SCORE
Gold Designation



RENOWNED REPUTATION

DISTINGUISHED TENANT ROSTER

Frost Bank

Vista Equities

Winstead PC

Pillsbury Winthrop
Shaw Pittman

Graves Dougherty
Hearon & Moody

Ernst & Young

Maxwell Locke & Ritter LLP

Heritage Title Company

Rackspace Inc.

Trilogy Software Inc.

King & Spalding

DLA Piper



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THE AMENITIES

ON-SITE AMENITIES

On-Site Management

5,500 SF Fitness Club with Personal Training, Showers & Saunas

2,800 SF 50-Seat Conference Facility with Catering Kitchenette & AV Equipment

Full Service Banking Facility & ATM

Executive Parking

Secured Bike Storage

BEST IN CLASS ON-SITE RETAIL

Houndstooth Coffee

Westbank Dry Cleaning

Soul Cycle

Juice Land

Taco Shack

Mod Market



EXPLORE DOWNTOWN



CENTRALLY
LOCATED

HOTELS

ENTERTAINMENT

CONVENIENCE

RESTAURANTS
& BARS

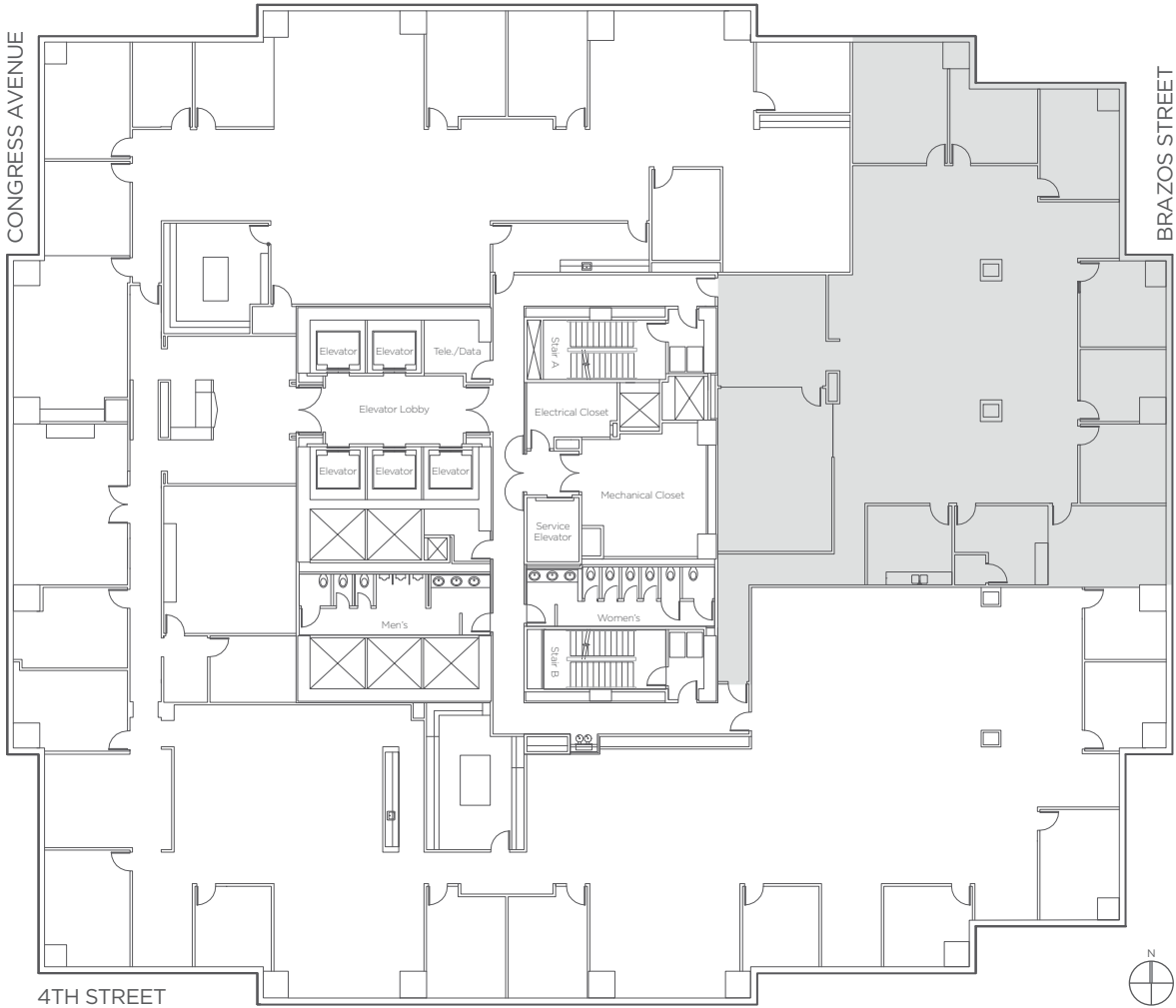
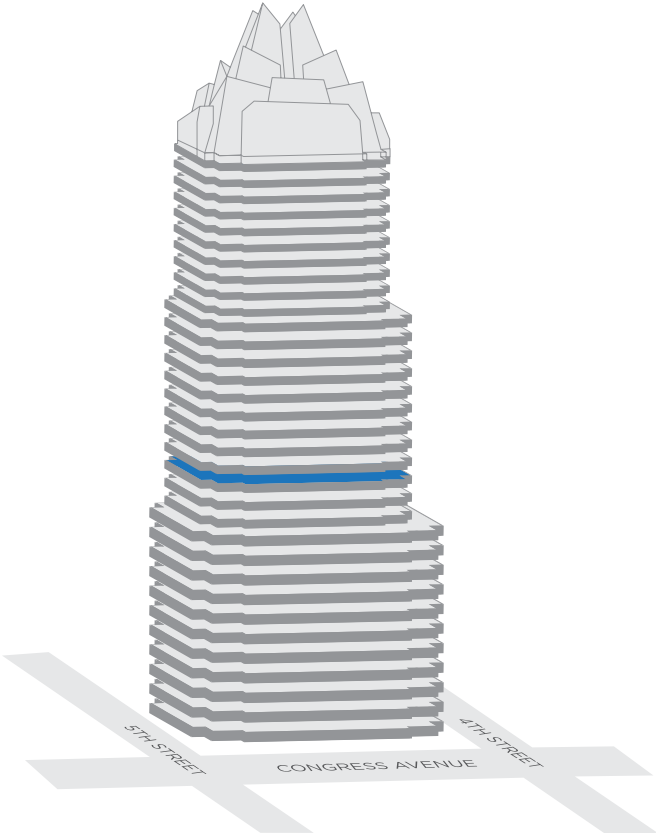


