



# COLORADO TOWER

[COLORADOTOWERATX.COM](http://coloradotoweratx.com)





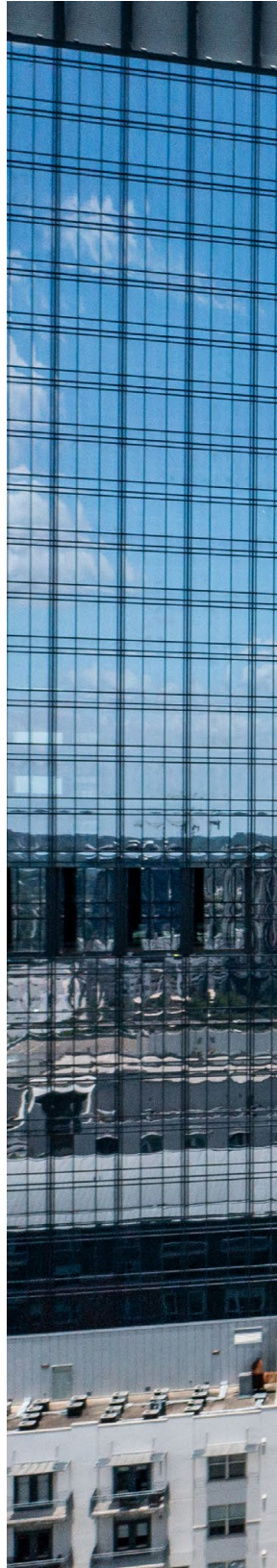
# HIGH-RISE *ABOVE*

RISE TO THE HEIGHT OF DESIGN, INNOVATION &  
AMENITIES IN THE HEART OF DOWNTOWN AUSTIN

Colorado Tower represents the pinnacle of Class-A office space in Downtown Austin. The 30-story office tower located in the historic Warehouse District is surrounded by small shops, cafes, and music venues, and enjoys incredible access to all the energy and experiences that the central business district has to offer. With its exceptional location, innovative architecture, and opulent amenities, Colorado Tower is an impressive building thoughtfully designed for today's modern workforce.



[WATCH THE VIDEO](#)









# COLORADO TOWER





# ARTFUL *ARRIVAL*



Colorado Tower provides a warm welcome unlike any other. Make an entrance under a wood canopy surrounded by a luminous glass art installation, and instantly feel the energy in the grand lobby.





## BUILDING DETAILS

# 373,334 SF

TOTAL OFFICE SPACE

| FLOOR | SUITE # | AVAILABLE     | SQUARE FOOTAGE |
|-------|---------|---------------|----------------|
| 15    | 1500    | 11.1.26       | 3,165 SF       |
| 16    | 1600    | 60 Day Notice | 24,162 SF      |
| 17    | 1700    | 60 Day Notice | 24,184 SF      |
| 19    | 1975    | Now           | 4,404 SF       |
| 21    | 2150    | Now           | 9,386 SF       |
| 27    | 2750    | Now           | 5,158 SF       |











RED  
ASH  
ITALIA

303 COLORADO AVE



# ONSITE *RESTAURANTS*



Make a reservation and take the elevator down to this hot spot. Colorado Tower houses Red Ash, one of the best restaurants in Austin featuring craft Italian cuisine expertly prepared in a custom-built wood-burning grill.

## CHI'LANTRO

For more casual fare, Chi'Lantro serves Korean BBQ inspired eats in a casual setting so you can pull up a seat for lunch or grab and go back to your desk.







