

Fairmont

AUSTIN



AUSTIN'S NEW STANDARD IN LUXURY

Fairmont Austin is a landmark hotel situated in the heart of the vibrant downtown area in close proximity to the city's top attractions. The 37-story luxury property, composed of 1,048 richly-appointed guest rooms and suites, also features an exclusive Fairmont Gold "hotel within a hotel." Recognized by the *Condé Nast Traveler* Readers' Choice Awards as a top hotel in Texas, this *Forbes Travel Guide* rated hotel offers an unrivaled level of service along with unparalleled views of Lady Bird Lake and the city skyline.

GUEST ROOMS, SUITES & FAIRMONT GOLD

- 1,048 thoughtfully-appointed rooms, including 60 suites
- Stunning views of Lady Bird Lake, the State Capitol or Austin cityscape
- Elegant décor with the latest conveniences, technology and high-speed internet access
- Fairmont Gold Guests receive private check-in and exclusive concierge services on four private floors with 97 luxurious rooms
- Fairmont Gold Lounge featuring creative food and beverage presentations in a private setting

PARKING

- Parking is located onsite with 545 garaged parking spots (valet and self-parking available)
- Tesla chargers available upon request

GUEST SERVICES

- Business Center
- Concierge
- Valet
- Pet-friendly
- Retail Shop
- Accessibility
- Bell Staff
- House Car

SPA & FITNESS CENTER

- Unpack and unwind at the award-winning Fairmont Spa Austin, a luxury downtown retreat dedicated to providing high quality, personalized spa and wellness treatments
- Relaxation spaces include serene solariums overlooking Austin's skyline, mineral soaking pools, eucalyptus steam rooms, dry heat saunas and cold plunges.
- Expansive 2,800 square foot fitness center features state-of-the-art equipment and floor-to-ceiling views of Austin's expanding skyline

EXCEPTIONAL DINING EXPERIENCES

- Garrison - Modern American dining dedicated to post oak live fire cooking, seasonal ingredients and seamless service
- Good Things - Artisanal café featuring freshly-made pastries, gourmet sandwiches and retail items
- Fulton - An all-day gathering place from sunrise to sunset, offering breakfast, lunch, dinner and local live music nightly
- Rules & Regs - The ideal rooftop to enjoy skyline views, signature cocktails and shareable Latin-American inspired bites

SECURITY

- 24-hour onsite security team
- Secured private entrance

RECREATION

- Revered as the “Live Music Capital of the World,” Austin is home to 250+ live music venues
- Consistently heralded as a top culinary destination
- Distinct shopping destinations, from upscale to eclectic, within walking distance
- Adjacent to Waterloo Greenway Conservancy, a 1.5 mile urban ecosystem being designed and built to bring the Austin community together
- Walking distance to historic Rainey Street, 6th Street and Red River Music District

LOCATION

- 9 miles from Austin Bergstrom International Airport
- Set in the Central Business District alongside Palm Park and Waller Creek
- Walking distance to restaurants, shops, galleries and live entertainment

ACCOLADES

- Condé Nast Traveler: Best Hotels in Austin
- Forbes Travel Guide: Four-Star Award Winner
- Travel + Leisure: Top Austin Hotels
- Time Out: Best Downtown Austin Hotels
- Forbes Travel Guide: Four-Star Award - Garrison
- Forbes Travel Guide: Four-Star Award - Fairmont Spa Austin
- AAA Four Diamond Restaurant Award Winner: Garrison
- Wine Spectator Award of Excellence: Garrison
- ELLE: Best Spas in the US
- MICHELIN Guide 2025 Recommended Restaurant: Garrison
- MICHELIN Guide 2025: One MICHELIN Key: Fairmont Austin Gold

MEETINGS & EVENTS

- Offering over 140,000 square feet of inspiring meeting, convention and outdoor space with state-of-the-art technology setups
- 7th Floor Outdoor Event Space - 9,810 sq ft
- 6th floor private meeting space featuring lobby/reception area, boardroom & three private offices - over 3,000 total sq ft
- Natural light in all ballrooms
- Audio visual upgraded technology available
- Escalators offer an ease of flow from the Lobby to 5th floor meeting spaces

OUTDOOR ENTERTAINMENT

- Seasonally heated, elegant rooftop swimming pool complete with a whirlpool
- Rooftop Terrace, located on the 7th floor, includes 14 private cabanas complete with upgraded technology, lounge spaces and an outdoor bar

HOTEL PARTNERS

- Moody Center
- Texas Athletics - University of Texas
- Austin FC
- Official Formula 1 Paddock Club Partner at Austin, USA
- Texas Performing Arts
- San Antonio Spurs
- Waterloo Greenway

SUSTAINABILITY INITIATIVES

- Green Key Global Certification
- Water & Energy Savings
- Sustainable Food & Beverage Offerings
- Single-Use Plastic Commitment
- Tesla Charging Stations