FLOOR 14 AVAILABILITY

SUITE
1450

SF
6,191

AVAILABILITY
IMMEDIATE

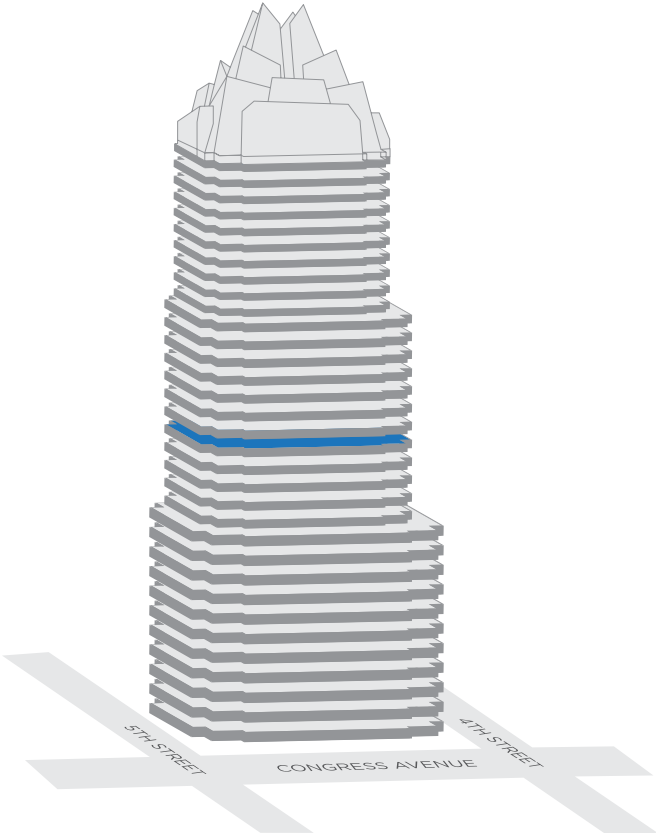


