

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

Platinum 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

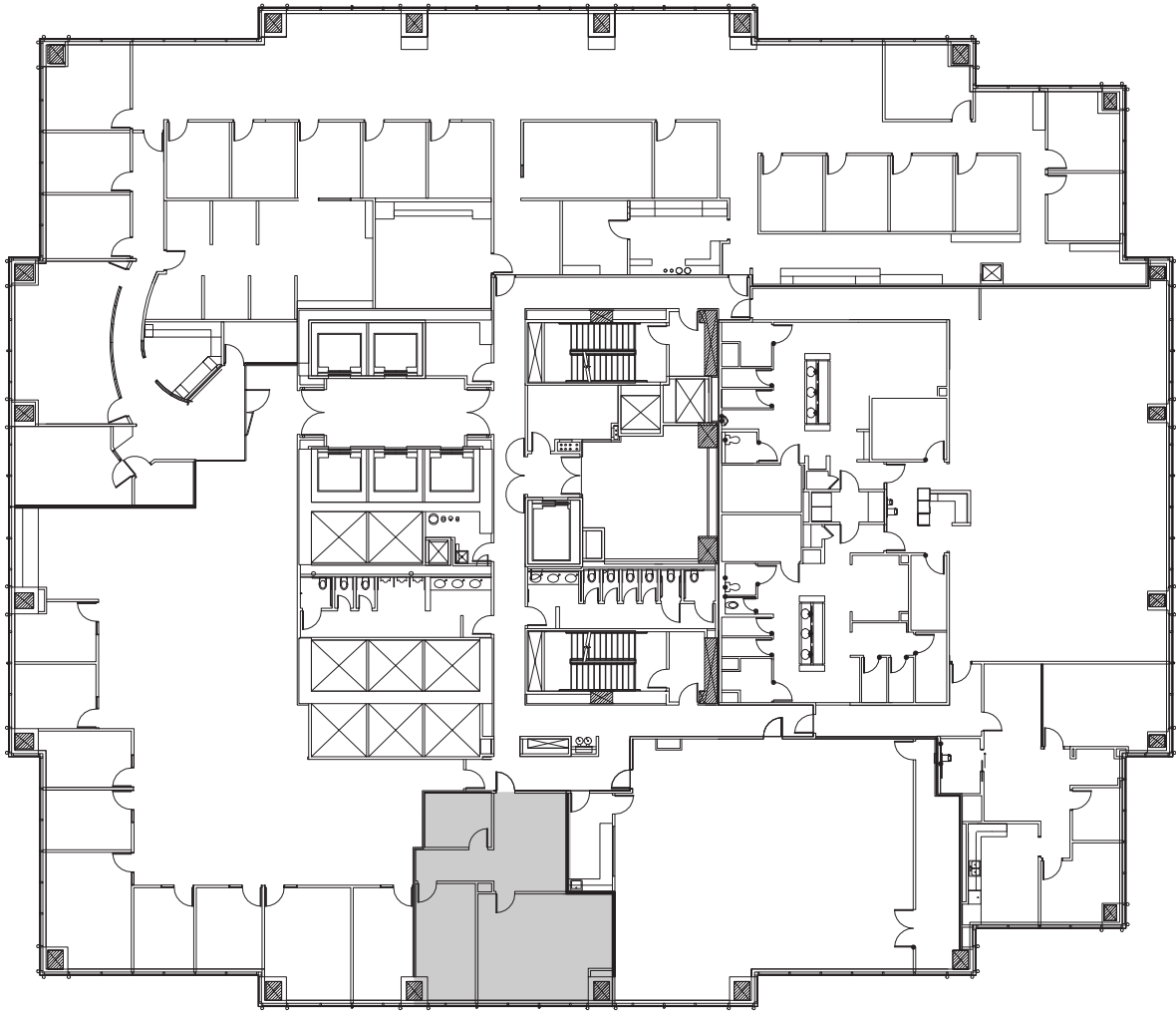
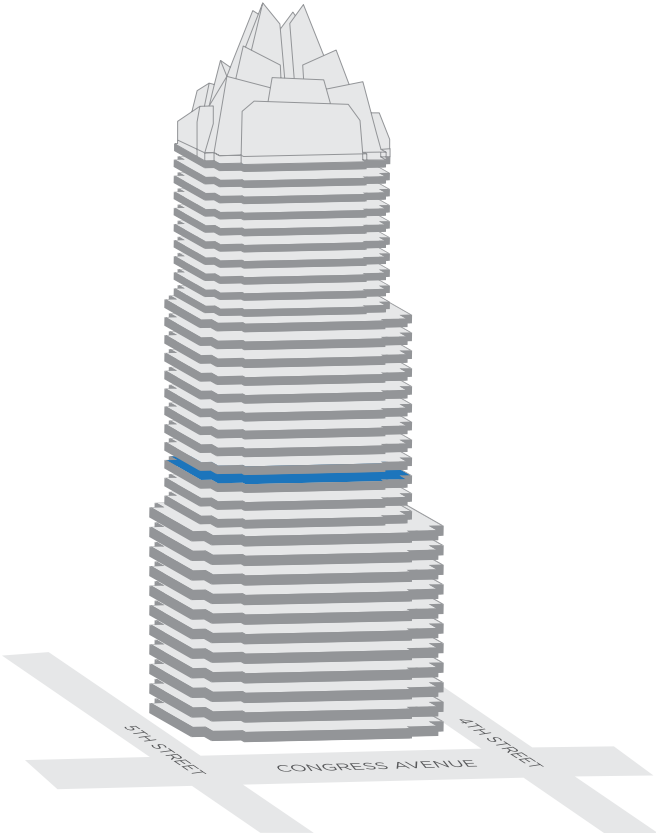
CONVENIENCE

