



# ONE ELEVEN



**111 CONGRESS AVENUE**  
AUSTIN, TX 78701







# ONE *ELEVEN* AND DONE

One Eleven Congress has it all. The iconic, 30-story “stair step” building sits on one of the most desirable corners in downtown Austin and features world-class amenities, such as 24-hour manned security, a conference center, a full-service bank, and a state-of-the-art fitness center, as well as incredible panoramic views of downtown, the Capitol, Lady Bird Lake, and the Texas Hill Country. The lobby is home to Fareground, Austin’s first high-end food hall featuring six eateries, two bars, and a specialty retail marketplace showcasing goods from local vendors and artisans.



FAREGROUND

# A CULINARY EXPERIENCE WITH COMMUNITY IN MIND

Fareground is a unique indoor-outdoor culinary mecca offering global cuisine by award-winning chefs. The high-end food hall is a one-of-a-kind culinary experience where people can grab and go, sip coffee at the bar, or gather on the outdoor patio and catch live music.

Fareground is inspired by the idea that to make a place everyone wants to go, you have to have something for everyone. We didn't just modernize the plaza and lobby space at One Eleven, we repurposed it by giving it purpose. It's where culinary meets community. Where work meets play. And where you'll meet what's happening next in Austin.



# STEPS FROM *LUNCH TO LAKE*





One Eleven Congress is within walking distance of Austin's best restaurants, hotels, and shopping, and is just steps from the Lady Bird Lake Hike & Bike Trail.







# Ellis

## HAPPY HOUR IS A SIDEWALK AWAY

Ellis is your destination for craft cocktails and small bites and features cocktails including the Staten Island Ferry, with Bacardi rum, coconut, and pineapple, the Ellis Old Fashioned with Still Austin bourbon, aromatic and citrus bitters, brown sugar and more. Situated under the lush canopy of a heritage oak tree, it's the perfect spot to grab your friends and meet for one of our finest hand-crafted cocktails!



## CHECKING ALL THE BOXES

- » Structured parking
- » Conference center for 75+
- » Full-service bank and ATM
- » Fitness center and yoga room
- » Walking distance to Austin's best restaurants, delis, hotels and shopping