DISCOVER AUSTIN'S DOWNTOWN OASIS

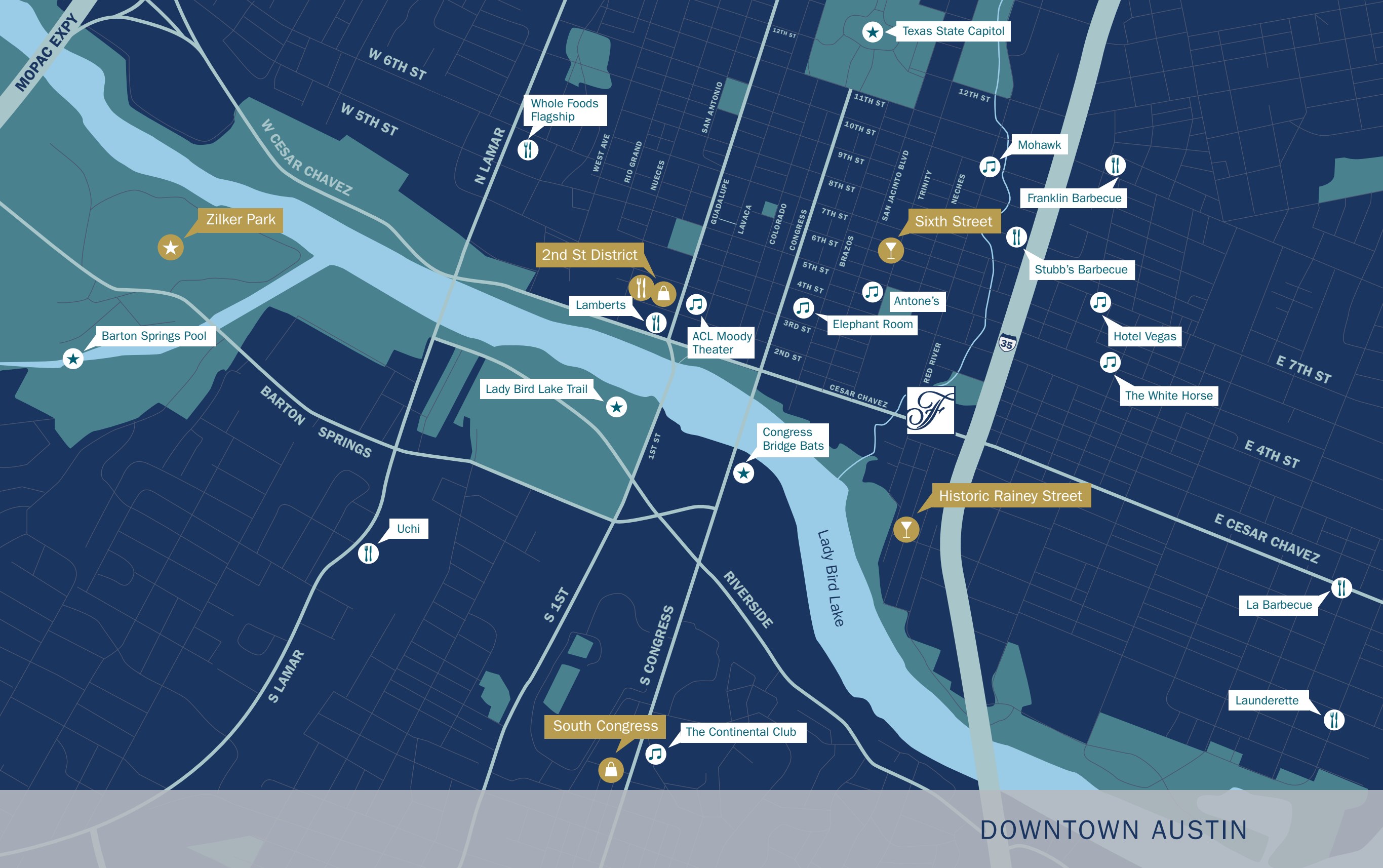
Fairmont Austin is at the heart of the city's downtown business district, within walking distance to the State Capitol, restaurants, galleries and shops. The hotel is also centrally-located for easy access to music venues, Zilker Park, Lady Bird Lake, The Circuit of the Americas or a daytrip to the Hill Country.

Austin offers rich cultural history and continues to be an ever-evolving national hotspot. Experience the stunning outdoors or explore the countless music venues that string together the Live Music Capital of the World. By surrounding yourself with abundant entertainment, vivacious culture and inspiring cuisine, you will become a local in no time.





HOTEL PROXIMITY



DOWNTOWN AUSTIN



LADY BIRD LAKE HIKE & BIKE TRAIL
0.3 MILES



SIXTH STREET
0.5 MILES



TEXAS CAPITOL
1 MILE



THE UNIVERSITY OF TEXAS AT AUSTIN
2 MILES



ZILKER PARK (ACL MUSIC FESTIVAL)
3 MILES



Q2 STADIUM-AUSTIN FC
10 MILES



CIRCUIT OF THE AMERICAS
13 MILES



MOODY CENTER
1.8 MILES



BUILDING EXTERIOR



ARRIVAL



LOBBY



7TH FLOOR RESORT-STYLE POOL



POOLSIDE CABANA



PALM COURT



FAIRMONT SPA AUSTIN





GUEST ROOMS & SUITES



MEETING SPACES



CULINARY OFFERINGS



BEVERAGE OFFERINGS



PRIVATE DINING SPACES

AN ARRAY OF BEAUTIFUL SPACES

Offering 140,000 square feet of inspiring and flexible meeting, convention and outdoor space with state-of-the-art technology setups and ballrooms featuring floor to ceiling windows.