RESTAURANTS
& BARS



FLOOR 11 AVAILABILITY

SUITE 1170
SF 1,133
AVAILABILITY APRIL 1, 2019

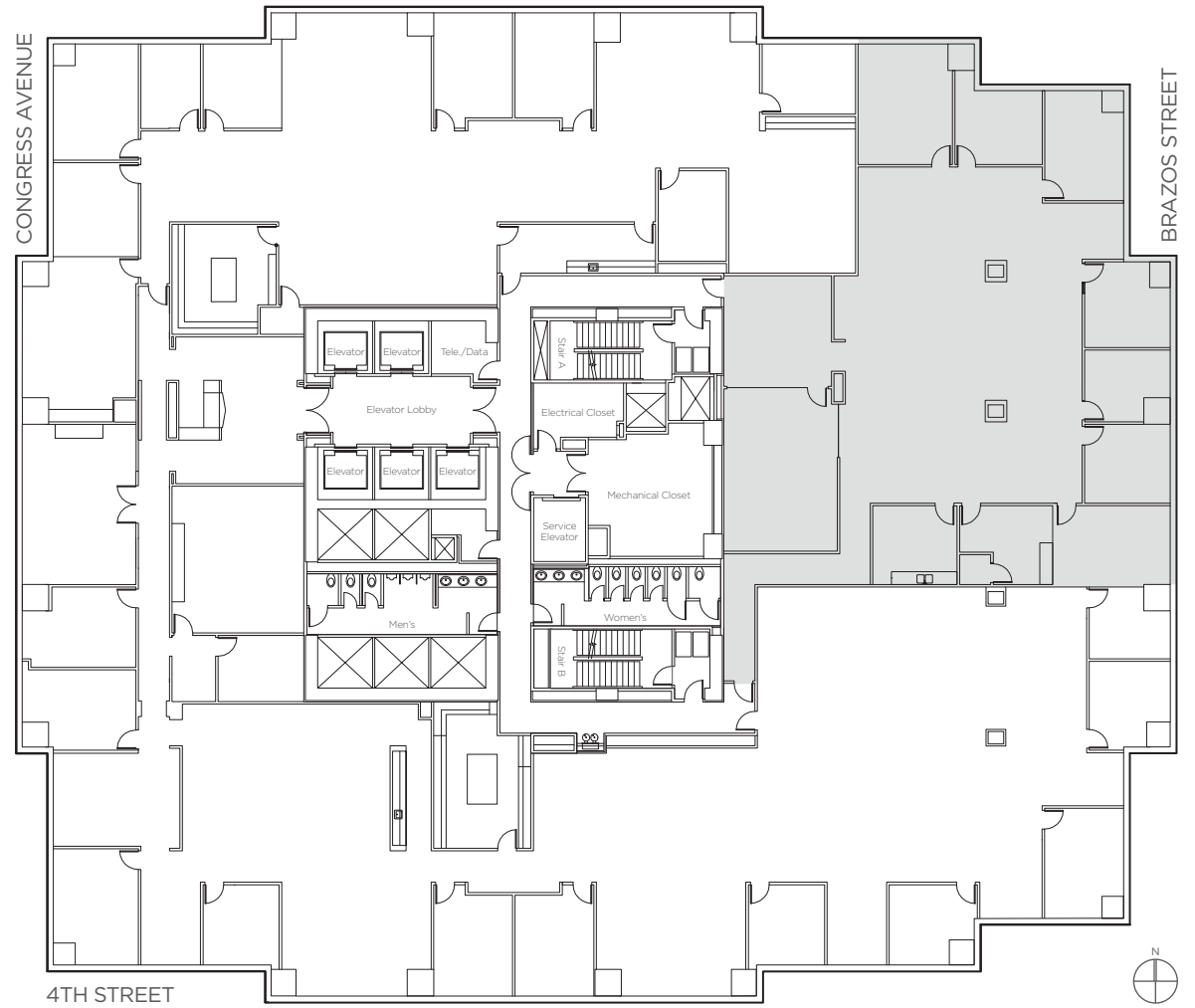
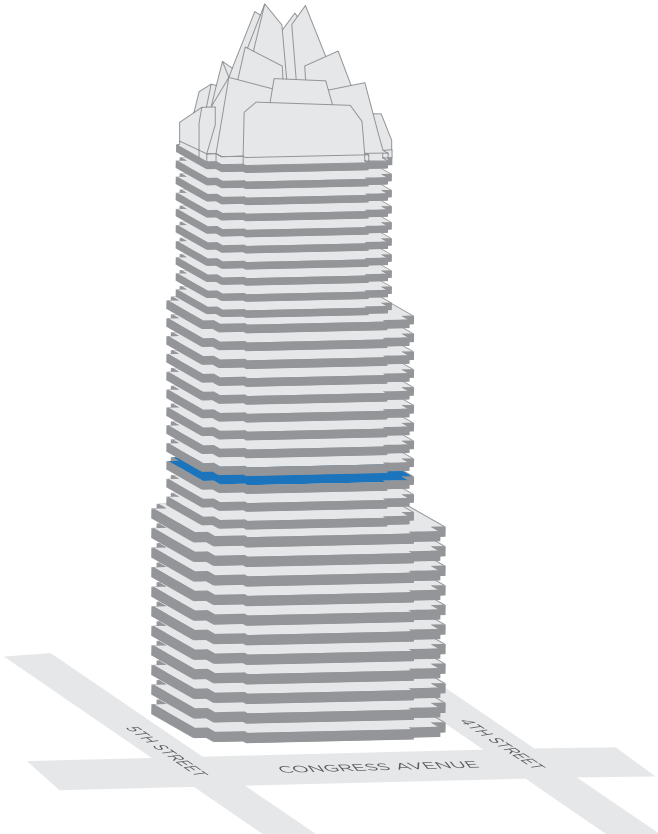


