

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



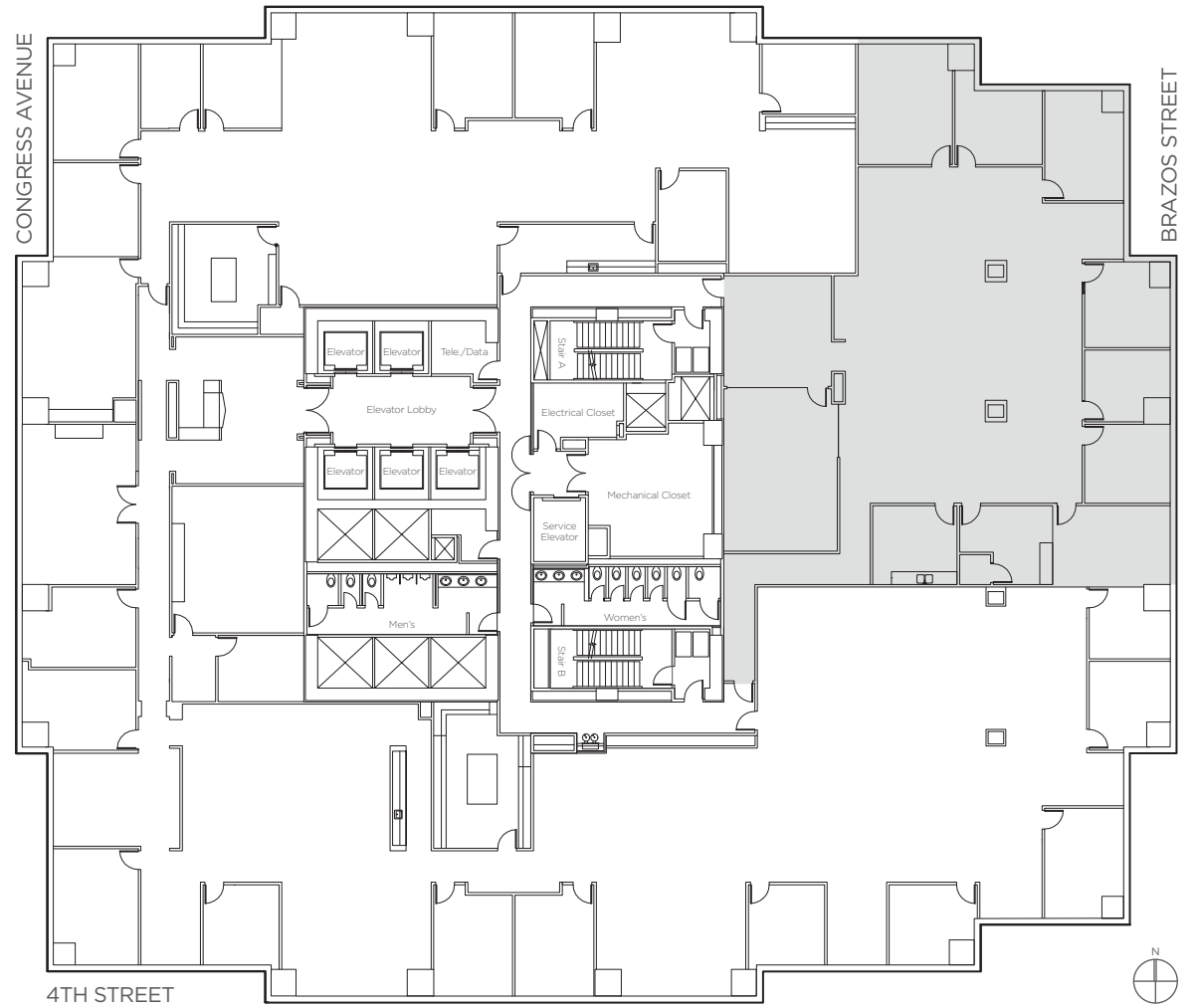
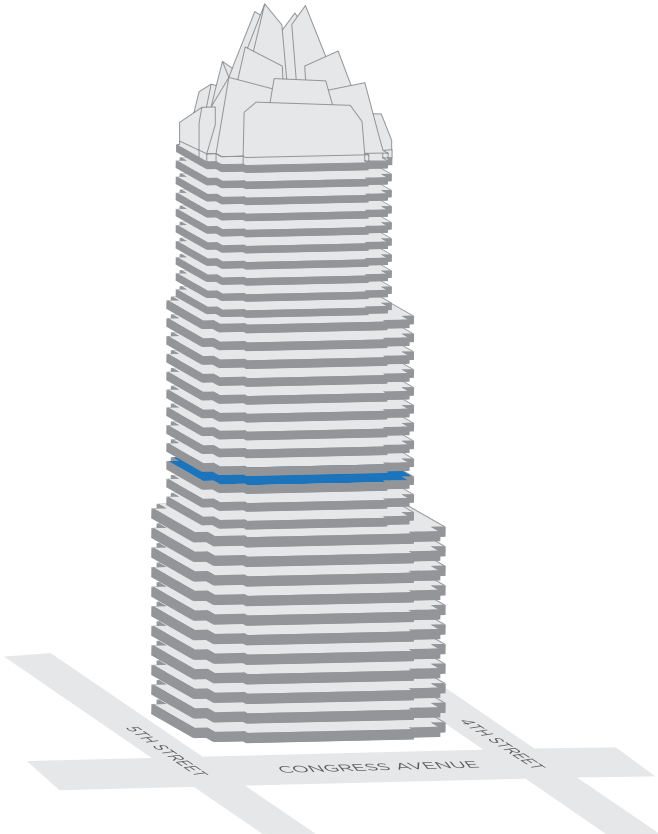