303 COLORADO AVE

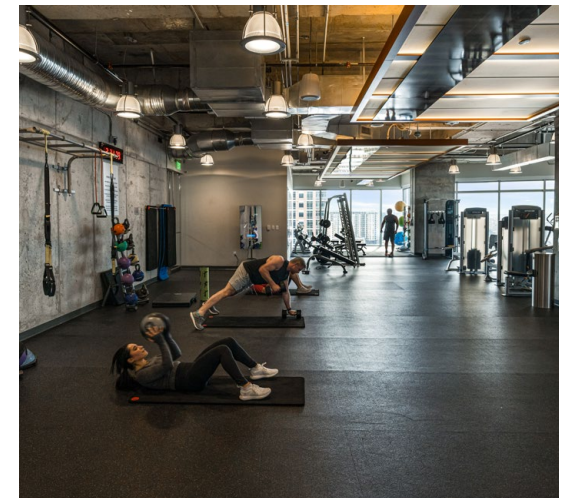


# PEAK *PERKS*



## HIGH-END AMENITIES YOU'VE COME TO EXPECT FROM A COUSINS PROPERTY

- State-of-the-Art Fitness Center
- Spa-like locker rooms with showers and towel service
- Newly renovated conference facilities for up to 60 attendees
- Onsite management
- EV charging stations
- Abundant visitor parking with dual garage entry & exit
- 24/7 Security







## NOTABLE RESTAURANTS WITHIN WALKING DISTANCE

RA Sushi Bar  
sweetgreen  
Bill's Oyster  
Royal Blue Grocery  
Taverna Italia  
Jo's Coffee  
Truluck's  
The Capital Grille

Newk's Eatery  
Juiceland  
Ill Forks  
BarChi Sushi  
Fogo de Chão  
Corner  
Cooper's BBQ  
Halcyon

Péché  
The Well  
Lamberts  
DeSano Pizzeria  
Starbucks  
Lamberts  
Flower Child  
The Roosevelt Room

Torchy's Tacos  
ATX Cocina  
Fareground Austin  
Veracruz All Natural  
CAVA  
Smash ATX  
North Italia  
La Condesa