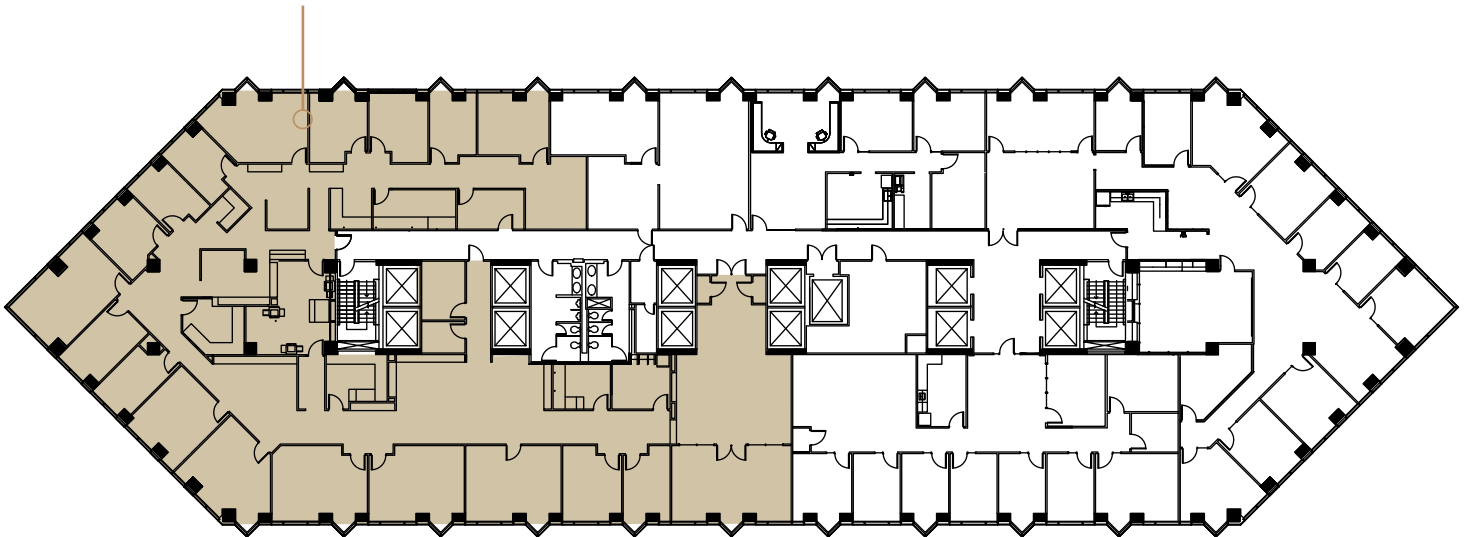
# SUITE 540

Fifth Floor | 11,166 SF

 111 Congress Avenue Austin, TX 78701



SUITE 540



FOR LEASING INFORMATION, PLEASE CONTACT:

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# SUITE 720

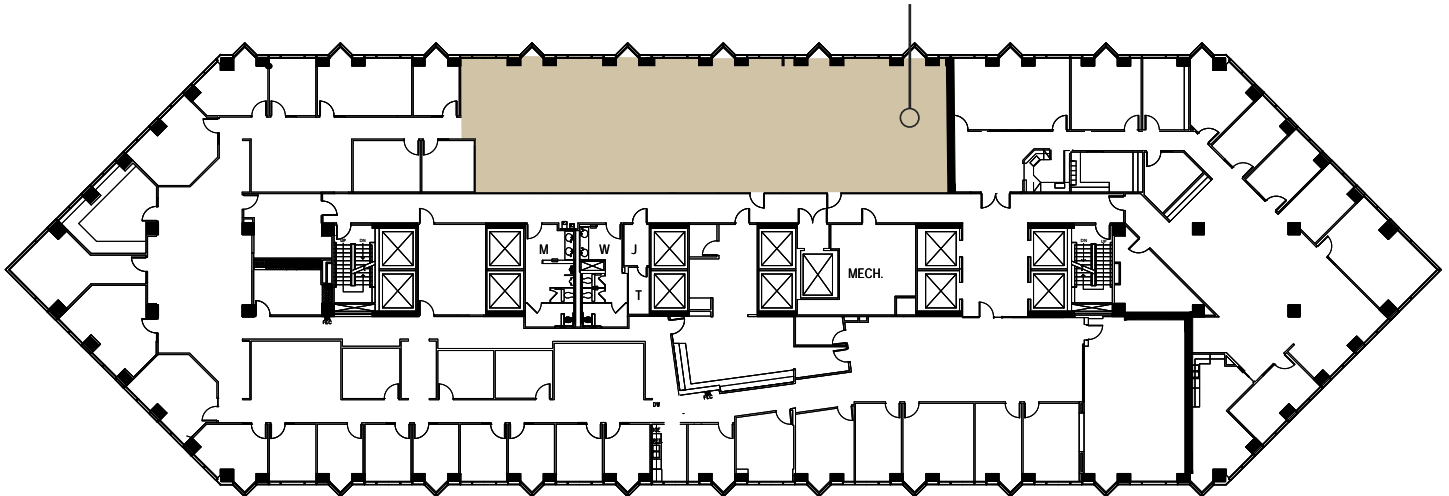
Seventh Floor | 3,500 SF

Hover Camera or  
Click for Virtual Tour



 111 Congress Avenue Austin, TX 78701

SUITE 720



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# EIGHTH FLOOR

Suites 800, 810

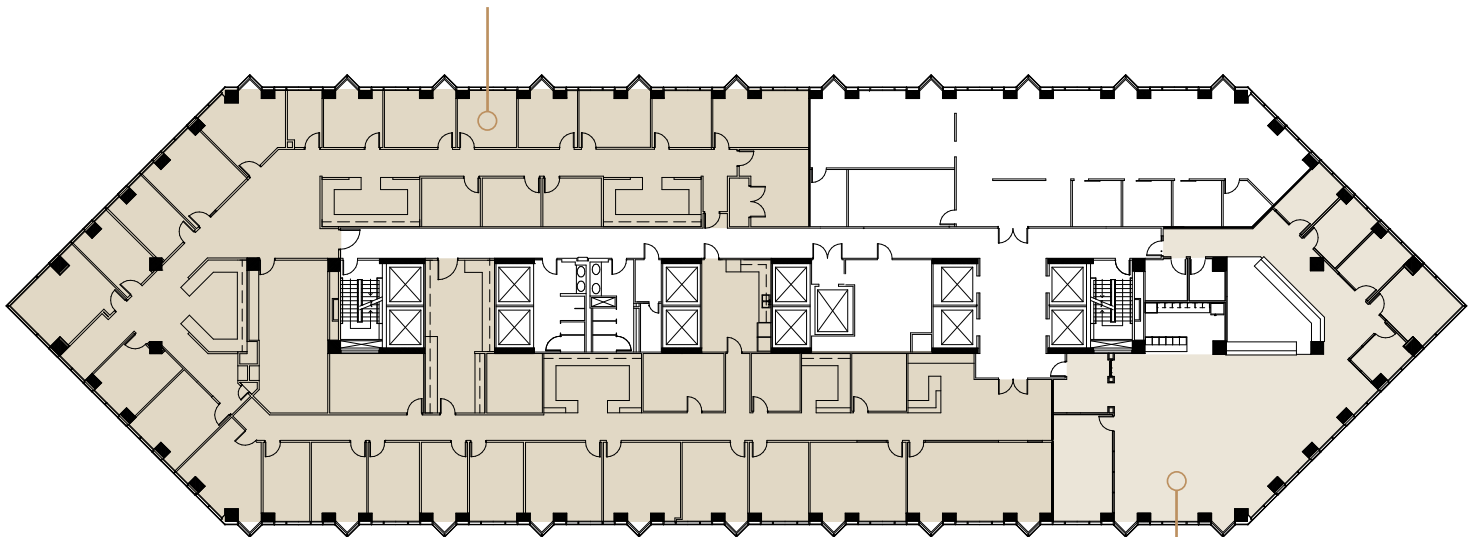


111 Congress Avenue Austin, TX 78701



ONE  
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SUITE 810  
14,828 SF



\* Contiguous to 19,291 SF

SUITE 800  
4,463 SF  
(available 1.1.24)

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# TENTH FLOOR

Suites 1000, 1050, 1070



111 Congress Avenue Austin, TX 78701



ONE  
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SUITE 1000  
7,013 SF

SUITE 1050  
883 SF  
(available now)



SUITE 1070  
4,797 SF  
(available 2.1.24)