- **3rd Floor Function Space**

- Congressional Ballroom: 26,082 sq ft, divisible into three sections
- Executive Meeting Rooms ranging from 267 - 584 sq ft

- **4th Floor Function Space**

- Executive Meeting Rooms ranging from 267 - 1,359 sq ft

- **5th Floor Function Space**

- Manchester Ballroom: 31,125 sq ft, divisible into seven sections
- Executive Meeting Rooms ranging from 267 - 584 sq ft

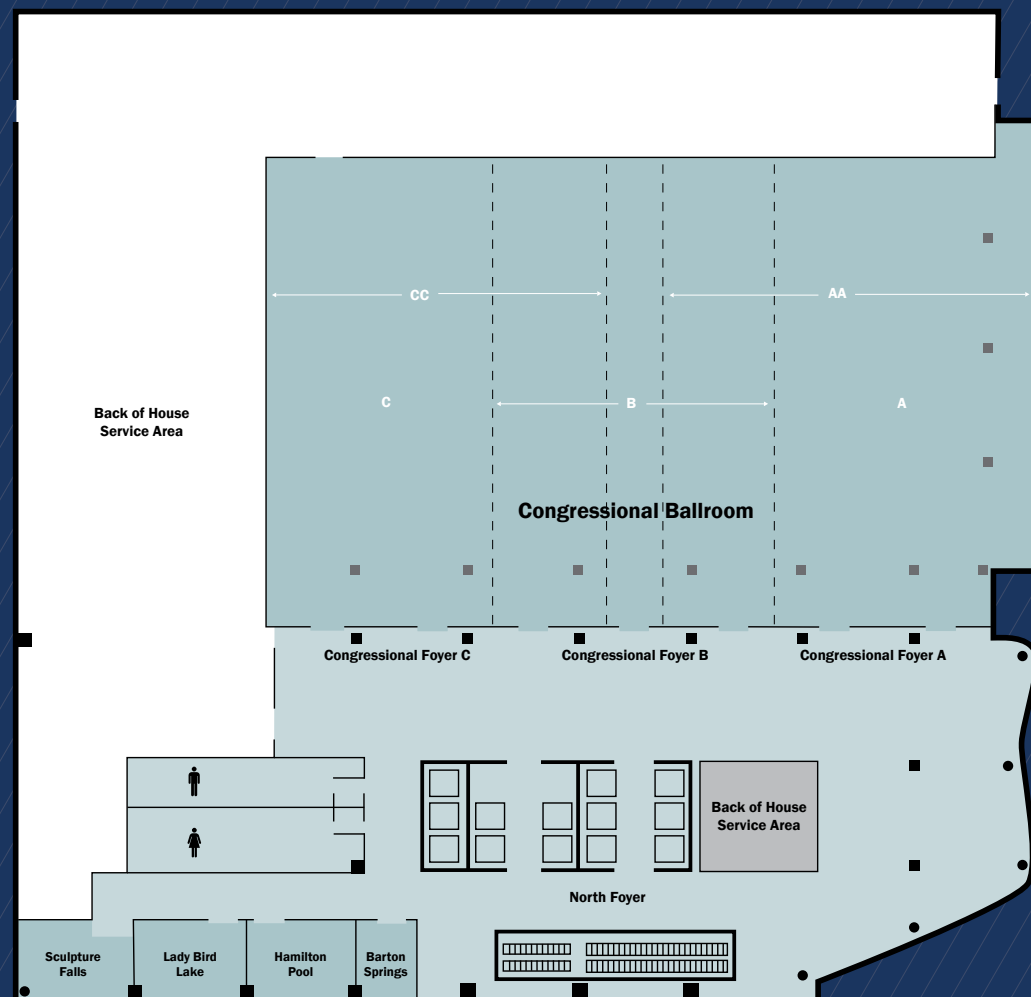
- **6th Floor Function Space**

- Executive Meeting Rooms ranging from 175 - 1,294 sq ft

- **7th Floor Function Space**

- Palm Park: 6,700 sq ft, with built-in stage
- Park View: 3,927 sq ft with floor-to-ceiling windows overlooking the park
- Pre-Function Foyer: 6,155 sq ft, with Nano doors opening to Palm Court
- Palm Court Outdoor Space: 4,500 sq ft