# FLOOR 14 AVAILABILITY

**SUITE**  
1450

**SF**  
6,191

**AVAILABILITY**  
IMMEDIATE

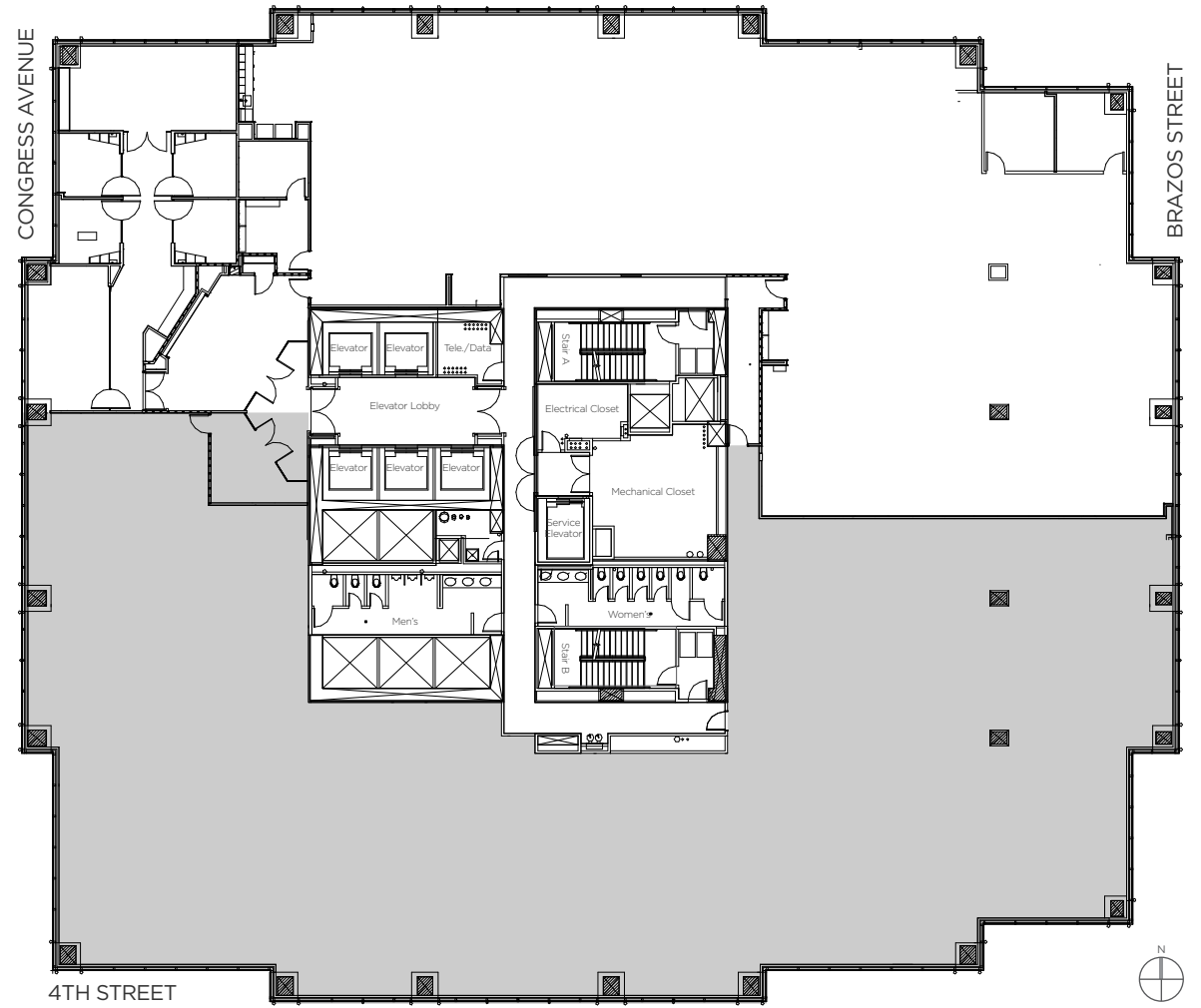
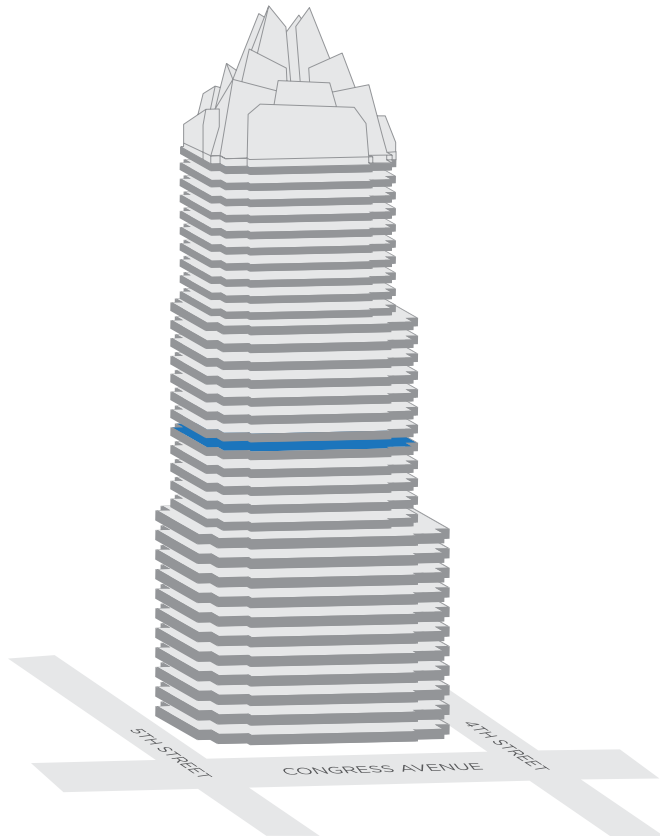