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# SUITE 1125

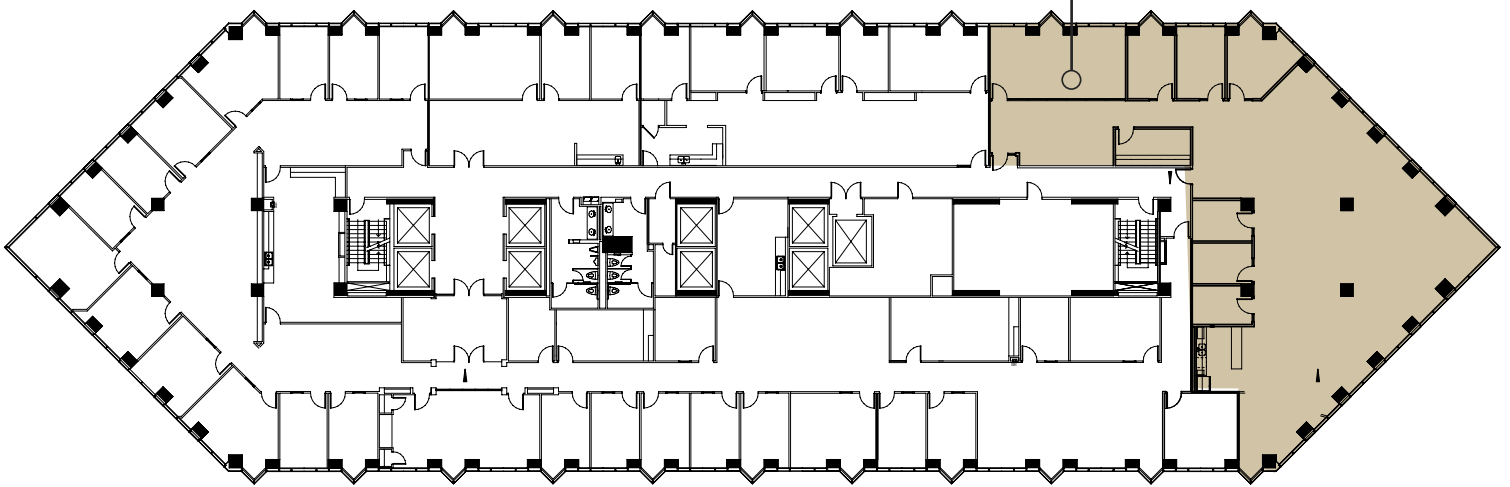
Eleventh Floor | 5,551 SF

Hover Camera or  
Click for Virtual Tour

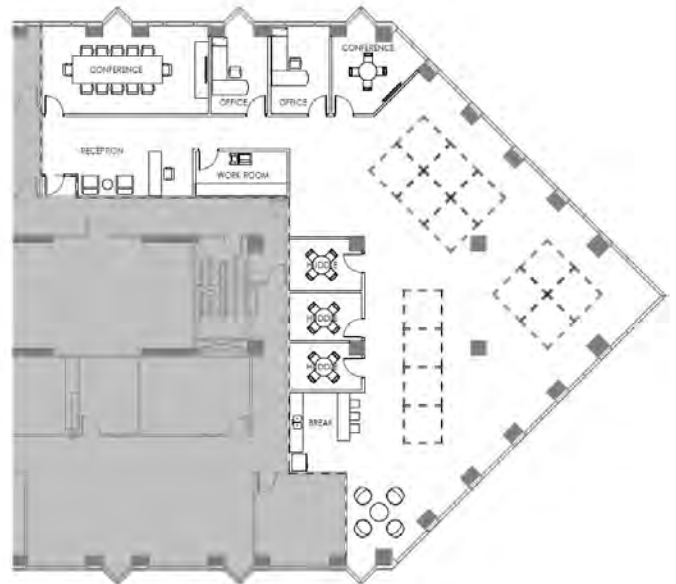


 111 Congress Avenue Austin, TX 78701

SUITE 1125



*SPEC SUITE RENOVATIONS COMPLETE*



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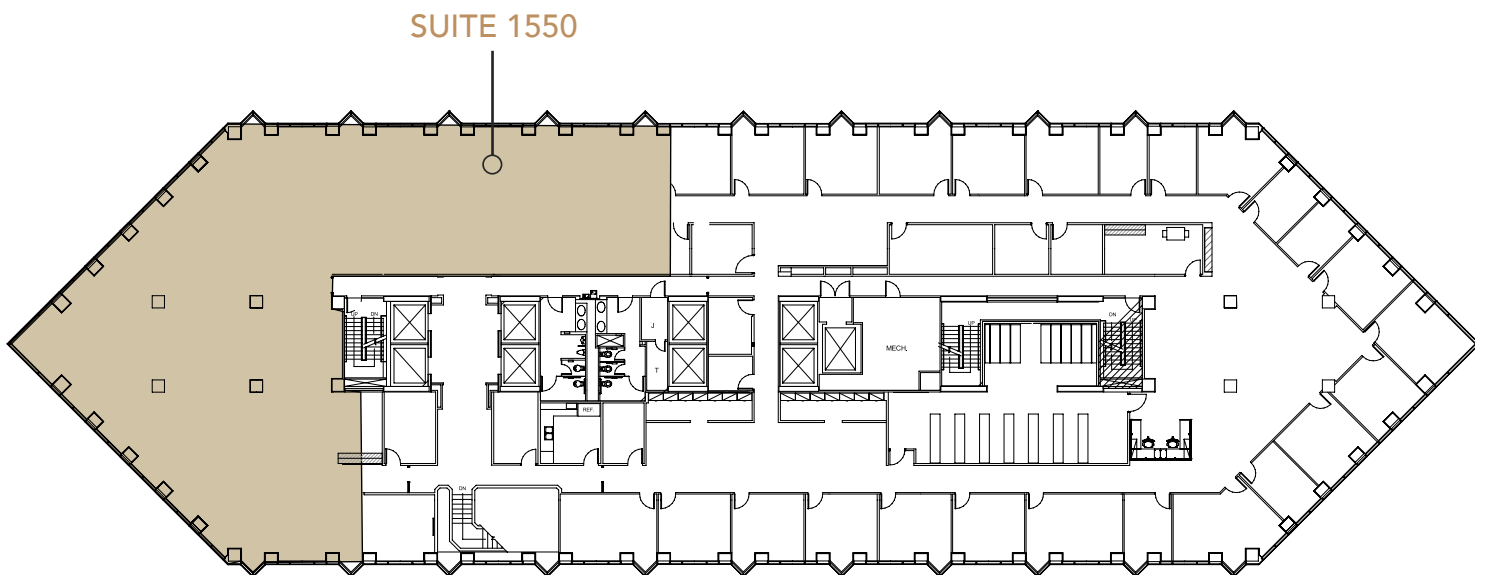