FLOOR 16 AVAILABILITY

SUITE
1650

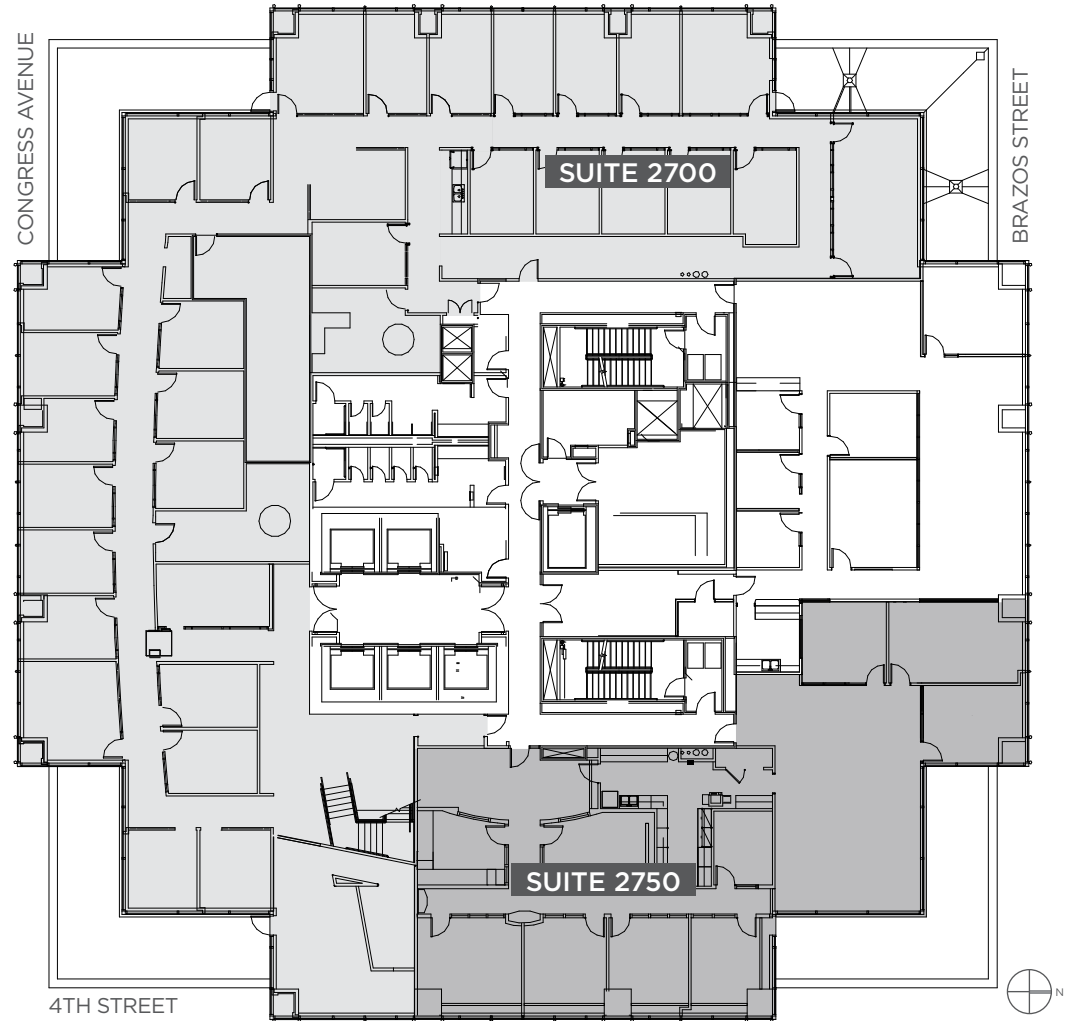
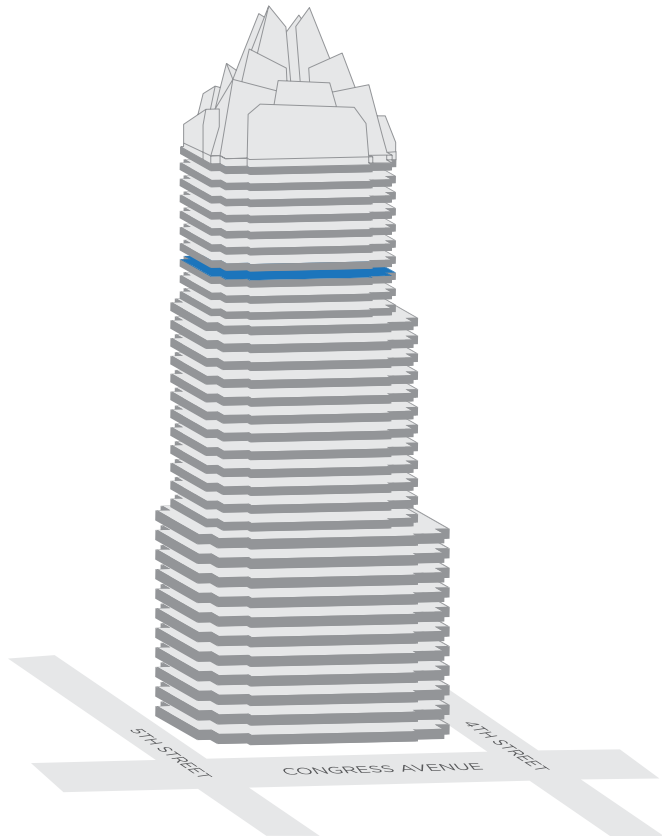
SF
14,364