FLOOR 14 AVAILABILITY

SUITE
1450

SF
6,191

AVAILABILITY
IMMEDIATE

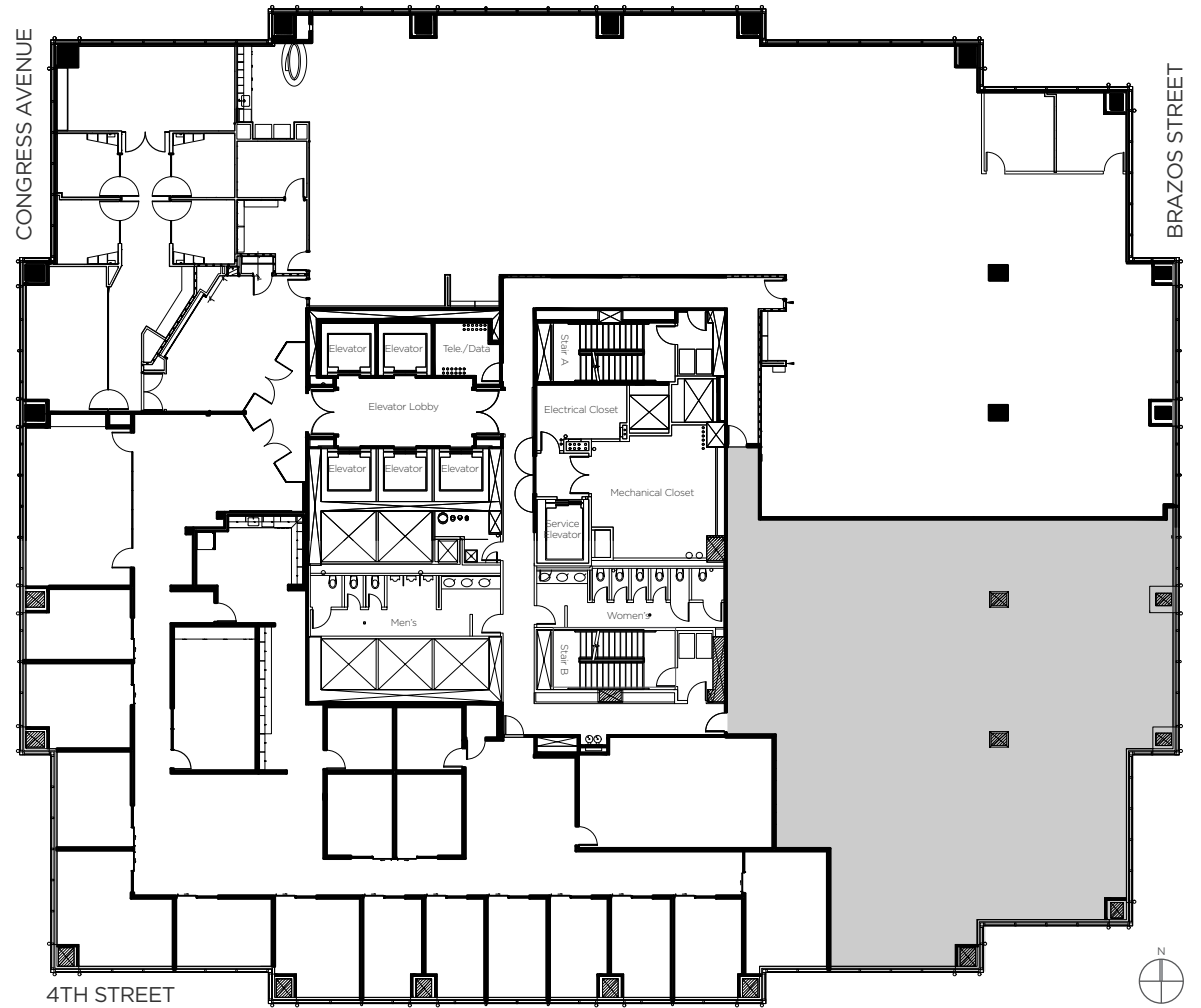
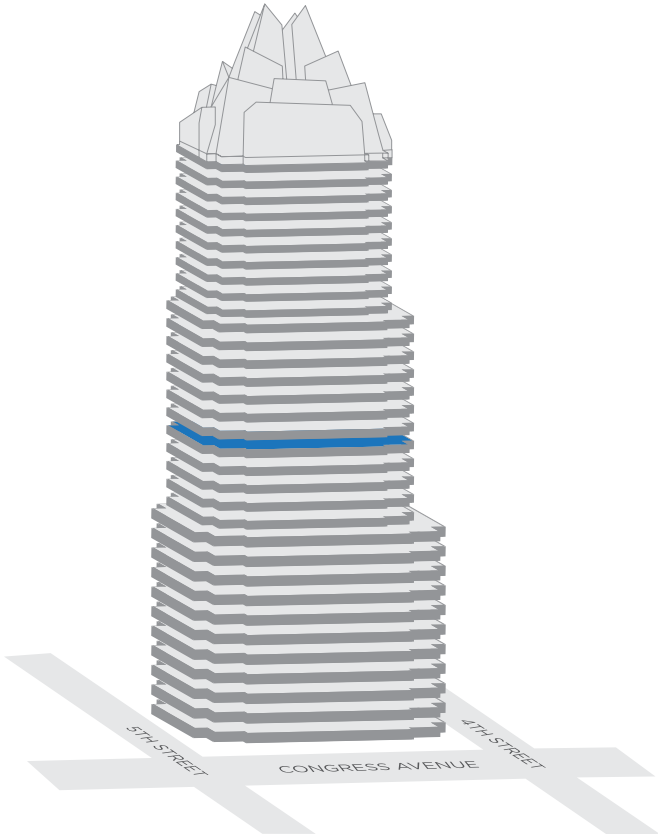