# SUITE 1550

Fifteenth Floor | 7,383 SF



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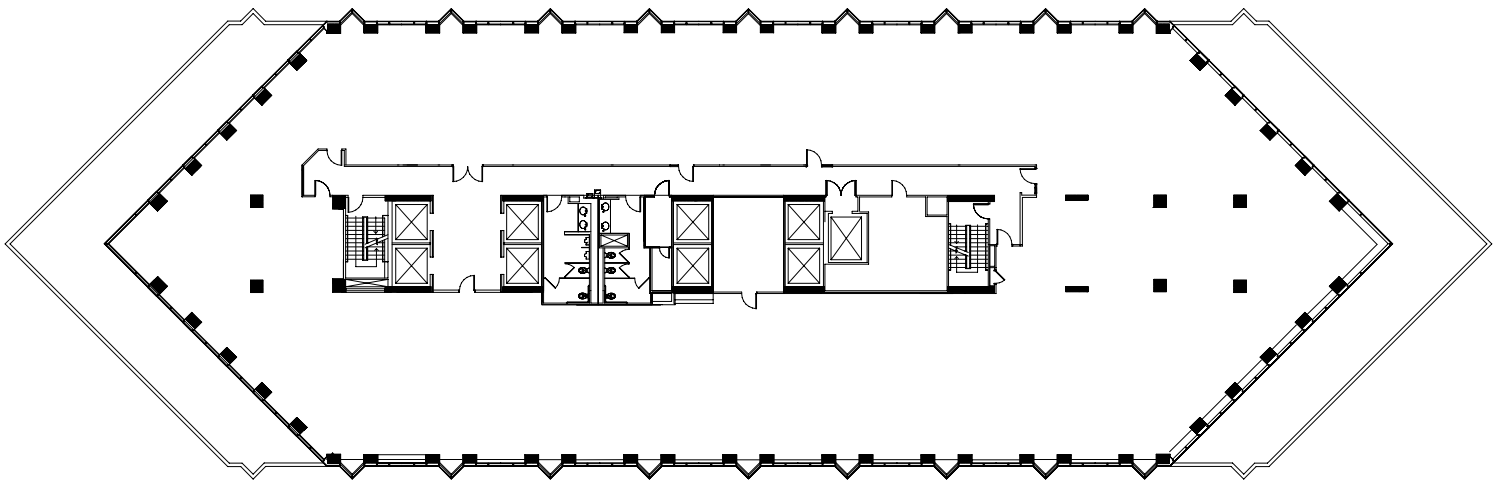


# SIXTEENTH FLOOR

19,317 SF

111 Congress Avenue Austin, TX 78701

Hover Camera or  
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## 16TH FLOOR TERRACE POSSIBILITIES