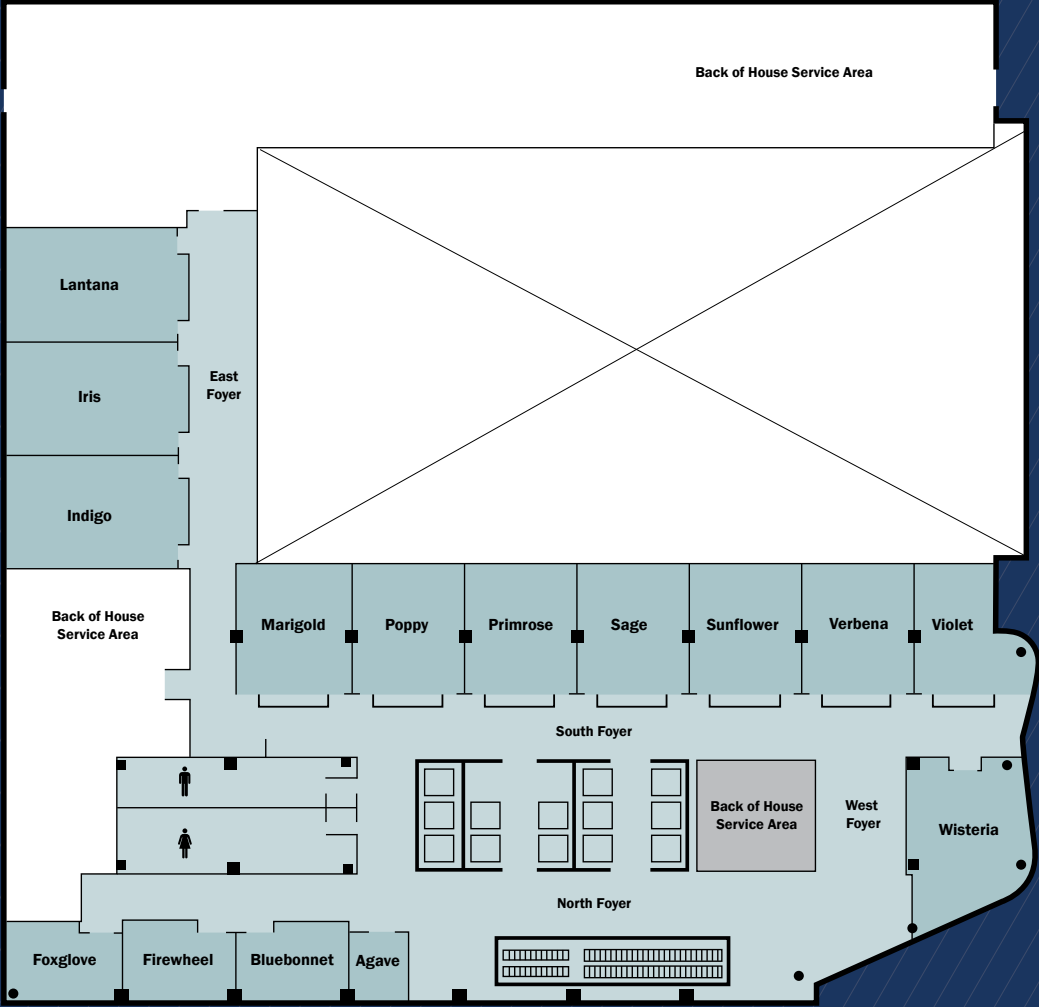


Meeting Space	Square Feet	Dimensions	Ceiling Height	Theatre	Classroom 3 per 6.5ft	Rounds x10 (72")	Hollow Square 3 per 6.5ft	Reception	Boardroom 3 per 6.5ft	U-Shape 3 per 6.5ft	8 x 8 Booths	10 x 10 Booths
Congressional Ballroom	26,082	207' x 126'	21.4'	2,592	1,449	1,770	330	2,400	-	-	168	137
Congressional A	9,072	72' x 126'	21.4'	784	420	520	168	715	112	141	57	38
Congressional B	9,072	72' x 126'	21.4'	920	504	600	186	760	112	147	61	40
Congressional C	7,938	63' x 126'	21.4'	800	441	500	168	800	112	141	48	36
Congressional AB	18,144	144' x 126'	21.4'	1,632	945	1,170	204	1425	220	210	118	87
Congressional BC	17,010	135' x 126'	21.4'	1,728	1008	1,200	204	1,600	220	210	120	80
Congressional AA	12,726	101' x 126'	21.4'	1,224	630	800	210	1,000	170	190	81	57
Congressional CC	11,844	94' x 126'	21.4'	1,296	693	800	210	1,000	170	190	72	54
Barton Springs	267	15' x 18'	9'	20	10	10	-	20	12	-	-	-
Hamilton Pool	560	29' x 19'	9'	56	24	30	24	55	24	21	-	-
Lady Bird Lake	560	29' x 19'	9'	56	24	30	24	55	24	21	-	-
Sculpture Falls	584	29' x 20'	9'	-	-	-	-	-	12	-	-	-
Pre-function	11,000	-	11'	-	-	-	-	1,200	-	-	31	18

3RD FLOOR FUNCTION SPACES



CONGRESSIONAL BALLROOM
3RD FLOOR



Meeting Space	Square Feet	Dimensions	Ceiling Height	Theatre	Classroom 3 per 6.5ft	Rounds x10 (72")	Hollow Square 3 per 6.5ft	Reception	Boardroom 3 per 6.5ft	U-Shape 3 per 6.5ft
Agave	267	15' x 18'	10.6'	20	10	10	-	20	12	-
Bluebonnet	560	29' x 19'	10.6'	56	24	30	24	55	24	21
Firewheel	560	29' x 19'	10.6'	56	24	30	24	55	24	21
Foxglove	584	29' x 20'	10.6'	-	-	-	-	-	12	-
Lantana	1,359	50' x 27'	10.6'	145	72	80	54	130	42	42
Iris	1,359	50' x 27'	10.6'	145	72	80	54	130	42	42
Indigo	1,359	50' x 27'	10.6'	145	72	80	54	130	42	42
Marigold	980	28' x 35'	10.6'	80	54	50	42	100	28	30
Poppy	1,015	29' x 35'	10.6'	88	54	50	42	110	28	33
Primrose	1,015	29' x 35'	10.6'	88	54	50	42	110	28	33
Sage	1,015	29' x 35'	10.6'	88	54	50	42	110	28	33
Sunflower	980	28' x 35'	10.6'	80	36	50	36	100	28	30
Verbena	1,015	29' x 35'	10.6'	88	54	50	42	110	28	33
Violet	859	24' x 36'	10.6'	56	24	40	36	90	36	30
Wisteria	1,179	25' x 47'	10.6'	96	33	60	42	110	36	33
Pre-function	8,760	-	11'	-	-	-	-	-	-	-