# FLOOR 16 AVAILABILITY

**SUITE**  
1650

**SF**  
14,364

**AVAILABILITY**  
IMMEDIATE

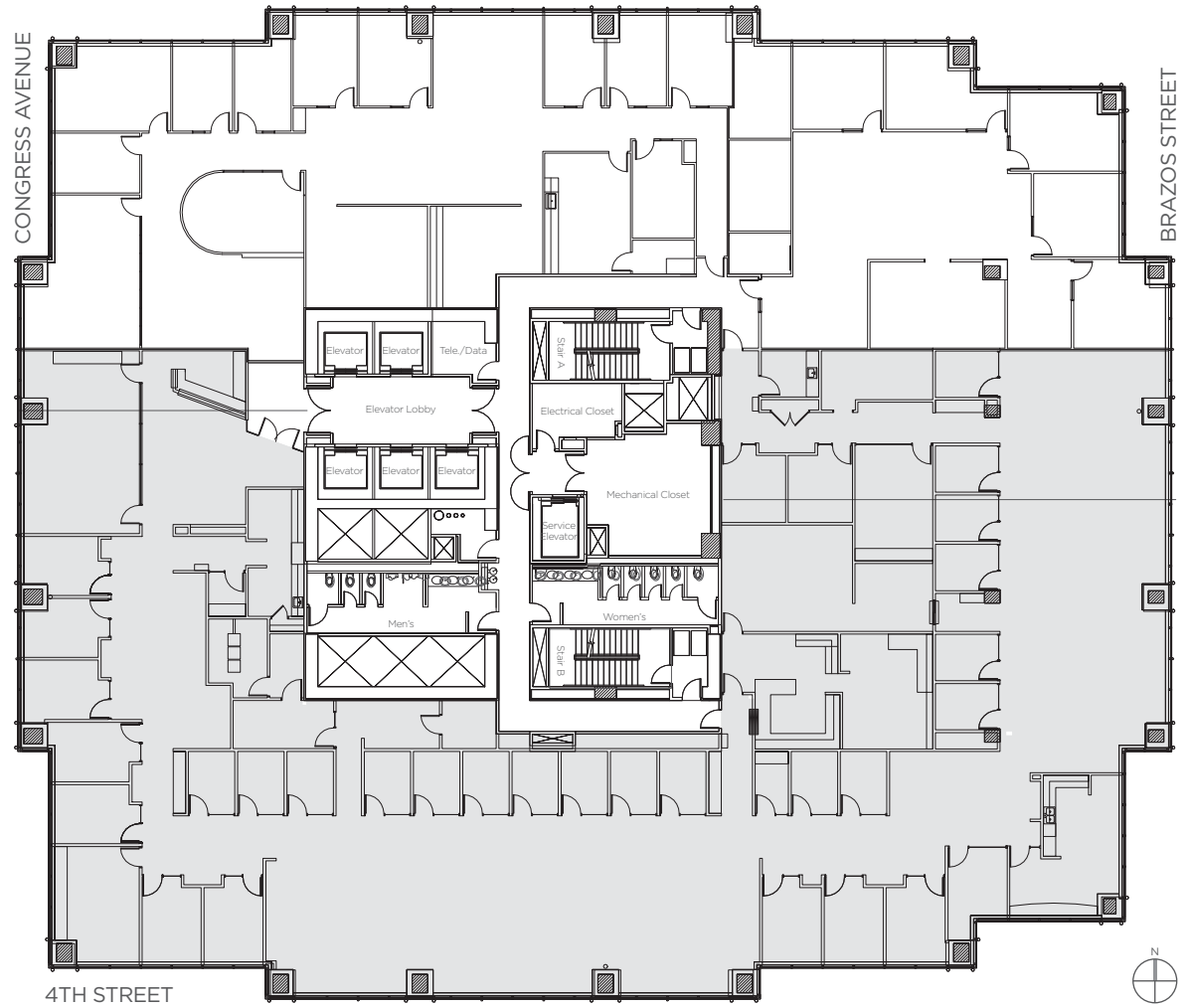
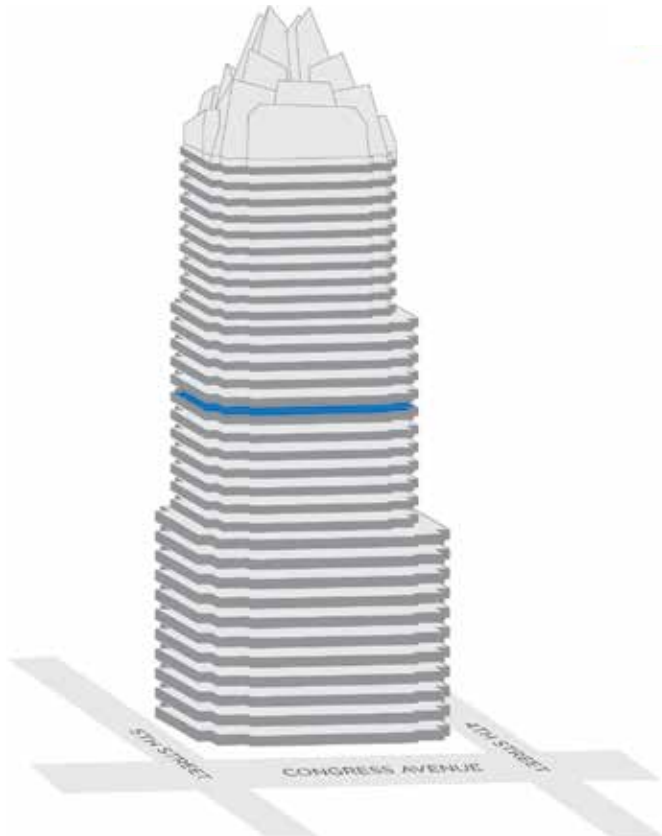