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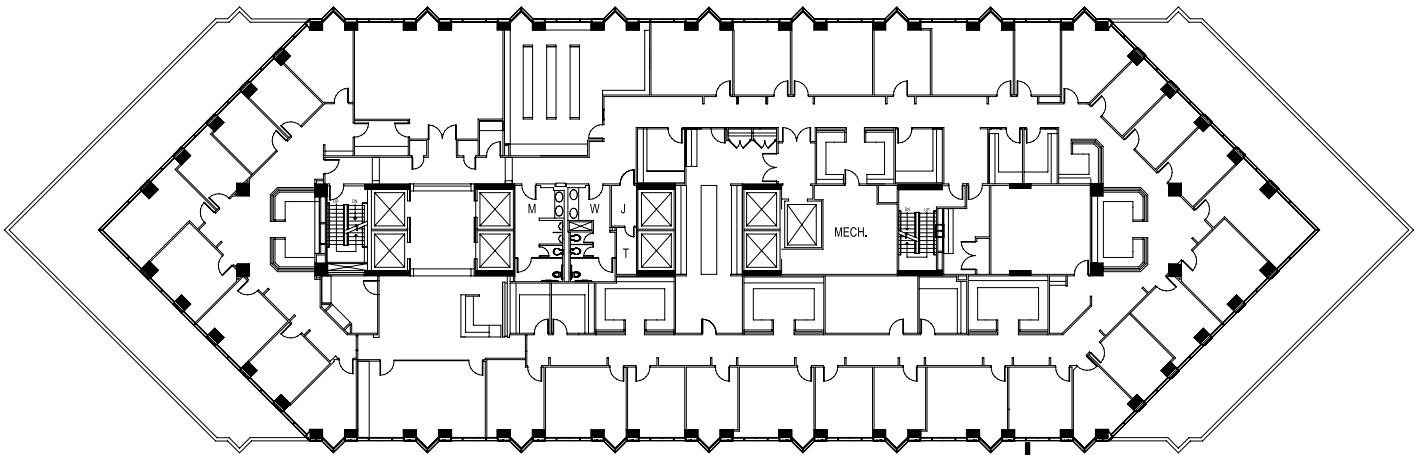
# SEVENTEENTH FLOOR

19,427 SF

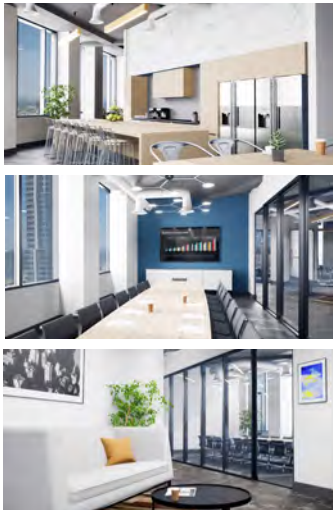
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 111 Congress Avenue Austin, TX 78701