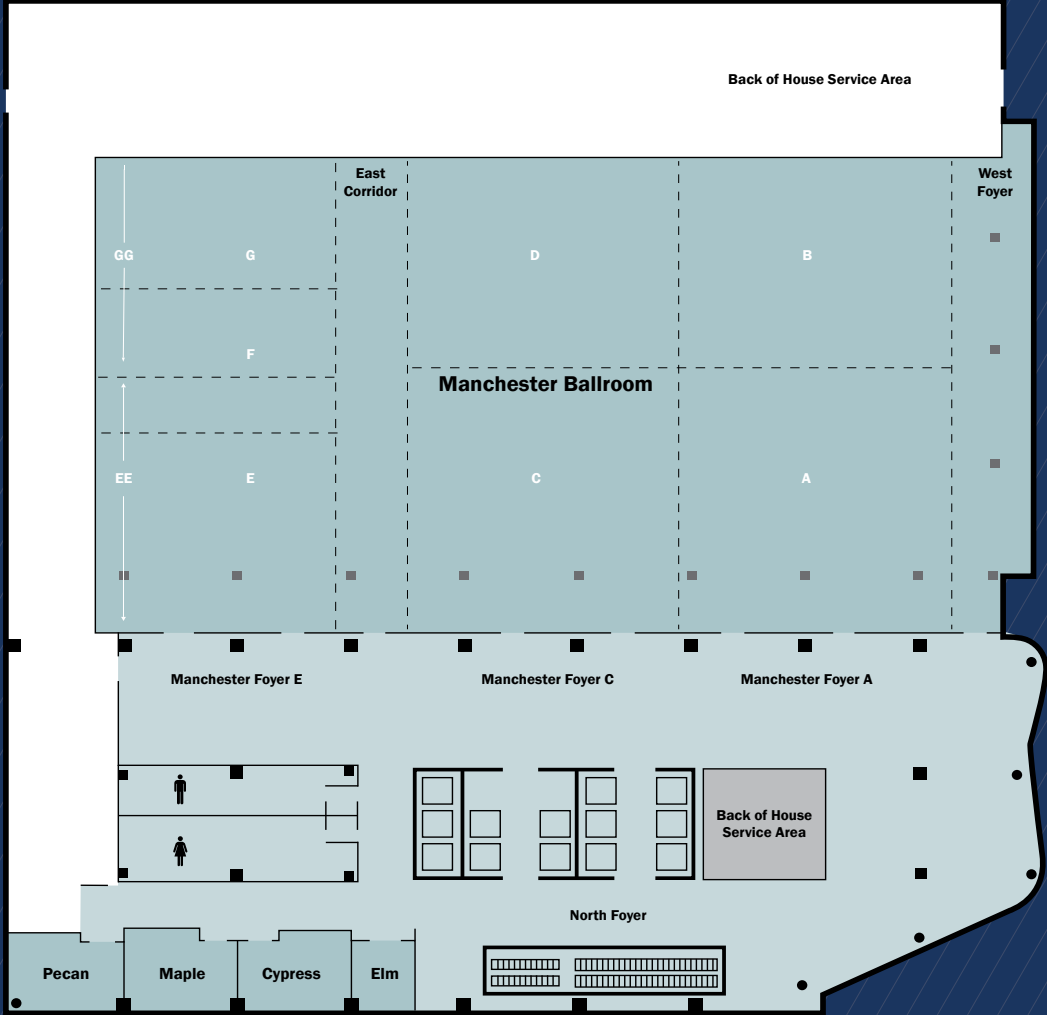
4TH FLOOR FUNCTION SPACES



WISTERIA
4TH FLOOR



INDIGO
4TH FLOOR



Meeting Space	Square Feet	Dimensions	Ceiling Height	Theatre	Classroom 3 per 6.5ft	Rounds x10 (72")	Hollow Square 3 per 6.5ft	Reception	Boardroom 3 per 6.5ft	U-Shape 3 per 6.5ft	8 x 8 Booths	10 x 10 Booths
Manchester Ballroom	31,125	249' x 125'	21.4'	3,240	1,827	2,400	312	3,000	204	246	216	158
Manchester A-G	28,375	227' x 125'	21.4'	3,000	1,620	2,000	282	2,600	192	219	204	126
Manchester A	5,112	72' x 71'	21.4'	480	240	350	102	500	72	84	25	16
Manchester B	3,888	72' x 54'	21.4'	480	252	300	90	400	72	84	26	16
Manchester C	5,112	72' x 71'	21.4'	480	240	350	102	500	72	84	25	16
Manchester D	3,888	72' x 54'	21.4'	480	252	300	90	400	72	84	26	16
Manchester E	3,380	65' x 52'	21.4'	288	180	180	78	350	54	72	20	12
Manchester F	2,405	65' x 37'	21.4'	280	144	180	78	250	54	72	14	10
Manchester G	2,340	65' x 36'	21.4'	280	144	180	78	250	54	72	12	10
Manchester AB	9,000	72' x 125'	21.4'	864	486	630	144	900	54	120	50	36
Manchester AB West	11,224	94' x 125'	21.4'	1,008	540	630	156	1,250	-	126	72	57
Manchester AD	18,000	144' x 125'	21.4'	1,560	918	1,080	210	2,200	-	156	120	81
Manchester AD West	20,750	166' x 125'	21.4'	1,944	969	1,370	222	2,100	-	161	141	90
Manchester AD East	20,000	160' x 125'	21.4'	1,944	1,020	1,300	222	2,000	-	165	144	90
Manchester AD West & East	22,500	180' x 125'	21.4'	2,160	1,071	1,500	234	2,200	-	171	156	106
Manchester CD	9,000	72' x 125'	21.4'	864	459	700	144	900	-	120	60	36
Manchester CD East	11,000	88' x 125'	21.4'	1,080	561	561	156	1,100	-	126	72	45
Manchester CG	19,125	153' x 125'	21.4'	1,944	969	1,350	216	1,900	-	171	132	90
Manchester EG	8,125	65' x 125'	21.4'	900	432	540	138	800	-	117	48	36
Manchester E-G East	10,125	81' x 125'	21.4'	1,100	540	540	150	1,000	-	123	72	45
Manchester EF	5,785	65' X 89'	21.4'	612	336	360	108	600	-	87	30	20
Manchester FG	4,608	64' X 72'	21.4'	612	336	360	108	500	-	87	30	20
Manchester EE	4,615	65' X 71'	21.4'	468	264	300	90	350	-	69	25	15
Manchester GG	3,510	65' x 54'	21.4'	468	240	300	90	350	-	69	25	16
Elm	267	15' x 18'	9'	20	10	10	-	20	12	-	-	-
Cypress	560	29' x 19'	9'	56	24	30	24	55	24	21	-	-
Maple	560	29' x 19'	9'	56	24	30	24	55	24	21	-	-
Pecan	584	29' x 20'	9'	-	-	-	-	-	16	-	-	-
Pre-function	12,900	-	11'	-	-	-	-	1,500	-	-	36	23