# FLOOR 18 AVAILABILITY

**SUITE**  
1800

**SF**  
16,993

**AVAILABILITY**  
JUNE 1, 2018

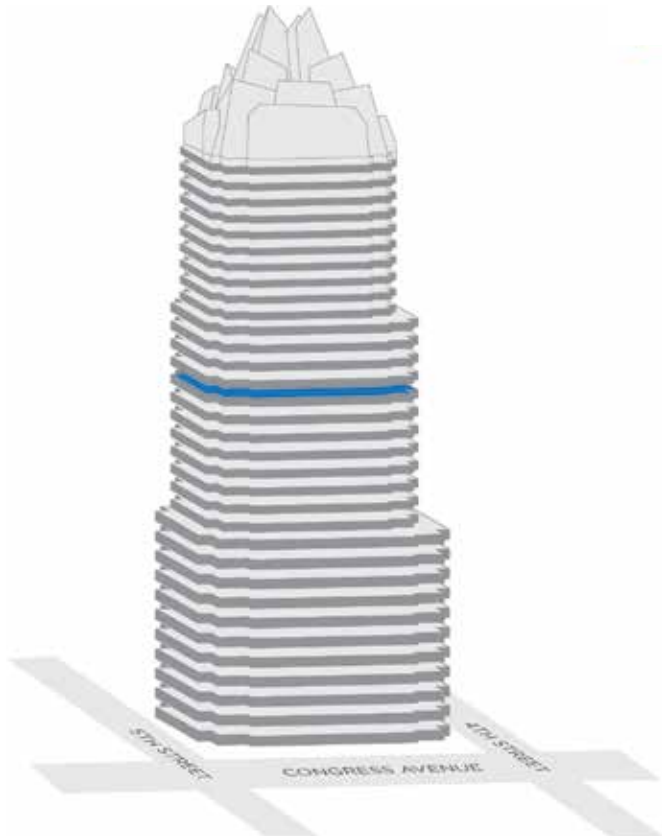