## 17TH FLOOR TEST FIT



CONGRESS AVENUE

CEASAR CHAVEZ STREET

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# SUITE 2230

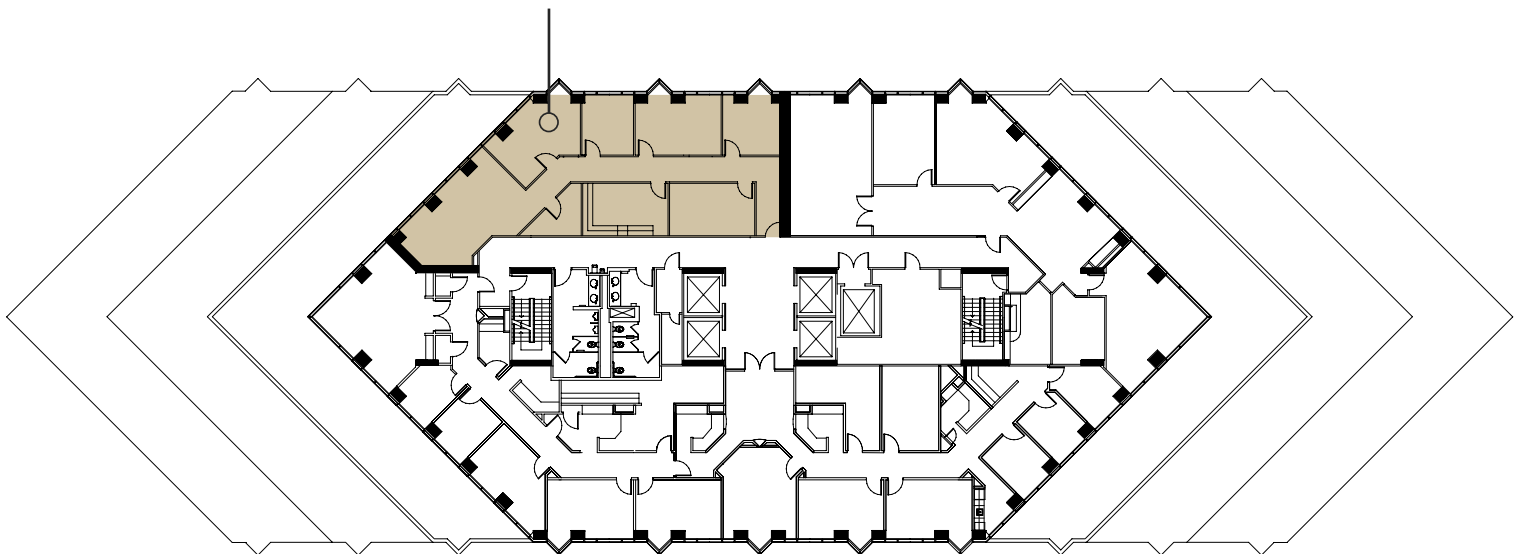
Twenty-Second Floor | 2,151 SF

Hover Camera or  
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 111 Congress Avenue Austin, TX 78701

SUITE 2230



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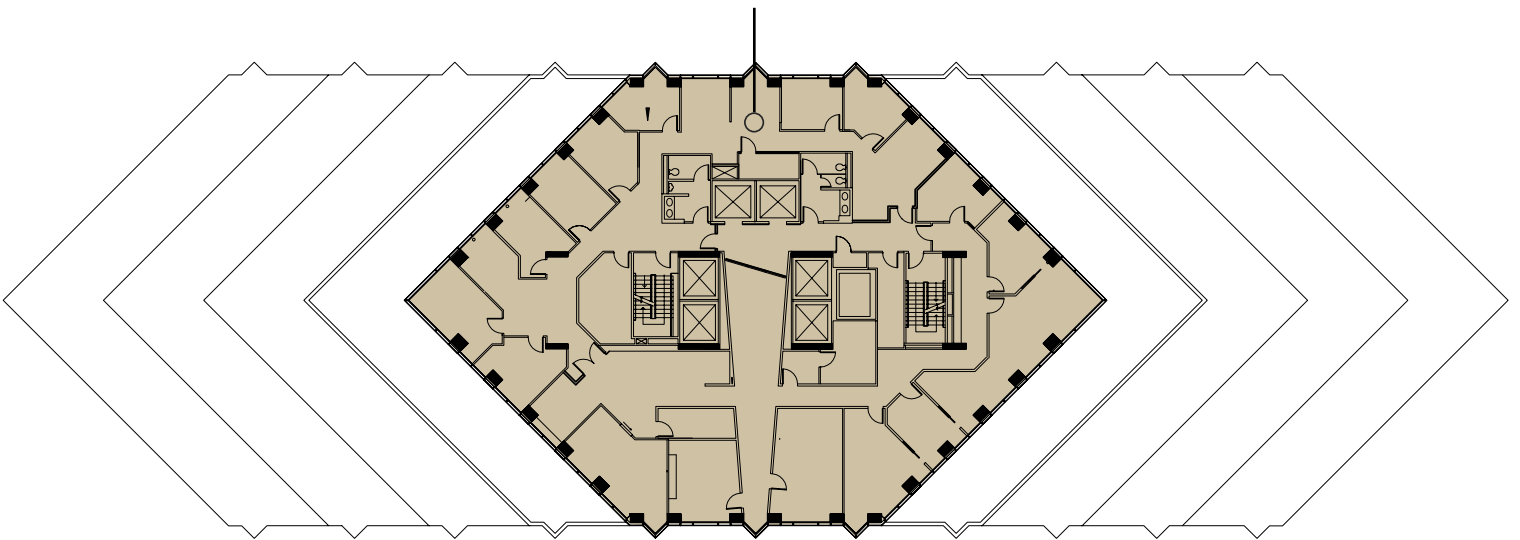
# TWENTY-SIXTH FLOOR