5TH FLOOR FUNCTION SPACES

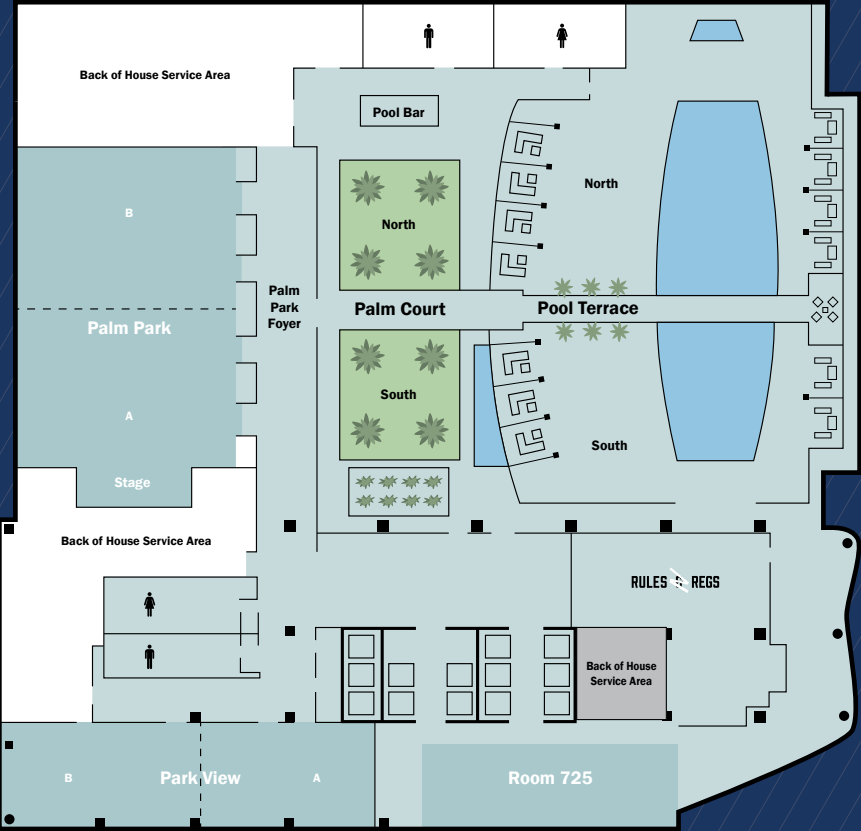


MANCHESTER BALLROOM
5TH FLOOR



Meeting Space	Square Feet	Dimensions	Ceiling Height	Theatre	Classroom 3 per 6.5ft	Rounds x10 (72")	Hollow Square 3 per 6.5ft	Reception	Boardroom 3 per 6.5ft	U-Shape 3 per 6.5ft
Private Foyer	416	24' x 24'	12'	-	-	-	-	-	-	-
Blanco	331	26' x 12'	11'	-	-	-	-	-	12	-
Marfa	175	12' x 14'	11'	12	6	10	-	15	6	9
Salado	187	12' x 15'	11'	12	6	10	-	15	6	9
Waco	296	14' x 20'	11'	24	12	20	12	25	12	15
Zilker A	1,294	26' x 43'	11'	90	42	60	36	70	30	30
Zilker B	390	15' x 24'	11'	36	18	20	-	30	12	15

6TH FLOOR FUNCTION SPACES



Meeting Space	Square Feet	Dimensions	Ceiling Height	Theatre	Classroom 3 per 6.5ft	Rounds x10 (72")	Hollow Square 3 per 6.5ft	Reception	Boardroom 3 per 6.5ft	U-Shape 3 per 6.5ft	Existing
Park View	3,927	119' x 33'	11.9'	400	228	250	102	420	78	105	-
Park View A	1,815	55' x 33'	11.9'	180	108	110	54	200	36	45	-
Park View B	2,112	64' x 33'	11.9'	220	120	140	60	220	42	57	-
Palm Park	6,700	67' x 100'	12.9'	780	432	480	132	900	78	102	-
Palm Park A	3,350	67' x 50'	12.9'	390	216	240	84	450	54	66	-
Palm Park B	3,350	67' x 50'	12.9'	390	216	240	84	450	54	66	-
Palm Court	4,500	54' x 150'	-	-	-	210	-	500	-	-	-
Room 725	1,500	25' x 60'	11'	-	-	-	-	100	-	-	44
Rules & Regs	3,561	66' x 90'	11'	-	-	-	-	275	-	-	145
Rules & Regs Terrace	-	-	-	-	-	-	-	125	-	-	60
Pool	5,310	45' x 118'	-	-	-	-	-	500	-	-	-
Pre-function	6,155	-	11'	-	-	-	-	200	-	-	-

7TH FLOOR FUNCTION SPACES



PALM PARK BALLROOM
7TH FLOOR



PARK VIEW



PALM COURT
7TH FLOOR

FAIRMONT GOLD

Experience our highest level of luxury with Fairmont Gold. Nestled on floors 33 - 35, our 97 exclusive hotel-within-a-hotel guest rooms and suites offer a range of exceptional perks.