AVAILABILITY
IMMEDIATE



FLOOR 27 AVAILABILITY

SUITE	SF	AVAILABILITY
2700	12,127	MARCH 1, 2018
2750	4,818	MAY 1, 2017



Max Contiguous on 27th floor is 16,945 RSF

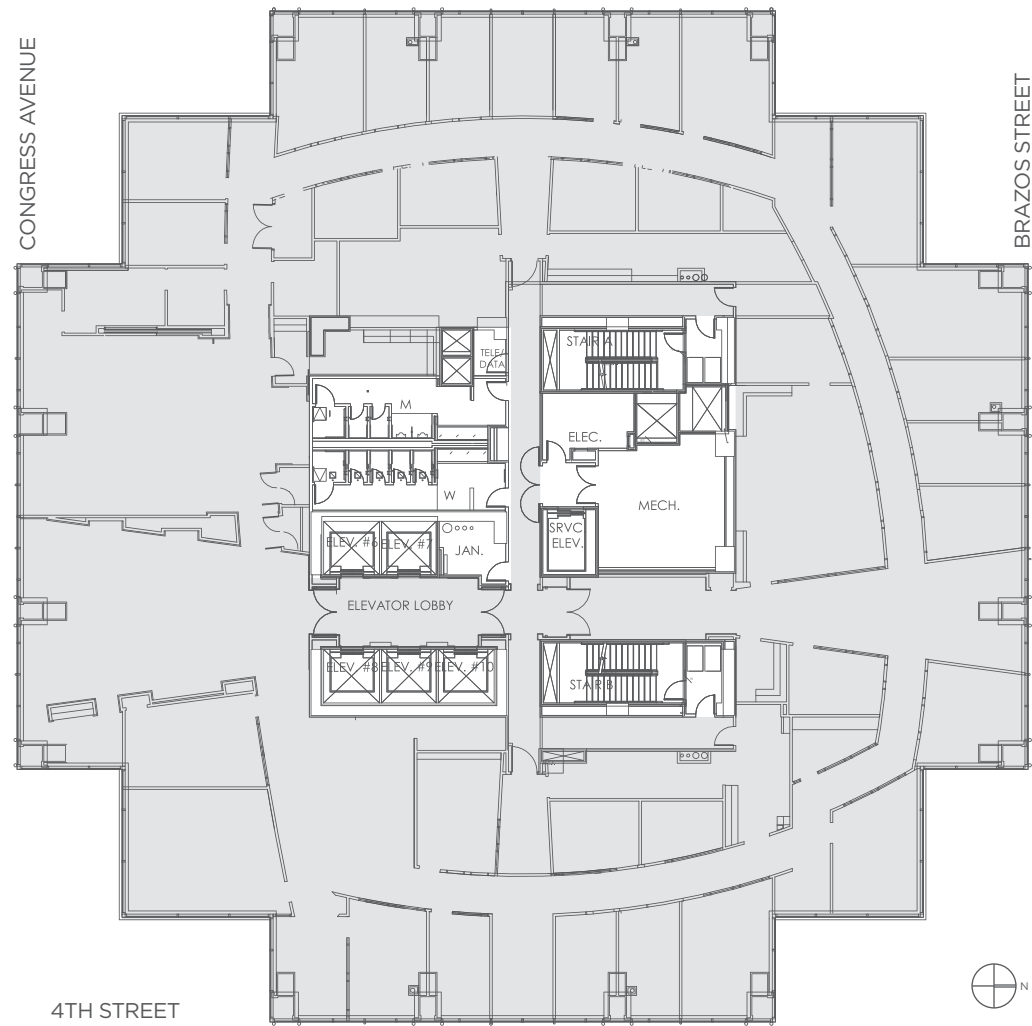
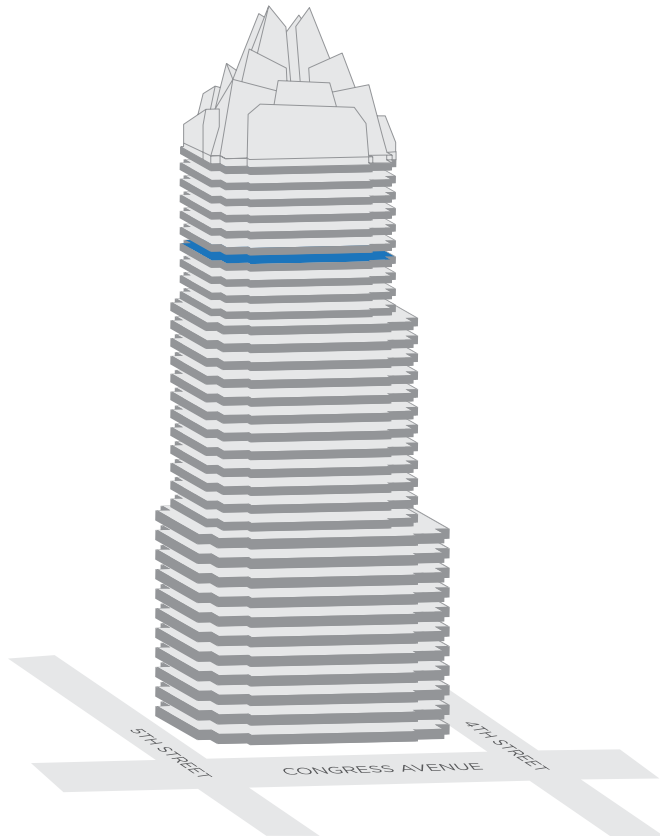