FLOOR 16 AVAILABILITY

SUITE
1675

SF
5,483

AVAILABILITY
IMMEDIATE

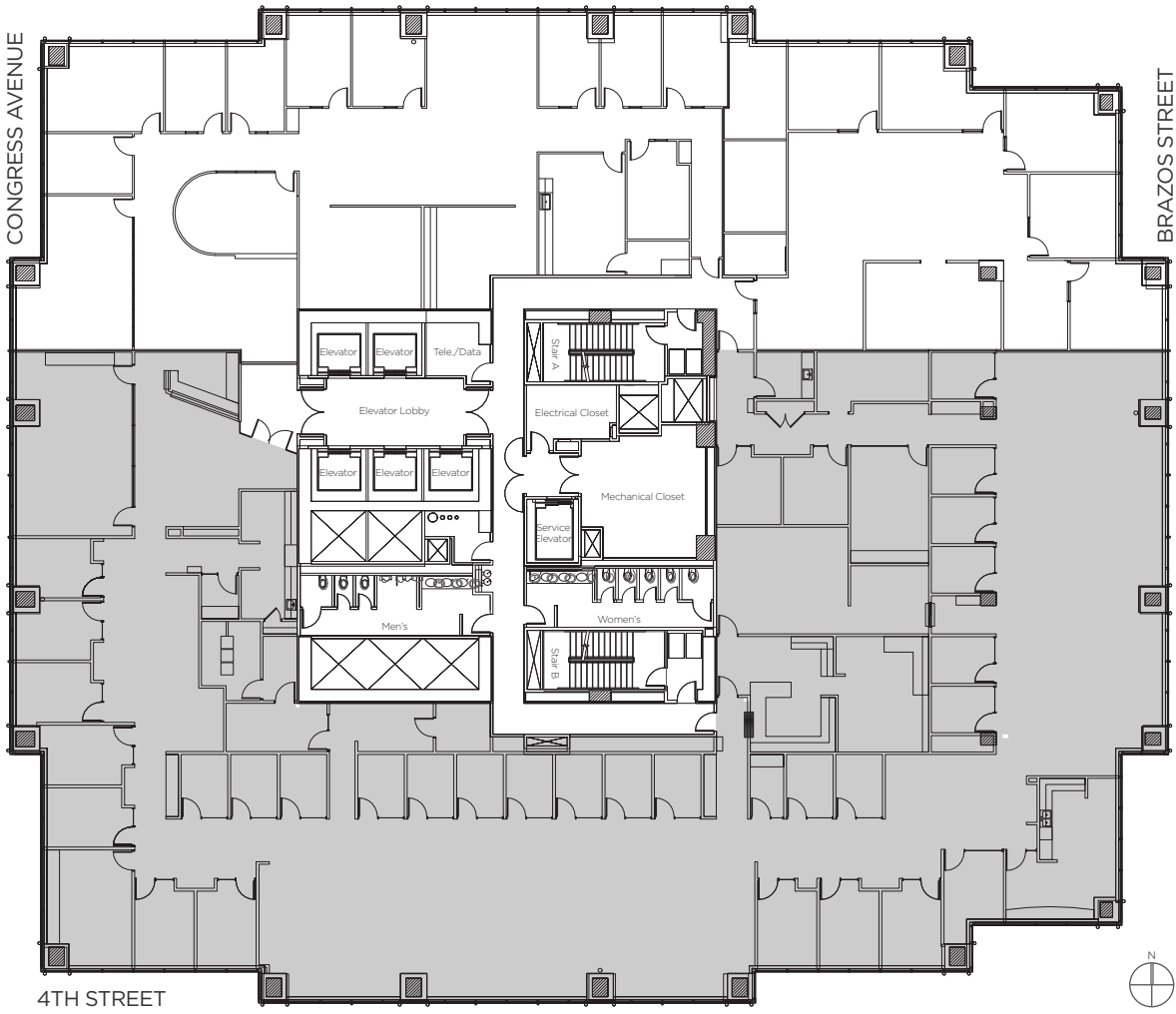
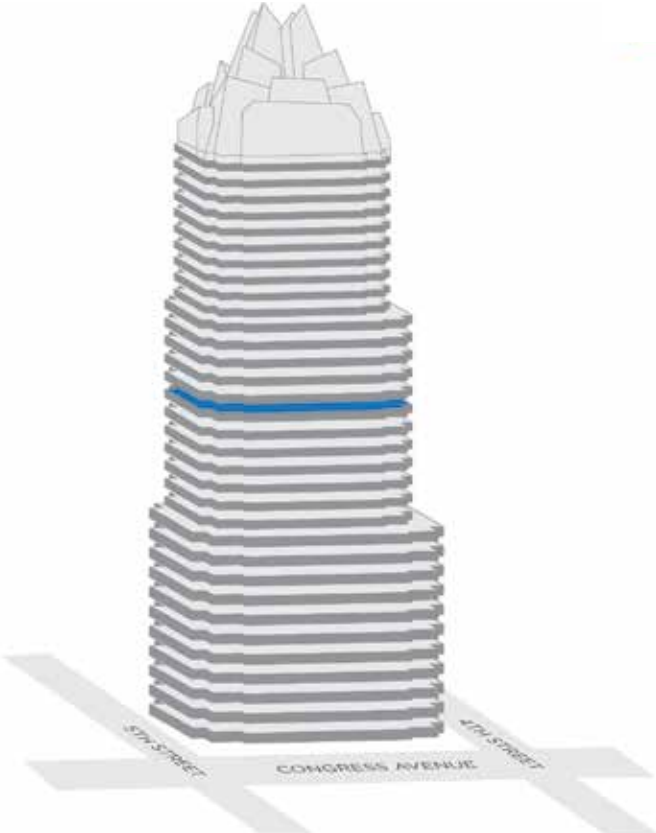