# FLOOR 19 AVAILABILITY

**SUITE**  
1950

**SF**  
17,923

**AVAILABILITY**  
SEPT 1, 2017

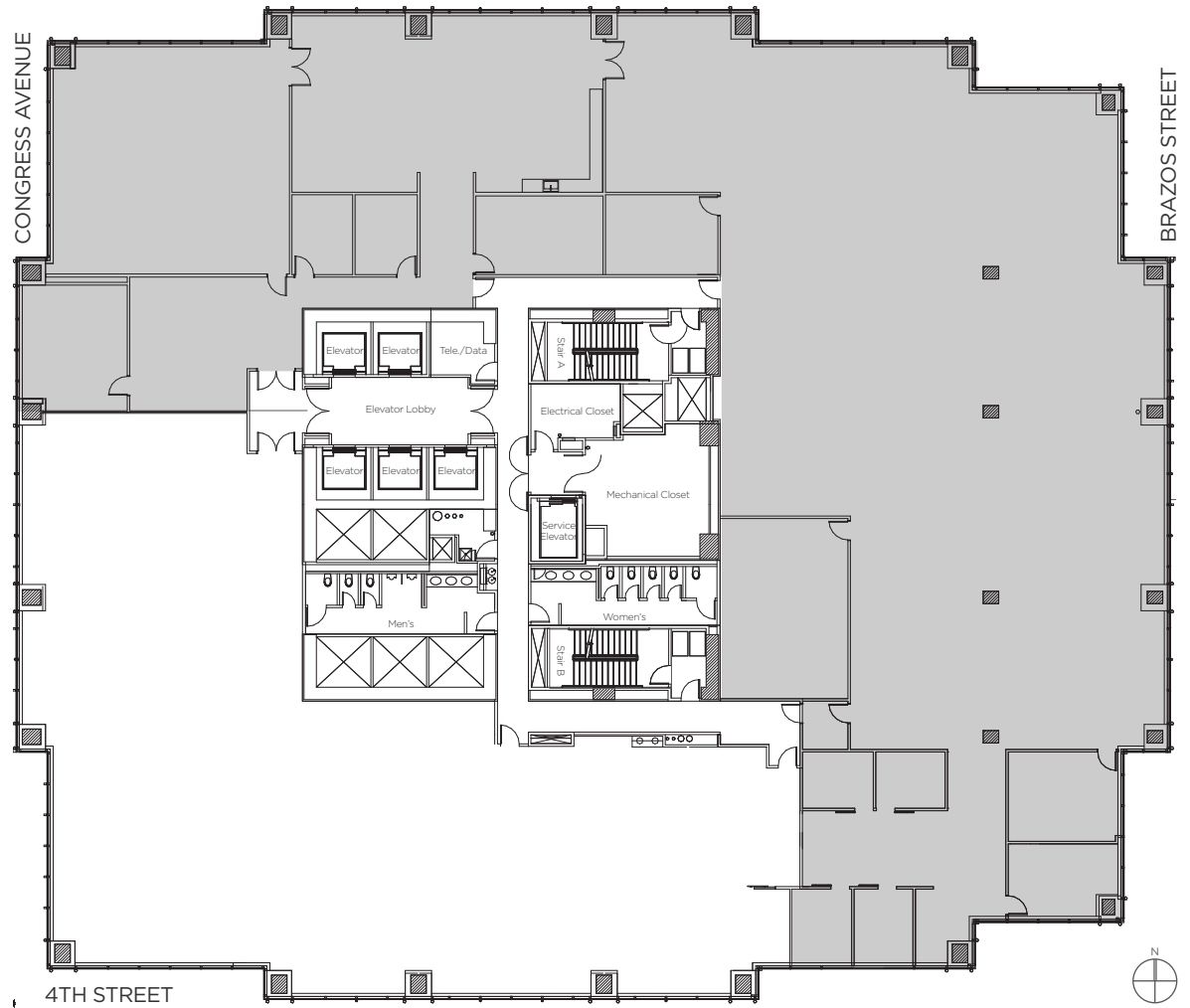
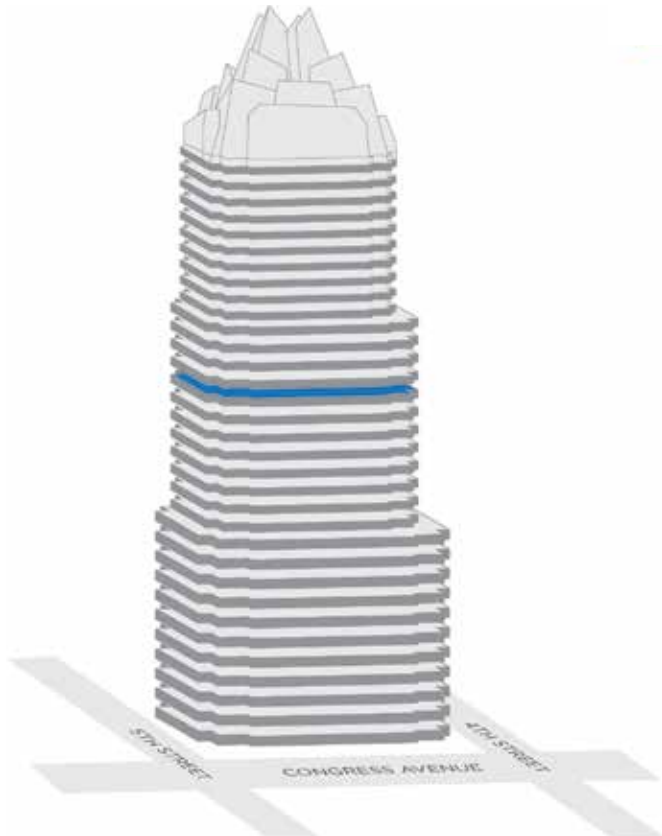