Max Contiguous on 27th & 28th floor is 37,299 RSF (connected via an interior stair)

FLOOR 28 AVAILABILITY

SUITE
2800

SF
20,354

AVAILABILITY
MARCH 1, 2018



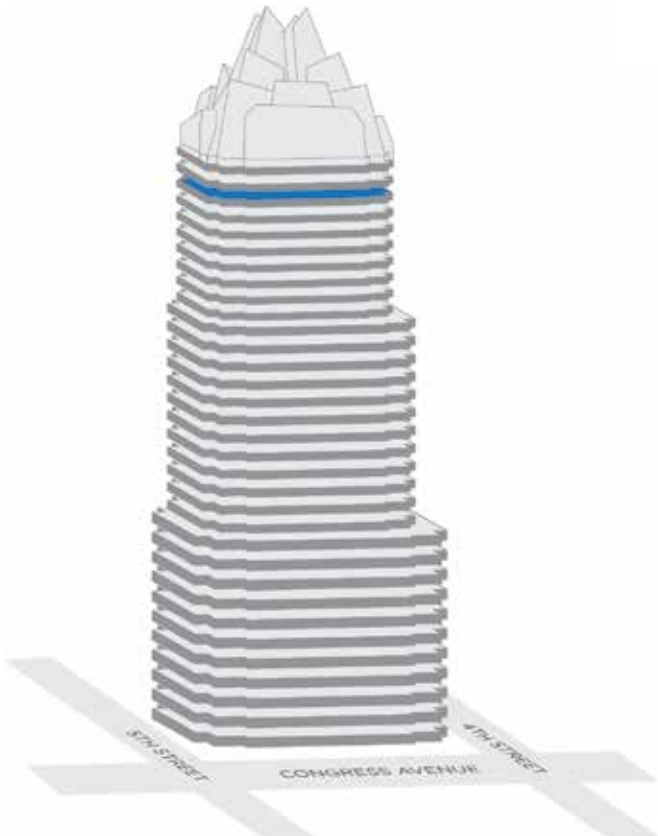
Max Contiguous on 27th & 28th floor is 37,299 RSF
(connected via an interior stair)