San Antonio St

Guadalupe St

Lavaca St

Colorado St

Congress Ave

CAVA

W 5th St

W 4th St

W 3rd St

W 2nd St

W Cesar Chavez St

HALCYON

LAVACA  
STREET BAR



Estelle's

DESANO  
PIZZERIA  
NAPOLETANA

Bob's  
Steak & Chop House



ROYAL BLUE  
GROCERY

TRULUCK'S

CHI'LANTRO



RED FARM

RED ASH  
ITALIA

Newk's  
EATERY

THE  
CAPITAL  
GRILL & L.L.B.E



Tacodeli

AUSTIN CITY  
LIMITS  
LIVE

LAMBERTS

TAVERNA

JO'S

sweetgreen



FOGO DE  
CHÃO  
CHURRASCO

COOPER'S  
Old Time  
PIT BAR-B-QUE  
RESTAURANT & CATERING  
AUSTIN, TX

BURGER BAR  
ORIGINAL  
BEEF & CHEDDAR  
ON CONGRESS

CORNER



III FORKS



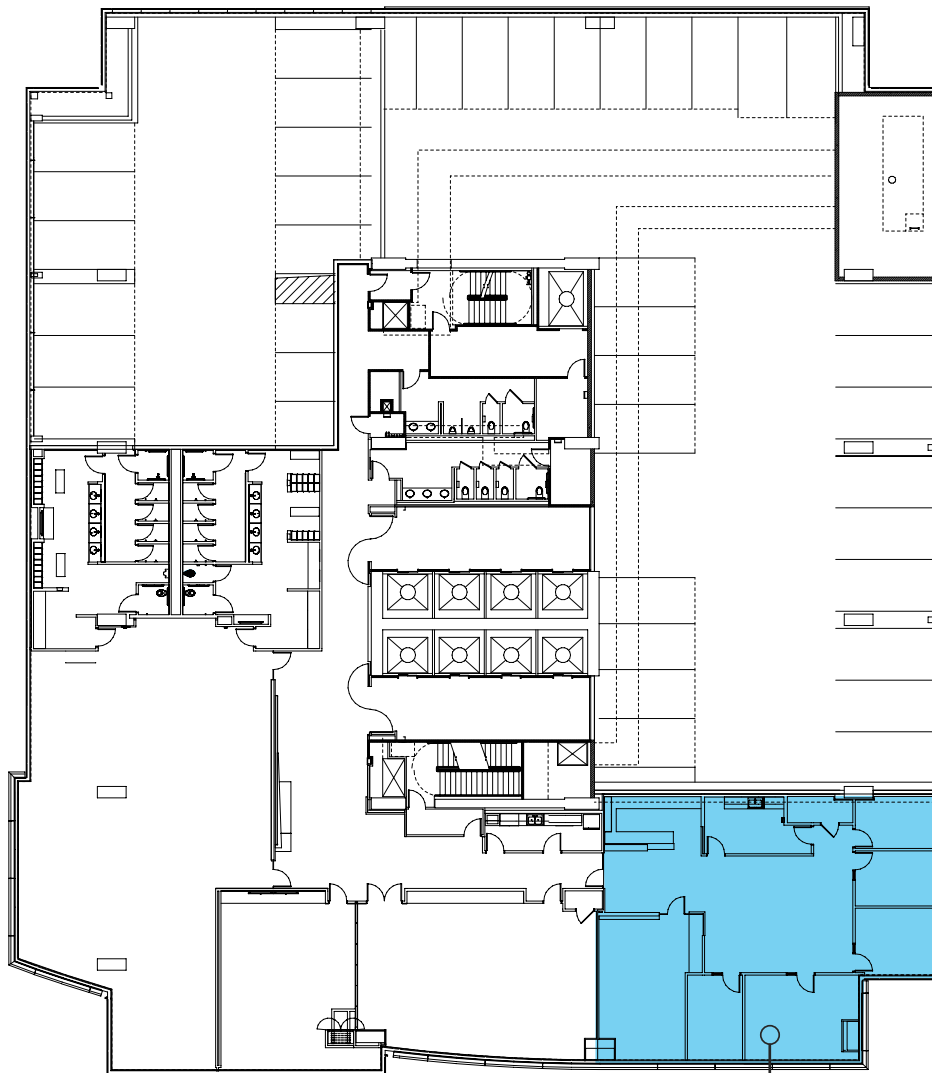
FAREGROUND

2-Minute Walk



# FLOOR 15

303 COLORADO AVE



SUITE 1500

| SUITE | SF       | AVAILABLE | VT/IMAGES   |
|-------|----------|-----------|-------------|
| 1500  | 3,165 SF | 11.1.26   | COMING SOON |



**RACHEL COULTER**

[rachel.coulter@streamrealty.com](mailto:rachel.coulter@streamrealty.com)

512.481.3058

**TRAVIS ROGERS**

[travis.rogers@streamrealty.com](mailto:travis.rogers@streamrealty.com)