# FLOOR 19 AVAILABILITY

**SUITE**  
1950

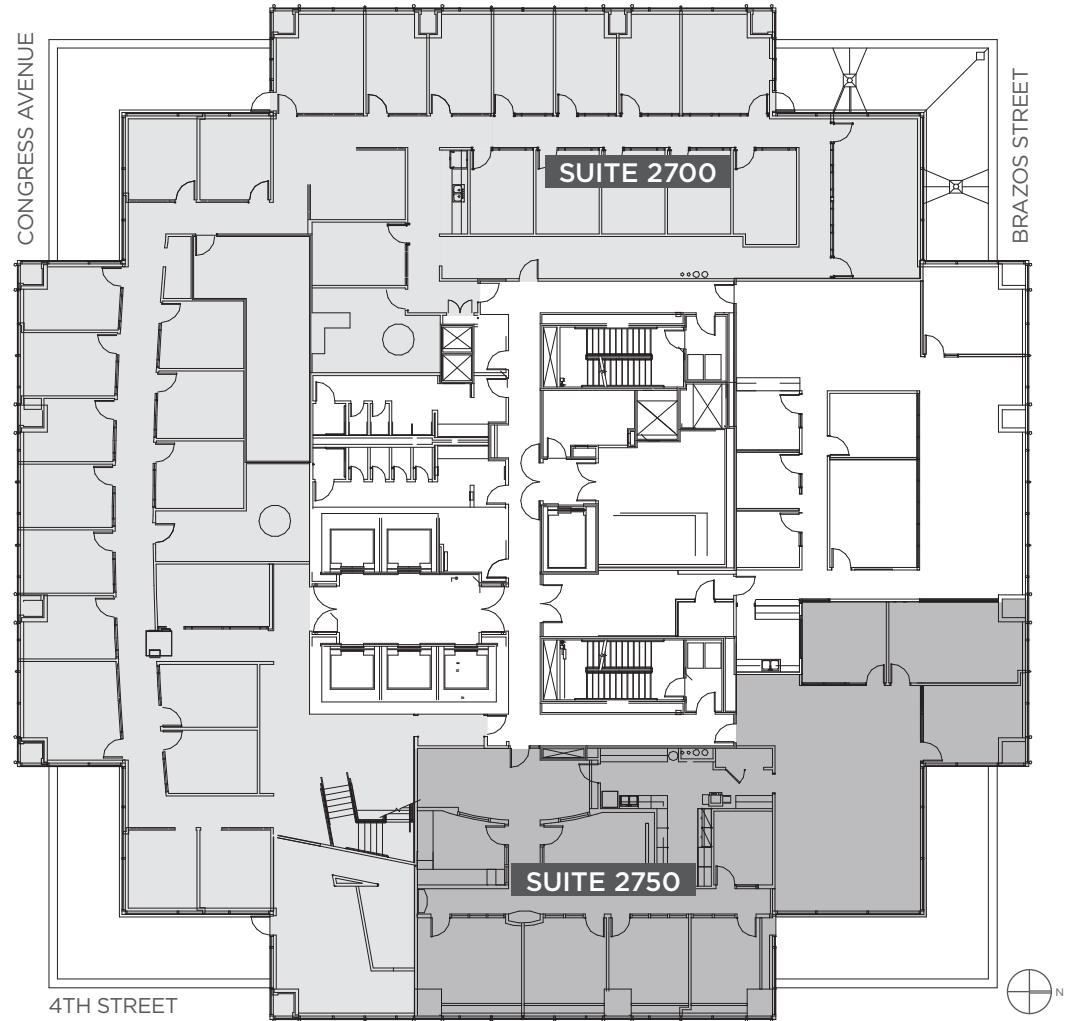
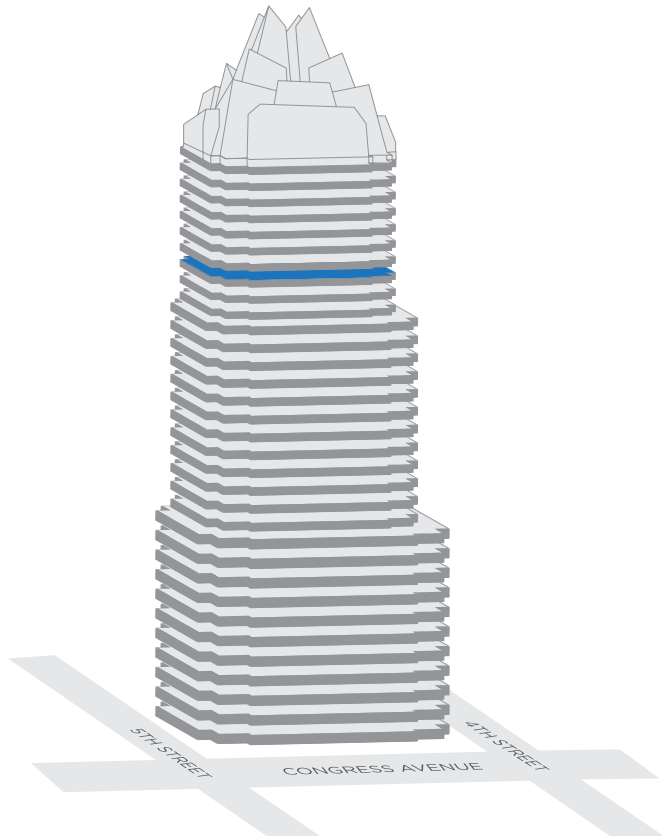
**SF**  
17,923