FLOOR 18 AVAILABILITY

SUITE
1800

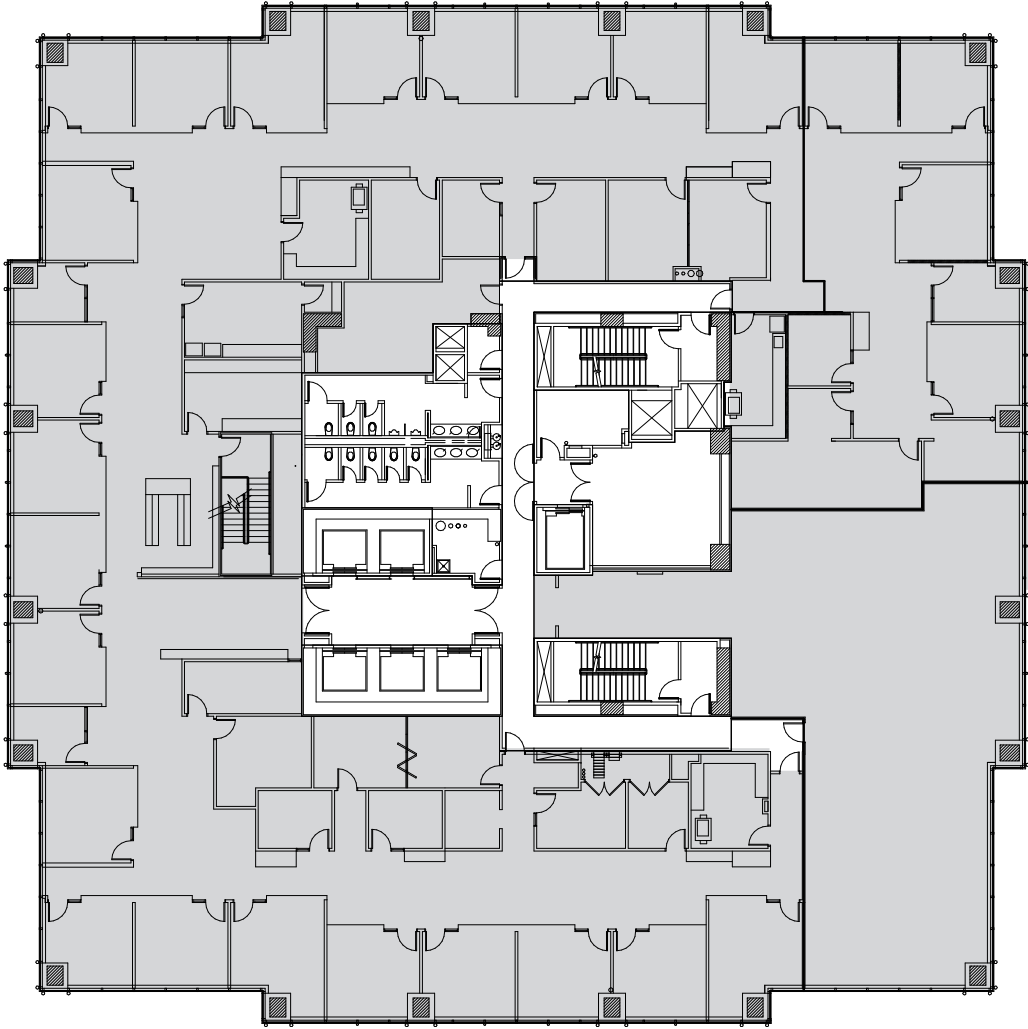
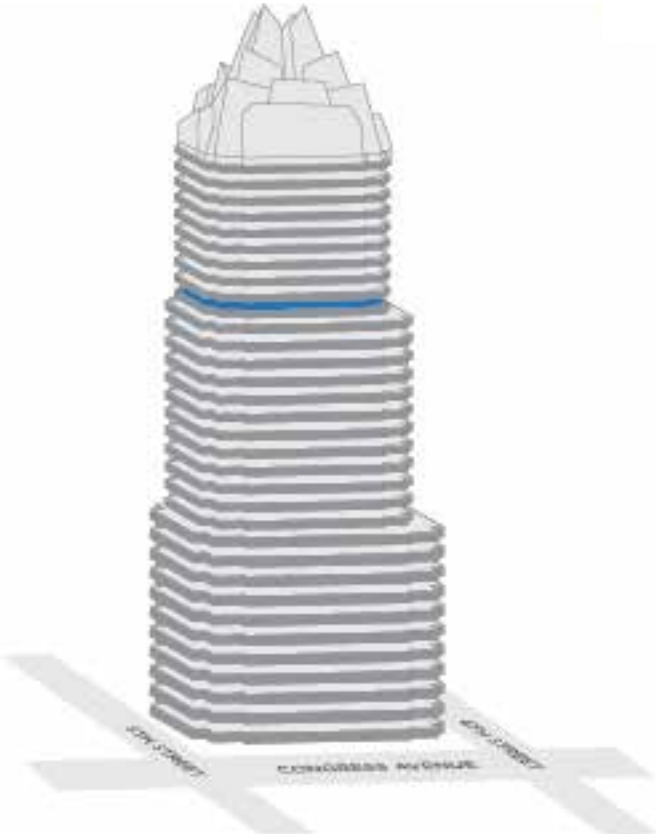
SF
16,993