Take advantage of seamless private check-in and check-out, a dedicated concierge team and upgraded room amenities. Enjoy access to a relaxing lounge for breathtaking city views and complimentary culinary offerings.

The Fairmont Gold Concierge Team is at your service, day or night - from arranging transportation to finding the perfect pair of cowboy boots or dining destination. In addition, guests can receive personalized wakeup calls with coffee, tea or fresh juice.



FAIRMONT GOLD

During a Fairmont Gold stay, guests enjoy exclusive amenities.

- Access to the private Gold Lounge
- Decadent selection of specialty breakfast options daily
- Evening canapés and seasonal desserts
- Dedicated Fairmont Gold team to ensure a memorable experience
- Self-service honor bar





FAIRMONT GOLD LOUNGE



FAIRMONT GOLD KING



FAIRMONT GOLD QUEEN QUEEN

MODERN STYLE AND LAVISH COMFORT

Designed to exceed expectations, our rooms and suites feature elegant and modern décor and the latest conveniences.

HIGHLIGHTS

- 1,048 thoughtfully-appointed rooms, including 60 suites offering stunning views of Lady Bird Lake, the State Capitol or Austin cityscape
- Abundant collection of suites from studios to one-bedroom, offering spacious living rooms, dining areas, wet bars, queen sofa beds and more
- Two magnificent Presidential Suites with striking panoramic views of Austin's spectacular cityscape and Lady Bird Lake, featuring spacious living rooms with a dining table and large lounging sectional with connection options available
- Rooms include pillow-top mattresses, French style duvets, lavish bathrooms with Le Labo toiletries, a media connectivity panel, as well as 50" HDTV televisions and headboard charging station with USB outlets





FAIRMONT KING
410 SQUARE FEET



FAIRMONT QUEEN QUEEN
410 SQUARE FEET



JUNIOR SUITE
615 SQUARE FEET | 18 SUITES



STUDIO SUITE
850 SQUARE FEET | 8 SUITES



STUDIO SUITE
850 SQUARE FEET | 8 SUITES



ONE-BEDROOM SUITE
820 SQUARE FEET | 6 SUITES



ONE-BEDROOM SUITE
820 SQUARE FEET | 6 SUITES



SIGNATURE ONE-BEDROOM SUITE
820 SQUARE FEET / 12 SUITES



GRAND SUITE
1230 SQUARE FEET / 5 SUITES



GRAND SUITE
1230 SQUARE FEET | 5 SUITES



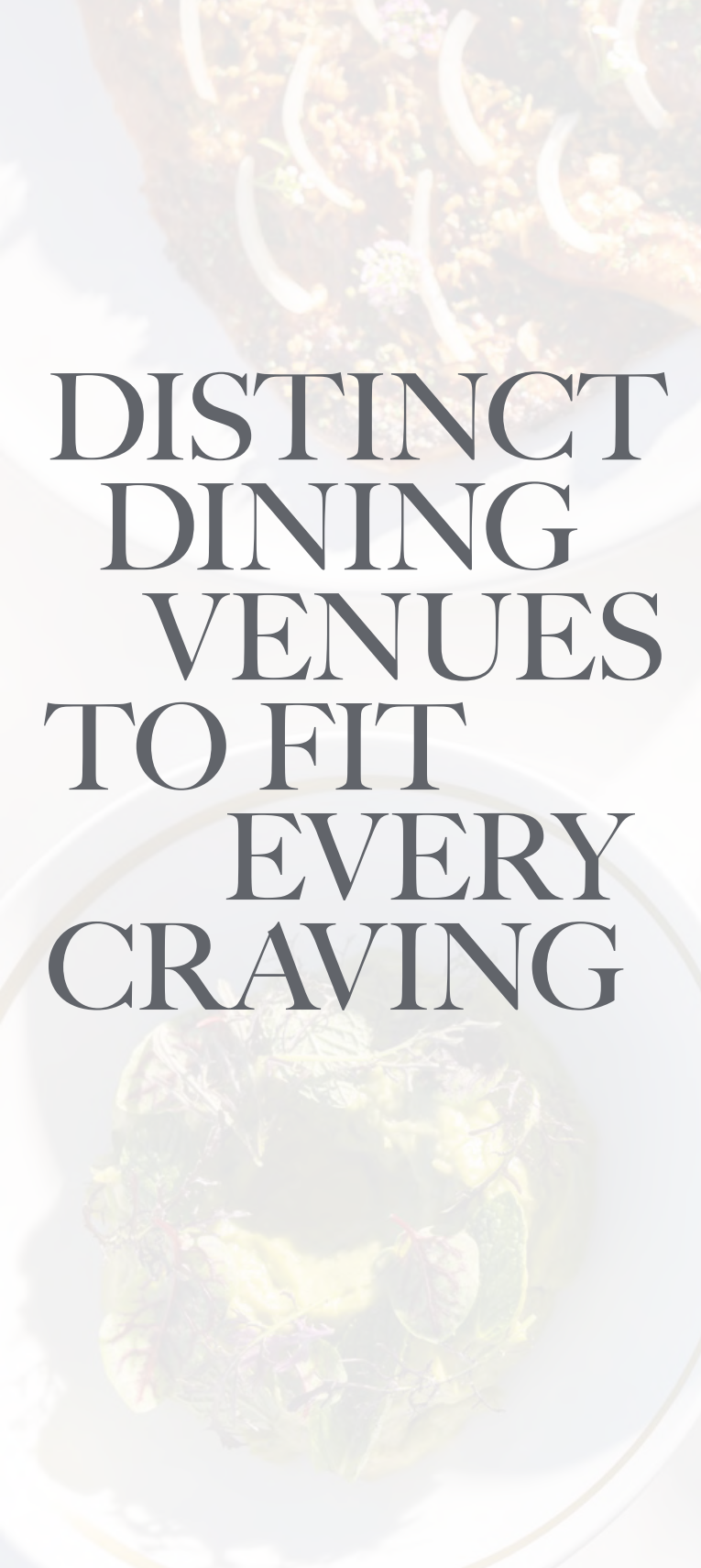
PRESIDENTIAL SUITE
1640 SQUARE FEET | 2 SUITES