512.481.3059

**COLEMAN JACKSON**

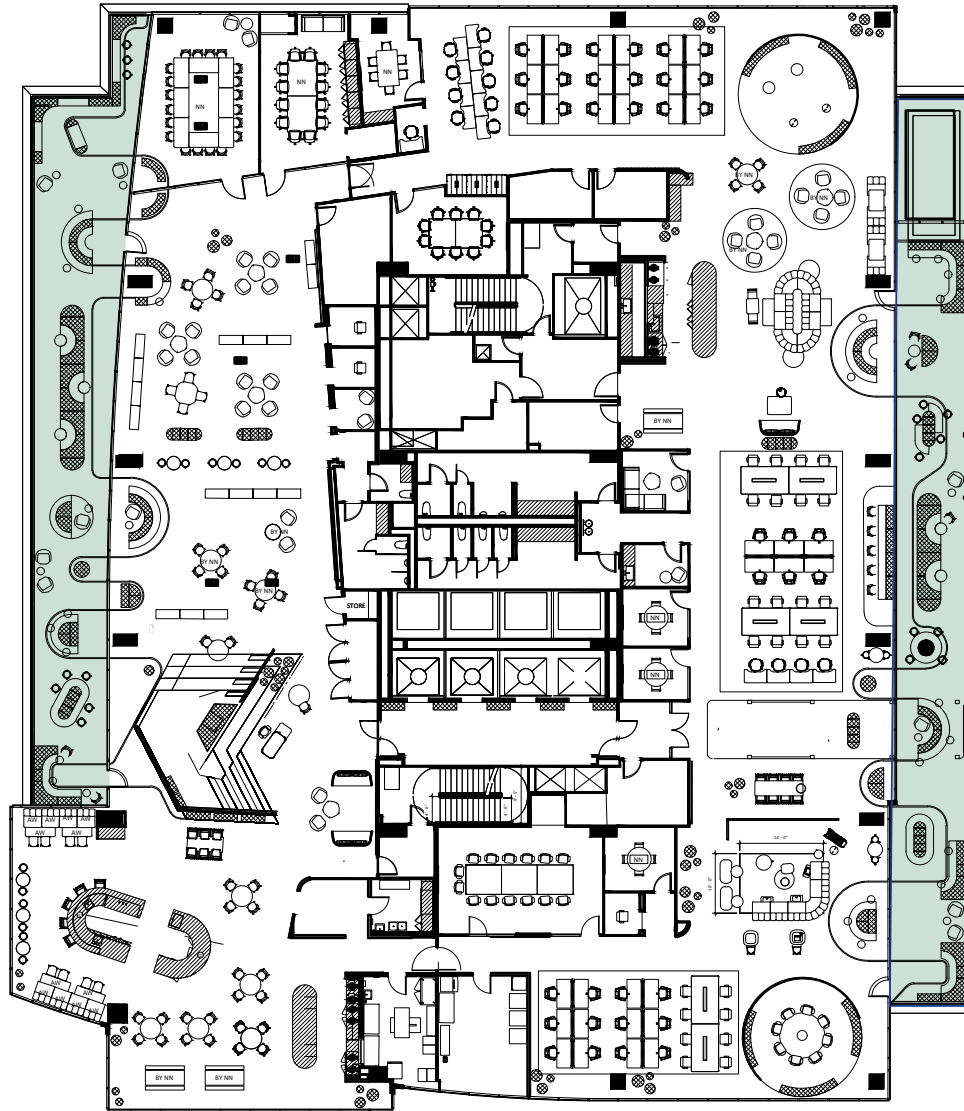
[coleman.jackson@streamrealty.com](mailto:coleman.jackson@streamrealty.com)

512.481.3060

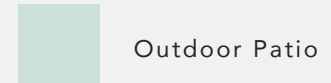


# FLOOR 16

303 COLORADO AVE



| SUITE | SF        | AVAILABLE     | VT/IMAGES   |
|-------|-----------|---------------|-------------|
| 1600  | 24,162 SF | 60 Day Notice | COMING SOON |



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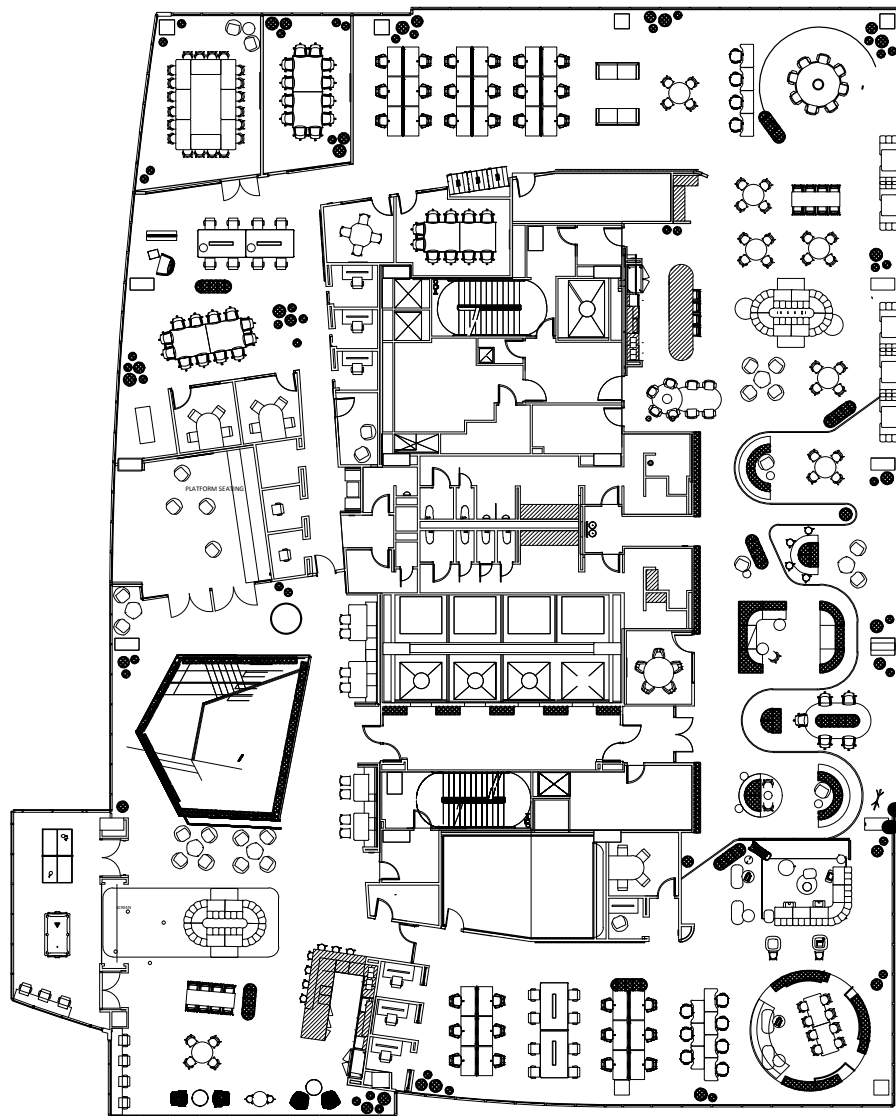
[coleman.jackson@streamrealty.com](mailto:coleman.jackson@streamrealty.com)