AVAILABILITY
APR 1, 2019



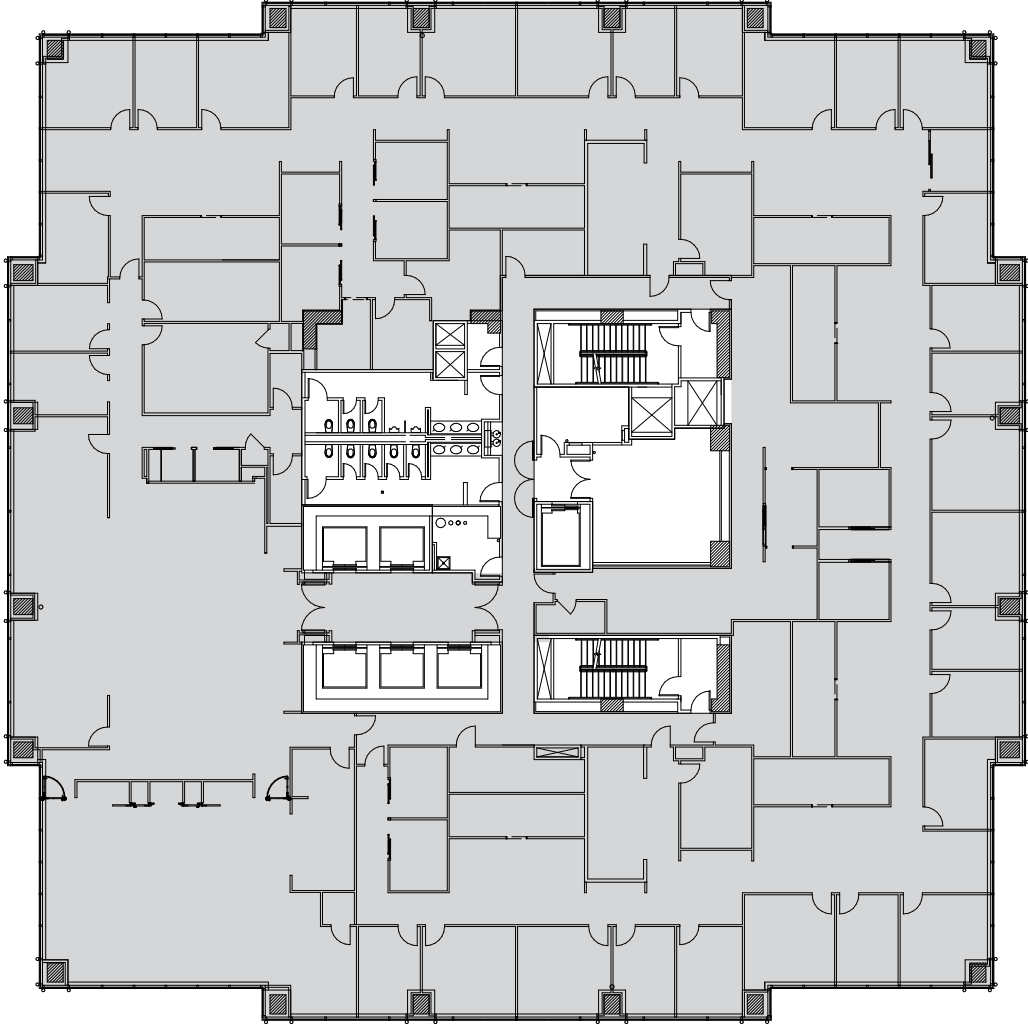
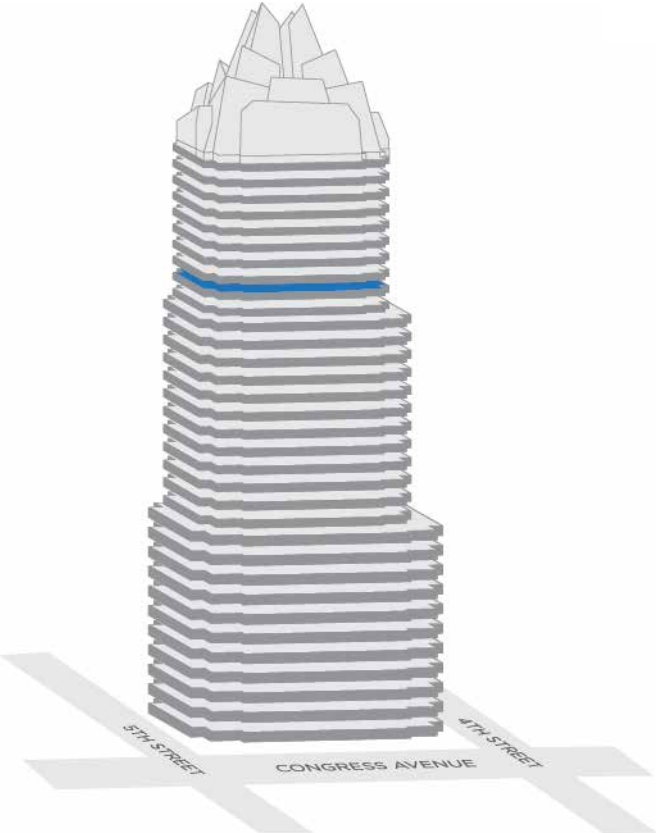
FLOOR 24 AVAILABILITY