Twenty-Sixth Floor | 7,765 SF



 111 Congress Avenue Austin, TX 78701

SUITE 2600  
7,765 SF  
(available 1.1.24)



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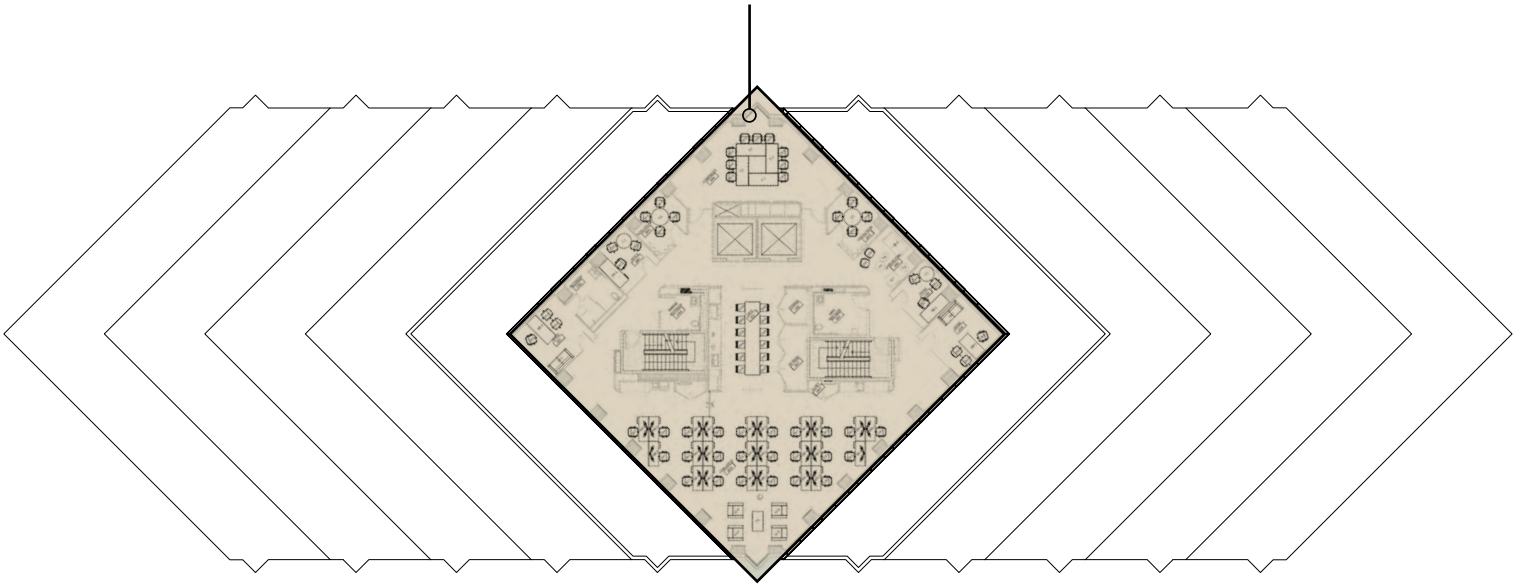
# TWENTY-NINTH FLOOR

Twenty-Ninth | 4,789 SF

 111 Congress Avenue Austin, TX 78701



SUITE 2900  
4,789 SF  
(available 10.1.23)



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# AMENITIES MAP

Everything Within Walking Distance

## Dining

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  
Juiceland

Lonesome Dove  
Jo's Coffee  
Mama Fu's  
Manuel's  
Modern Market  
Parkside  
Perry's Steakhouse  
RA Sushi Bar  
Red Ash  
Royal Blue Grocery  
Second Bar + Kitchen  
Slake Cafe  
Starbucks  
Taco Shack  
Thistle  
Truluck's

## Stay

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

## Shop

Austin Rocks  
Bonobos  
CVS Pharmacy  
Eliza Page  
Francesca's  
Hemline Austin  
Jos. A. Bank  
Luxe Apothetique  
Mercury Design Studio  
Milk + Honey Spa  
Patagonia  
UAL Clothing Store  
W Austin Away Spa  
Wild About Music

## See & Do

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  
SoulCycle  
Spin  
The Contemporary Austin  
Violet Crown Cinema



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