512.481.3060



# FLOOR 17

303 COLORADO AVE



| SUITE | SF        | AVAILABLE     | VT/IMAGES   |
|-------|-----------|---------------|-------------|
| 1700  | 24,184 SF | 60 Day Notice | COMING SOON |



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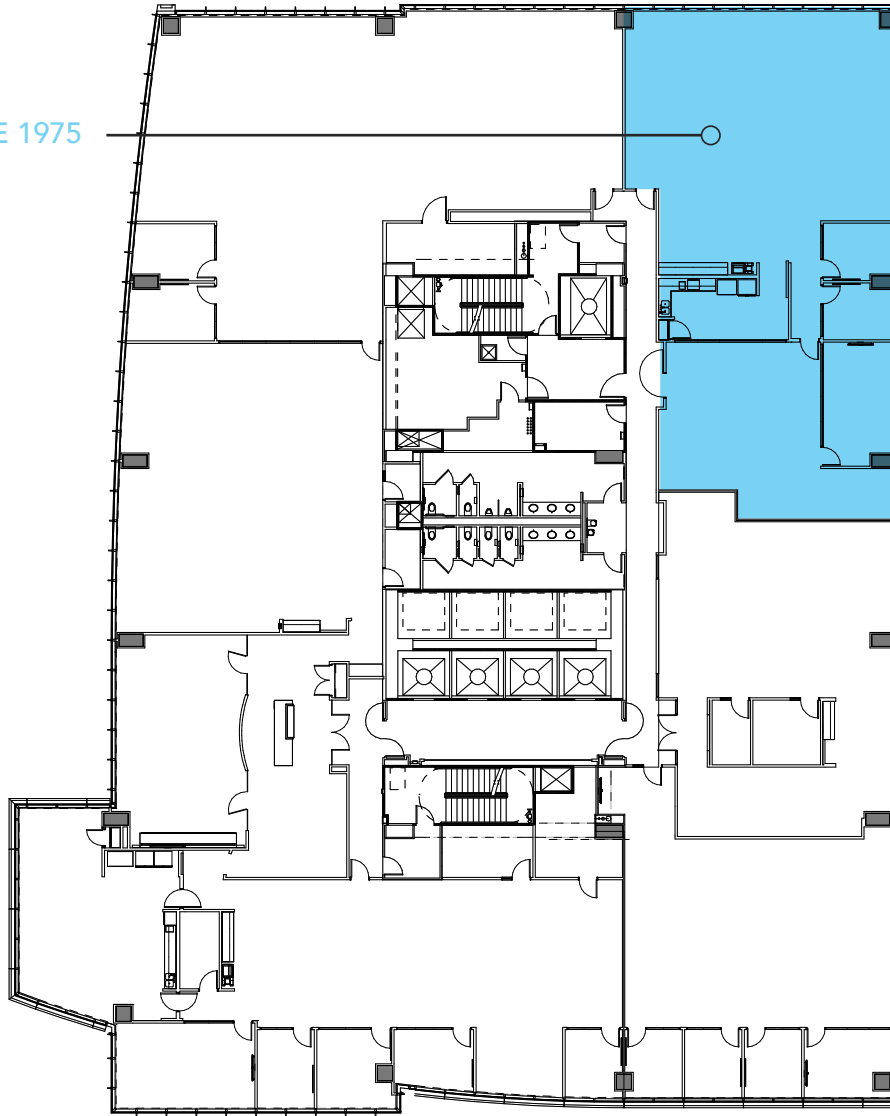
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# FLOOR 19