SUITE 2400
SF 23,824
AVAILABILITY JAN 1, 2021



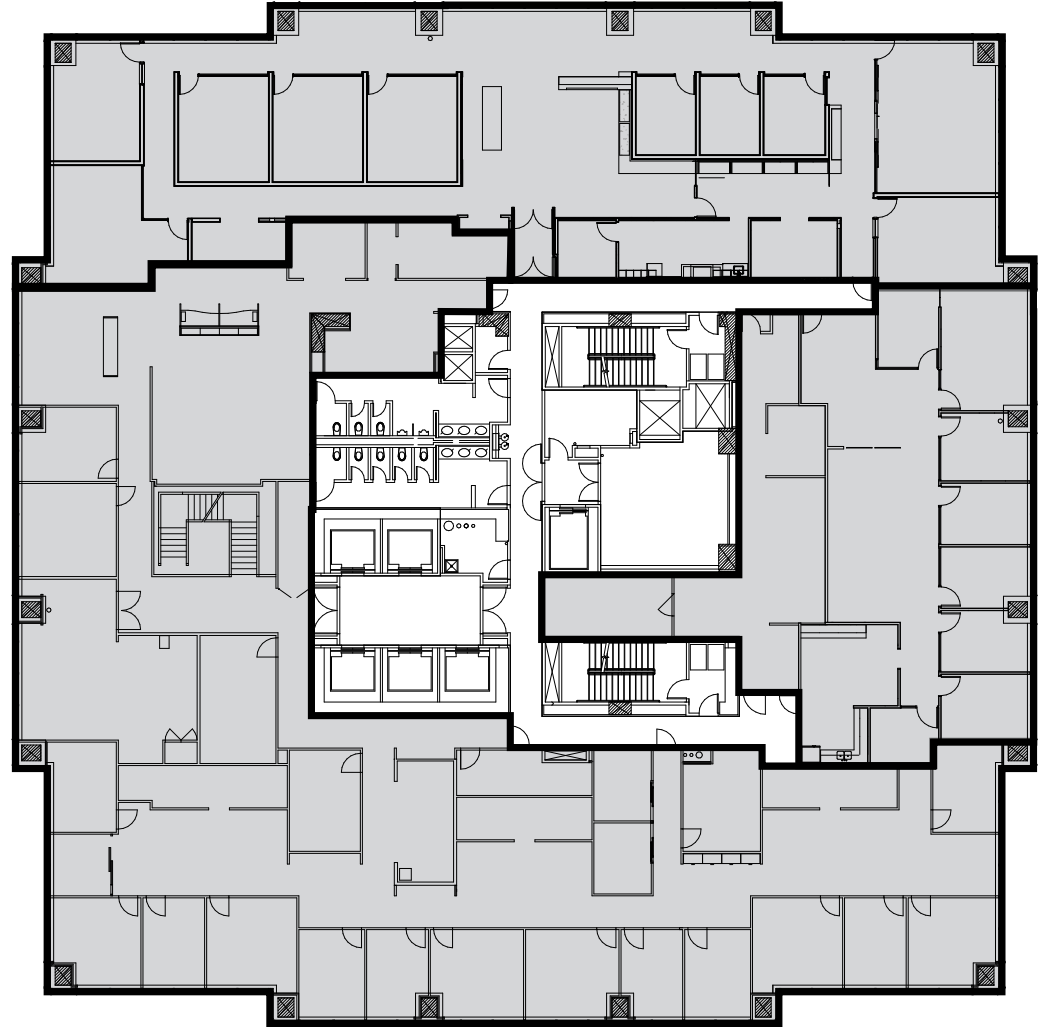
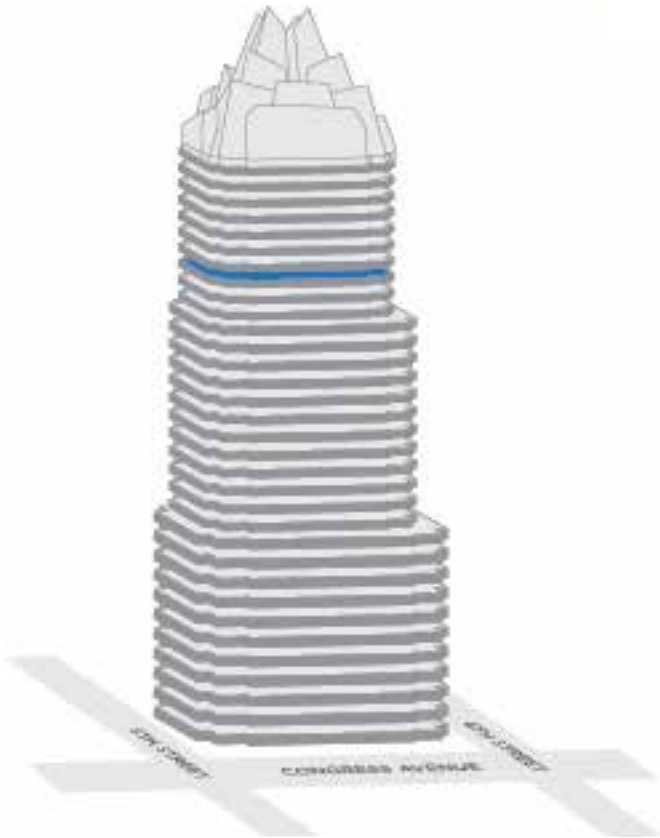
FLOOR 25 AVAILABILITY