FLOOR 32 AVAILABILITY

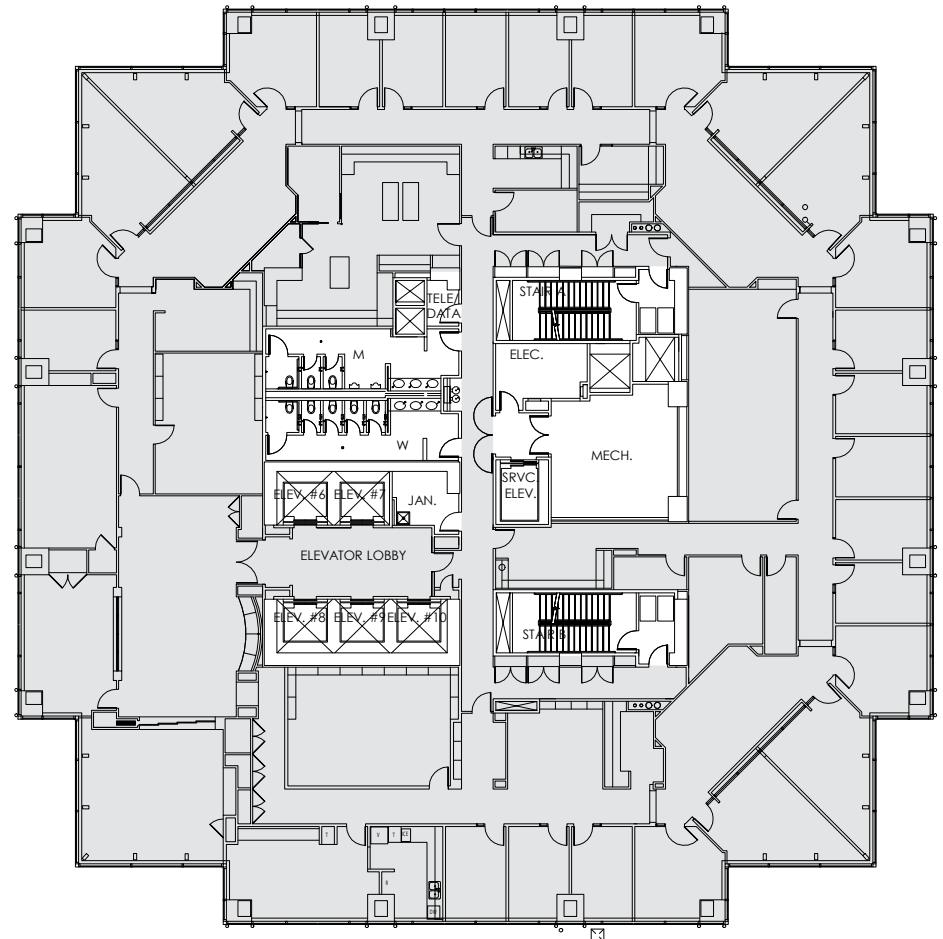
SUITE
3200

SF
17,681
(FULL FLOOR)

AVAILABILITY
SEPT. 1, 2017



CONGRESS AVENUE



BRAZOS STREET

4TH STREET



Max Contiguous on 27th floor is 16,945 RSF

Max Contiguous on 27th & 28th floor is 37,299 RSF (connected via an interior stair)

**FROST BANK
TOWER**

401 CONGRESS

WWW.FROSTBANKTOWERAUSTIN.COM

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LIONSTONE INVESTMENTS