303 COLORADO AVE

SUITE 1975



| SUITE | SF       | AVAILABLE | VT/IMAGES |
|-------|----------|-----------|-----------|
| 1975  | 4,404 SF | Now       | 360°      |



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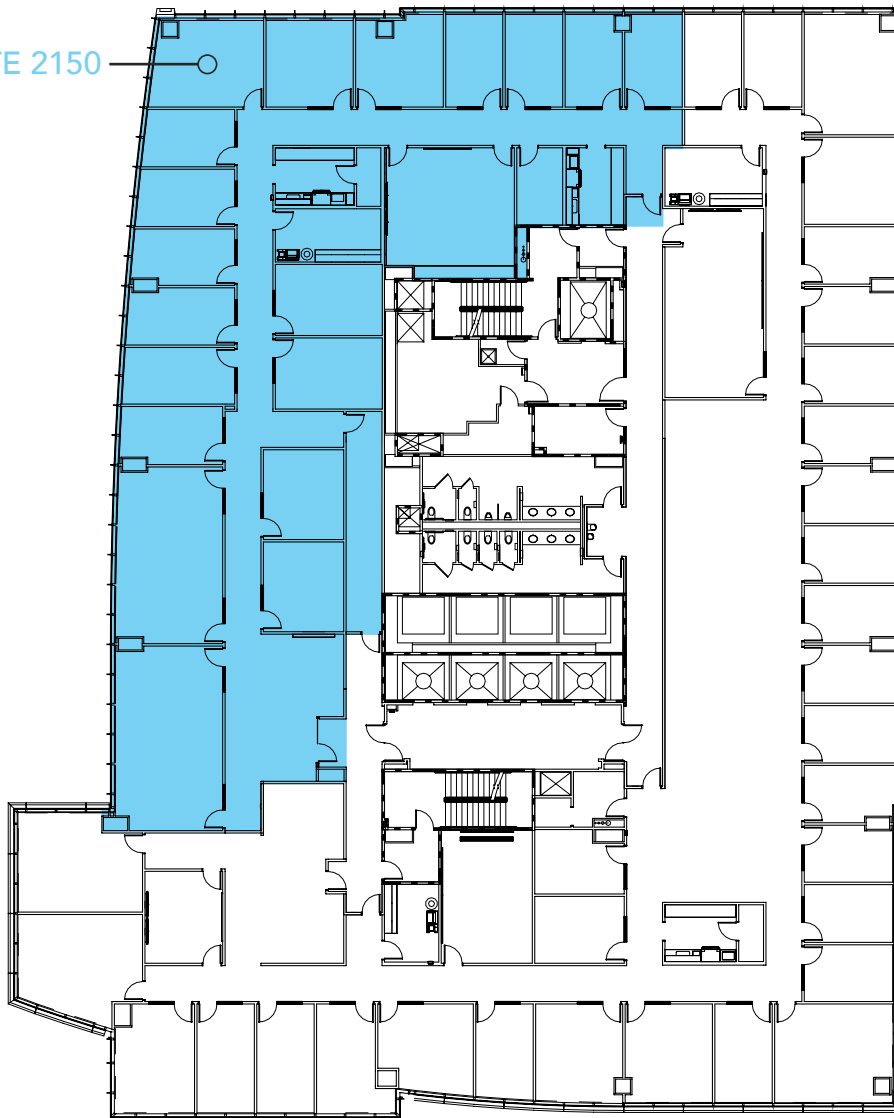
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# FLOOR 21