SUITE 2500
SF 23,382
AVAILABILITY APR 1, 2021



FLOOR 26 AVAILABILITY

SUITE	SF	AVAILABILITY
2600	13,933	APR 1, 2021
2650	6,926	MAR 1, 2022
2660	2,595	JUNE 1, 2020

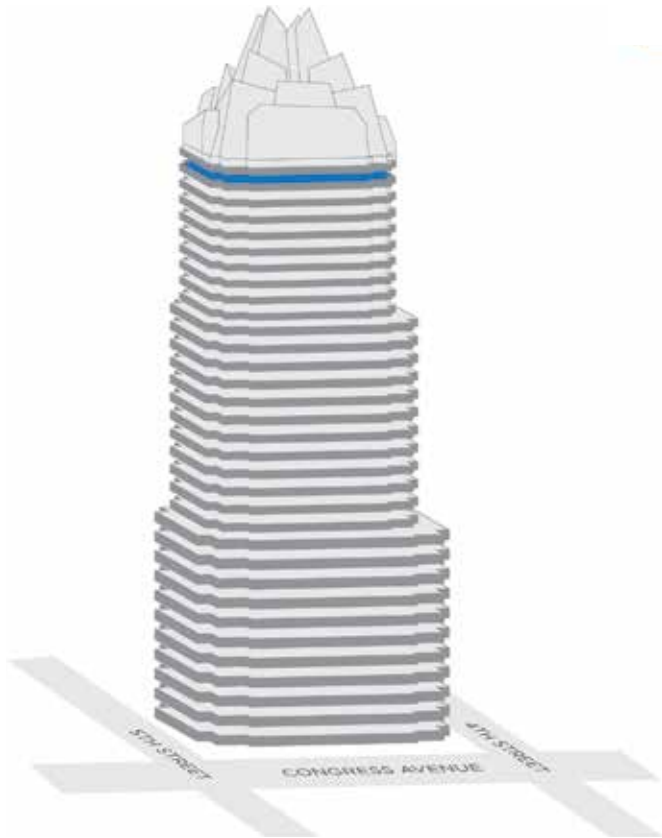


FLOOR 33 AVAILABILITY

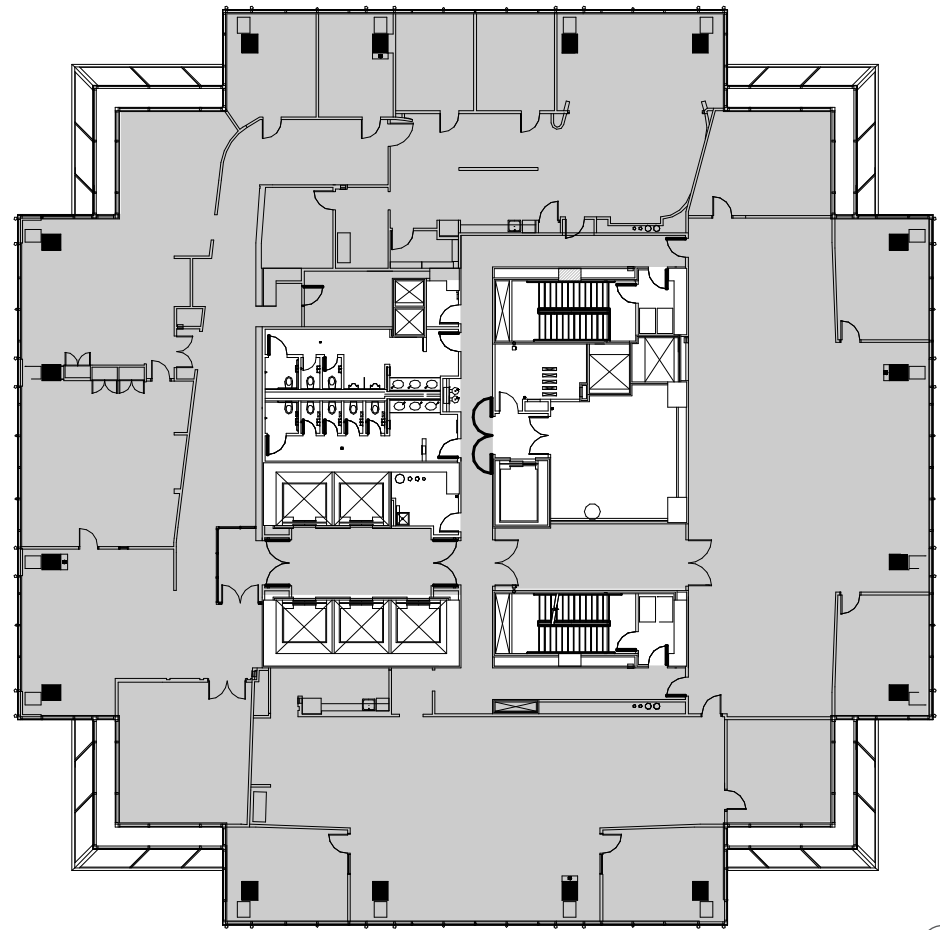
SUITE
3300

SF
16,765

AVAILABILITY
APR 1, 2019



CONGRESS AVENUE



BRAZOS STREET

4TH STREET



**FROST BANK
TOWER**

401 CONGRESS

WWW.FROSTBANKTOWERAUSTIN.COM

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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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Designated Broker of Firm	License No.	Email	Phone
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Anne Perry Swift	549107	ASwift@Endeavor-Re.com	512-682-5564
Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date