**AVAILABILITY**  
SEPT 1, 2017



# FLOOR 27 AVAILABILITY

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



Max Contiguous on 27th floor is 16,945 RSF

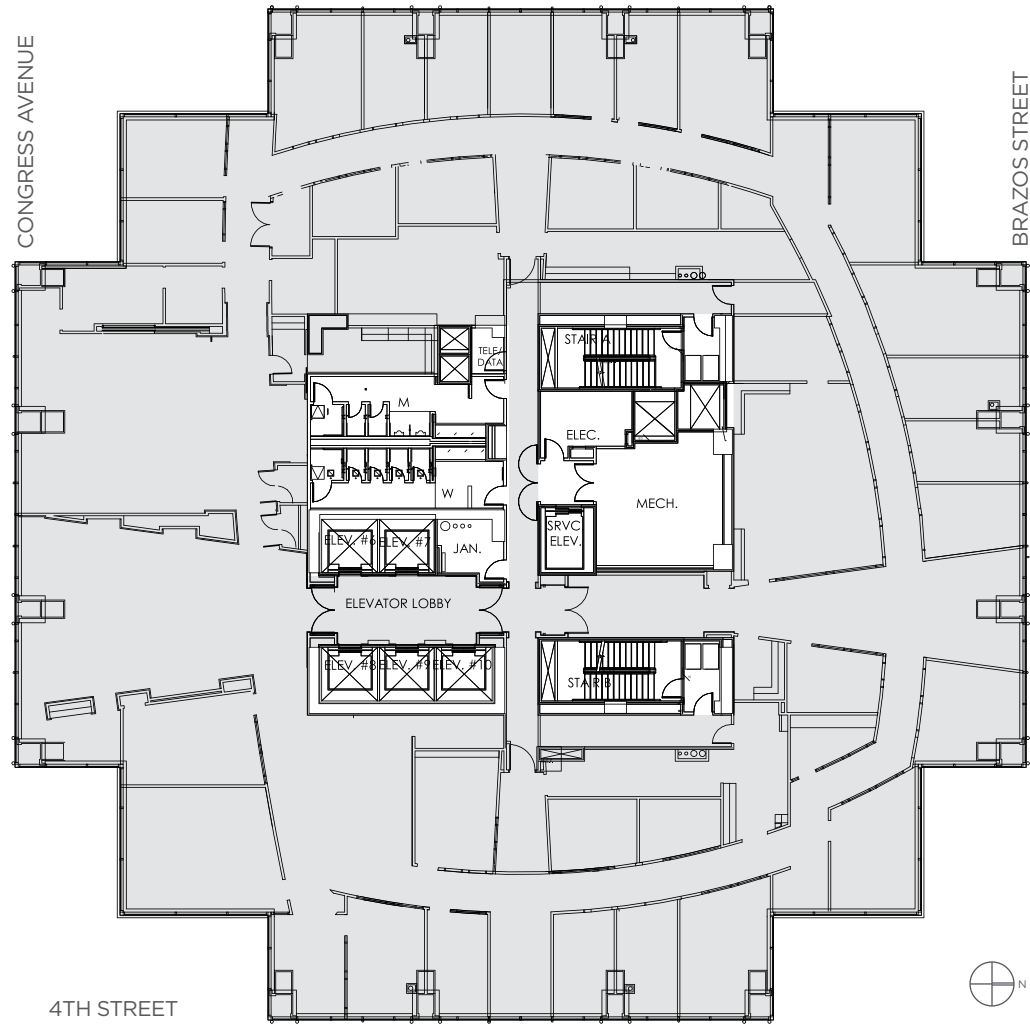
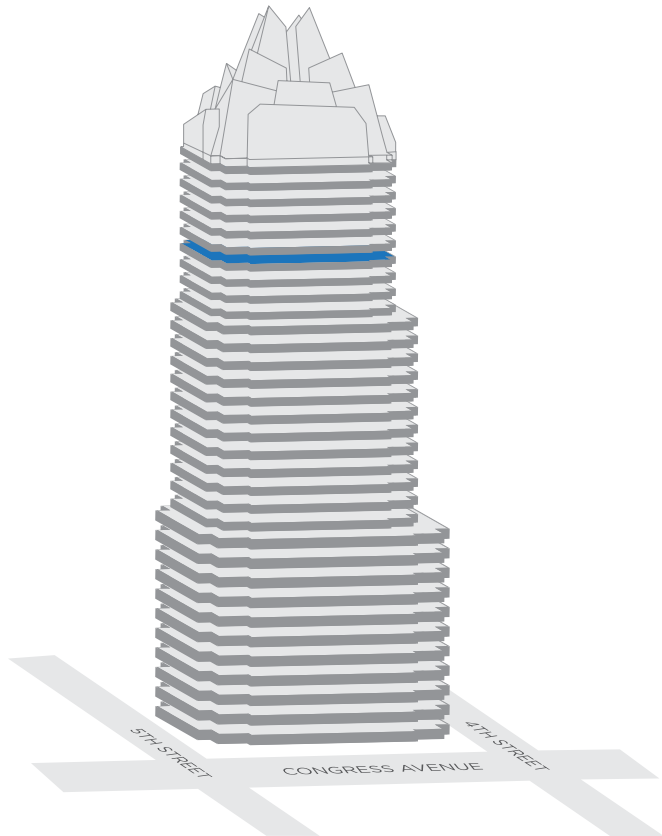
Max Contiguous on 27th & 28th floor is 37,299 RSF (connected via an interior stair)