303 COLORADO AVE

SUITE 2150



| SUITE | SF       | AVAILABLE | VT/IMAGES |
|-------|----------|-----------|-----------|
| 2150  | 9,386 SF | Now       | 360°      |



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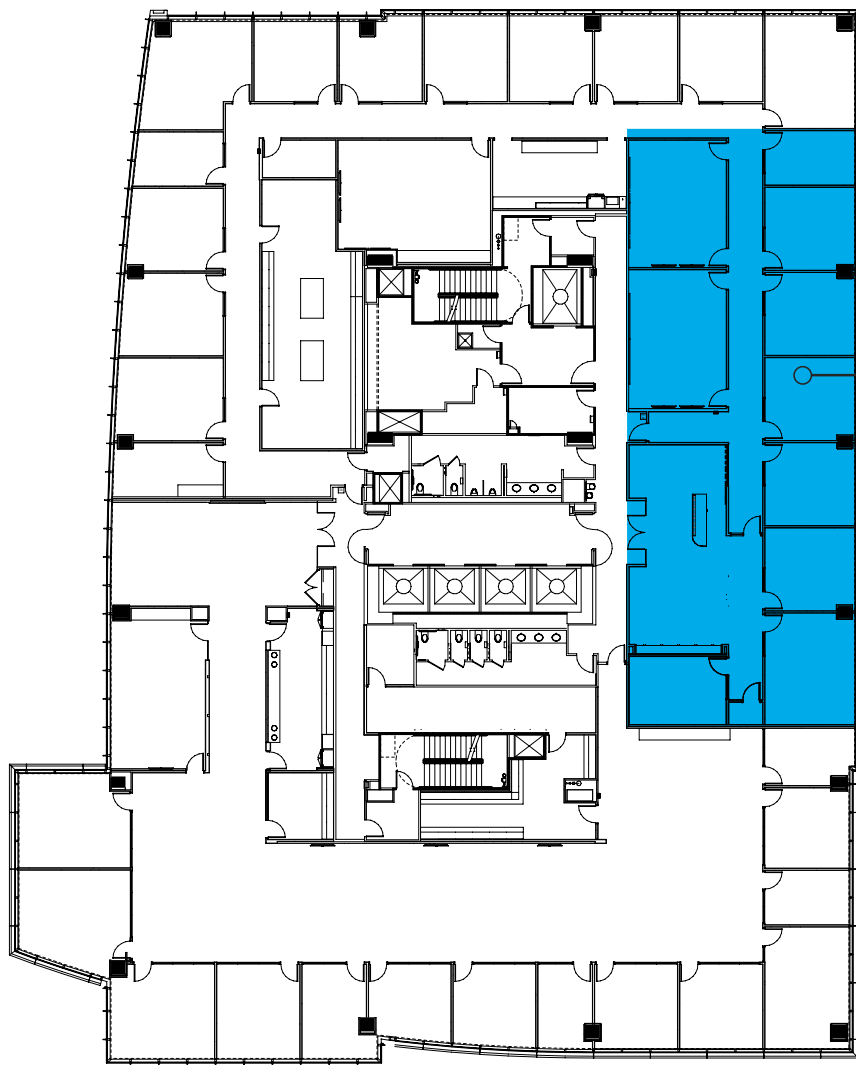
[coleman.jackson@streamrealty.com](mailto:coleman.jackson@streamrealty.com)

512.481.3060



# FLOOR 27

303 COLORADO AVE



SUITE 2750

| SUITE | SF       | AVAILABLE | VT/IMAGES |
|-------|----------|-----------|-----------|
| 2750  | 5,158 SF | Now       | 360°      |



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## CONTACT US

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