PRESIDENTIAL SUITE
1640 SQUARE FEET / 2 SUITES



PRESIDENTIAL SUITE PRIVATE GYM



DISTINCT DINING VENUES TO FIT EVERY CRAVING



GARRISON

Discover an elevated New American restaurant featuring global flavors and local ingredients touched by fire and smoke paired with an award-winning wine list. Guests can expect seamless, thoughtful service for a world-class dining experience including authentic touches of Texas.

Garrison also offers an exceptional private dining experience whether celebrating a special occasion or hosting a company dinner.



Venue	Existing Seating	Venue Buyout
Main Dining Room	72	130
Private Dining Room	16	30
Porch	12	20

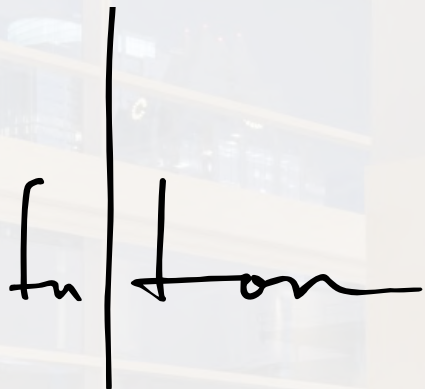


REVUE

Located on the first floor, Revue is a dynamic private venue space accommodating up to 300 guests, featuring flexible, open-concept spaces. Designed for large-scale receptions, celebrations and corporate gatherings, this venue offers a versatile backdrop that can be tailored to high-energy cocktail events to refined seated dinners.

Venue	Existing Seating	Venue Buyout
Italian Kitchen Private Dining Room	136	314
Italian Kitchen	24	50





From sunrise to sunset, Fulton serves as the hotel's lively culinary and social centerpiece. Start the morning with an elevated breakfast, gather for lunch, and unwind in the evening with curated cocktails, fine wine, and live music nightly.

Set beneath Fulton's signature oak tree, this space invites guests to linger and connect in the heart of the Live Music Capital of the World.

From sunrise to sunset, Fulton serves as the hotel's lively culinary and social centerpiece.

Venue	Existing Seating	Venue Buyout
Main Dining Room	138	257



~~RULES & REGS~~

Located on the 7th floor, Rules & Regs is the ideal spot to enjoy signature cocktails, shareable Latin-American inspired bites and a diverse menu of Cigars & Sips in leisurely fashion.

With dazzling views of Austin’s iconic skyline, Rules & Regs also offers the perfect setting for dynamic pop-up events happening throughout the year.

Full Buyout Capacity	
Existing Seating	145
Venue Buyout	275





Hidden on the 7th floor, Room 725 is an intimate private event space designed for elevated gatherings, featuring skyline views and a striking clear acrylic piano that sets the tone for refined, music-forward experiences.

Full Buyout Capacity	
Existing Seating	44
Venue Buyout	100



good things

Kickstart an eventful day in Austin and stop by our lobby level café, Good Things, offering an abundant selection of specialty coffee drinks, teas and house-made pastries on the go. Also, enjoy a selection of retail featuring Texas gifts and must-have travel essentials.





Unpack and unwind at the award-winning Fairmont Spa Austin, a luxury downtown wellness retreat designed for recovery and renewal. This immersive sanctuary blends personalized treatments with modern wellness experiences, all set against uninterrupted views of the Austin skyline.

Guests are invited to reset in serene solariums, rejuvenating whirlpools, a cold plunge, dry sauna, steam grotto, and soaking pool, ideal for a full day of restorative balance. The spa features nine treatment rooms, including two VIP couples' suites, offering world-class, customized therapies and full day spa access.

Begin your journey beneath the spa's signature crystal chandelier, where intention meets innovation and wellness becomes an experience.





SPA LOBBY



MEN'S SOLARIUM



SPA TREATMENT ROOM



WOMEN'S SOLARIUM

RECOVERY SERVICES AT THE SPA

Designed to support performance and restoration, Fairmont Spa Austin offers advanced recovery experiences that reduce inflammation and build resilience. Restore the body in the Ammortal Chamber, enhance circulation through the Fairmont Renewal Ritual featuring hydrotherapy pools and cold plunge rotation, and recharge with red light therapy. Complete your recovery with the Reset and Recover experience, a touchless journey combining a zero-gravity lounger, compression boots, and integrated technologies focused on stress release, pain relief, and improved sleep.





FITNESS CENTER



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