# FLOOR 28 AVAILABILITY

**SUITE**  
2800

**SF**  
20,354

**AVAILABILITY**  
MARCH 1, 2018



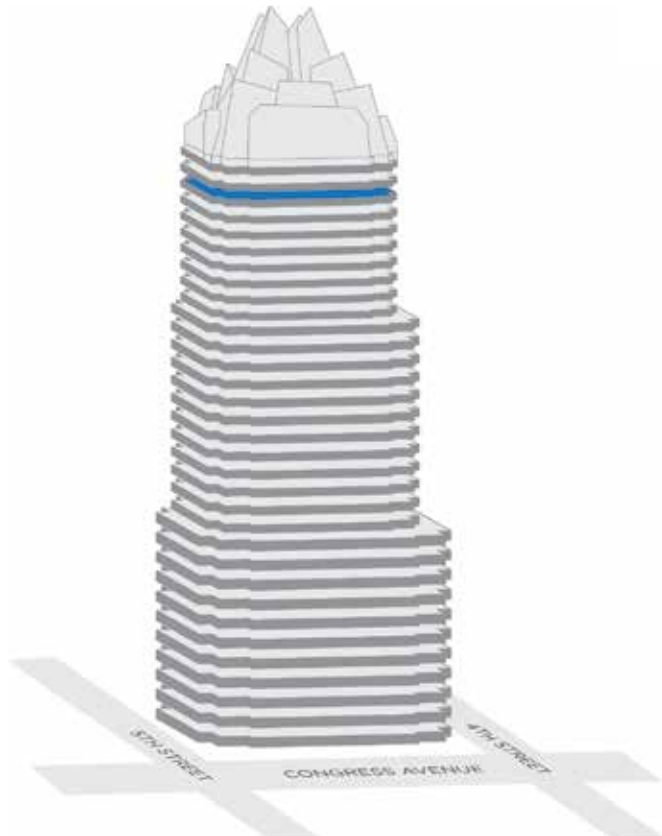
Max Contiguous on 27th & 28th floor is 37,299 RSF  
(connected via an interior stair)

# FLOOR 32 AVAILABILITY

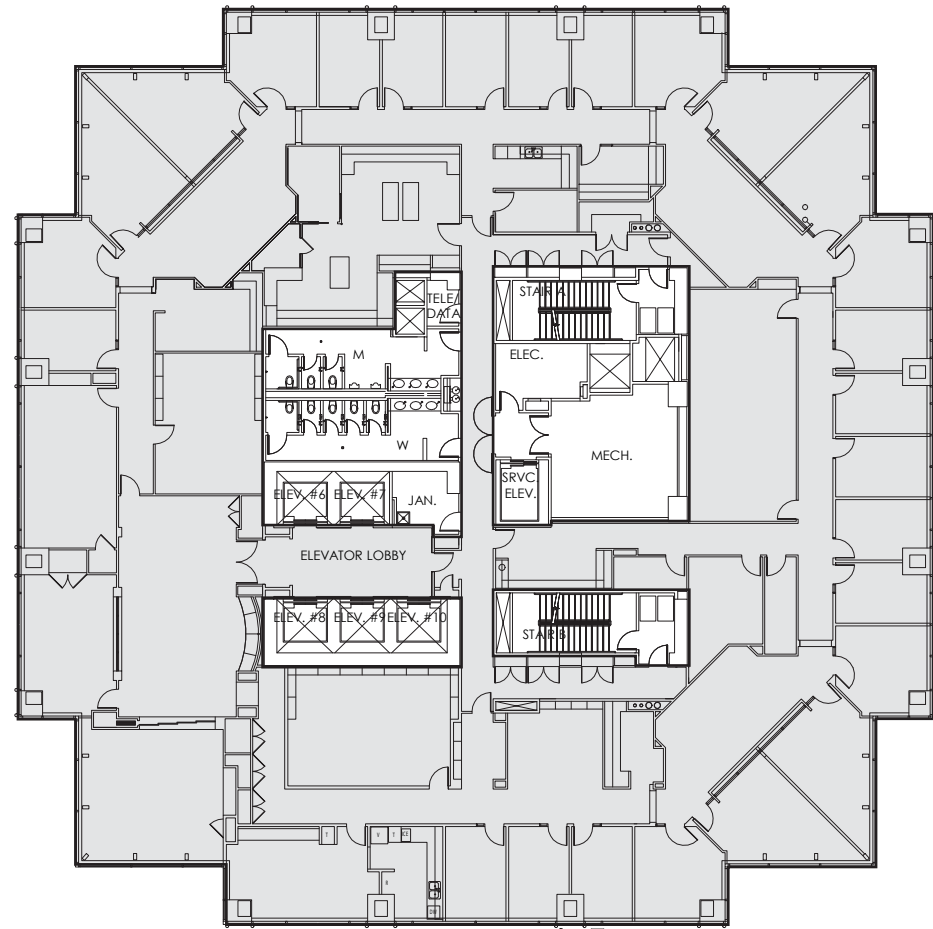
**SUITE**  
3200

**SF**  
17,681  
(FULL FLOOR)

**AVAILABILITY**  
SEPT. 1, 2017



CONGRESS AVENUE



BRAZOS STREET

4TH STREET





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TOWER**

401 CONGRESS

**WWW.FROSTBANKTOWERAUSTIN.COM**

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LIONSTONE INVESTMENTS