# COLORADO TOWER

COLORADOTOWERATX.COM

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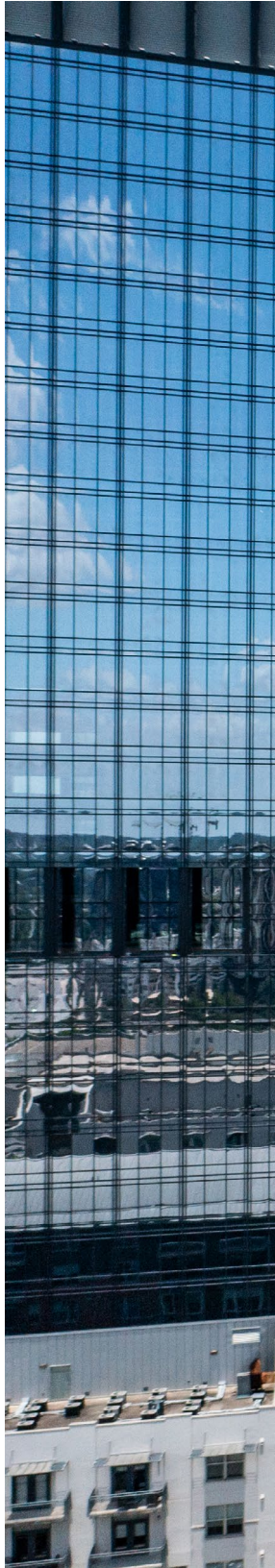
# HIGH-RISE *ABOVE*

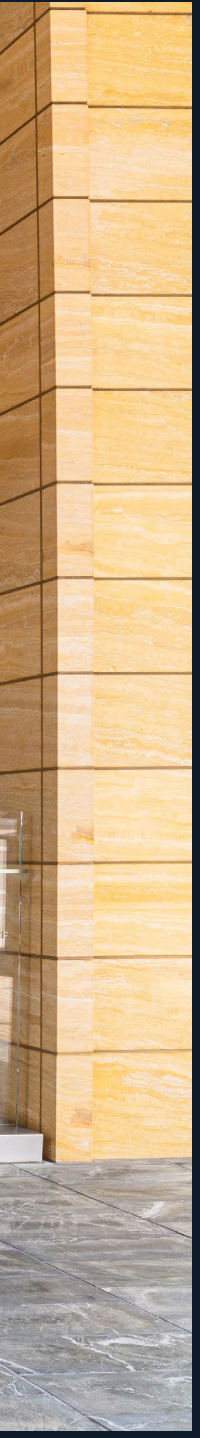
## RISE TO THE HEIGHT OF DESIGN, INNOVATION & AMENITIES IN THE HEART OF DOWNTOWN AUSTIN

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
Cousins Properties





# 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.*

TOWER

## BUILDING DETAILS

# 373,334 SF

TOTAL OFFICE SPACE

| FLOOR | SUITE # | AVAILABLE | SQUARE FOOTAGE |
|---|---|---|---|
| 15 | 1500 | 11.1.26 | 3,165 SF |
| 19 | 1975 | Now | 4,404 SF |
| 21 | 2150 | Now | 9,386 SF |
| 27 | 2700 | Now | 11,636 SF |
| 27 | 2750 | Now | 12,896 SF |
| 27 | 2700+2750 | Now | 24,532 SF |

P1–P11

303 COLORADO AVE

# ONSITE *RESTAURANTS*

A COUSINS STANDARD PROPERTY

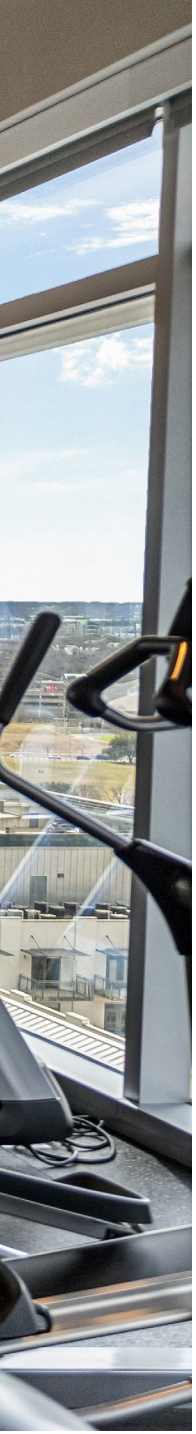
RED ASH ITALIA

*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.*

IMPRECOR
ASSAULT FITNESS



# 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

A COUSINS STANDARD PROPERTY

## 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
W 5th St
W 4th St
W 3rd St
W 2nd St
W Cesar Chavez St
CAVA
HALCYON
LAVACA
Estelle's
Newk's
DESANO
DRIFTWOOD
THE CAPITAL GRILLE
Bob's
Steak & Chop House
TRULUCK'S
CHI'LANTRO
ROYAL BLUE GROCERY
REDFARM
RED ASH ITALIA
Tacodeli
Juiceland
AUSTIN CITY LIMITS LIVE
LAMBERTS
TAVERNA
JO'S
sweetgreen
MASON'S
FOGO DE CHÃO
COOPER'S Old Time PIT BAR-B-QUE
BURGER BAR
CORNER
FAREGROUND
2-Minute Walk

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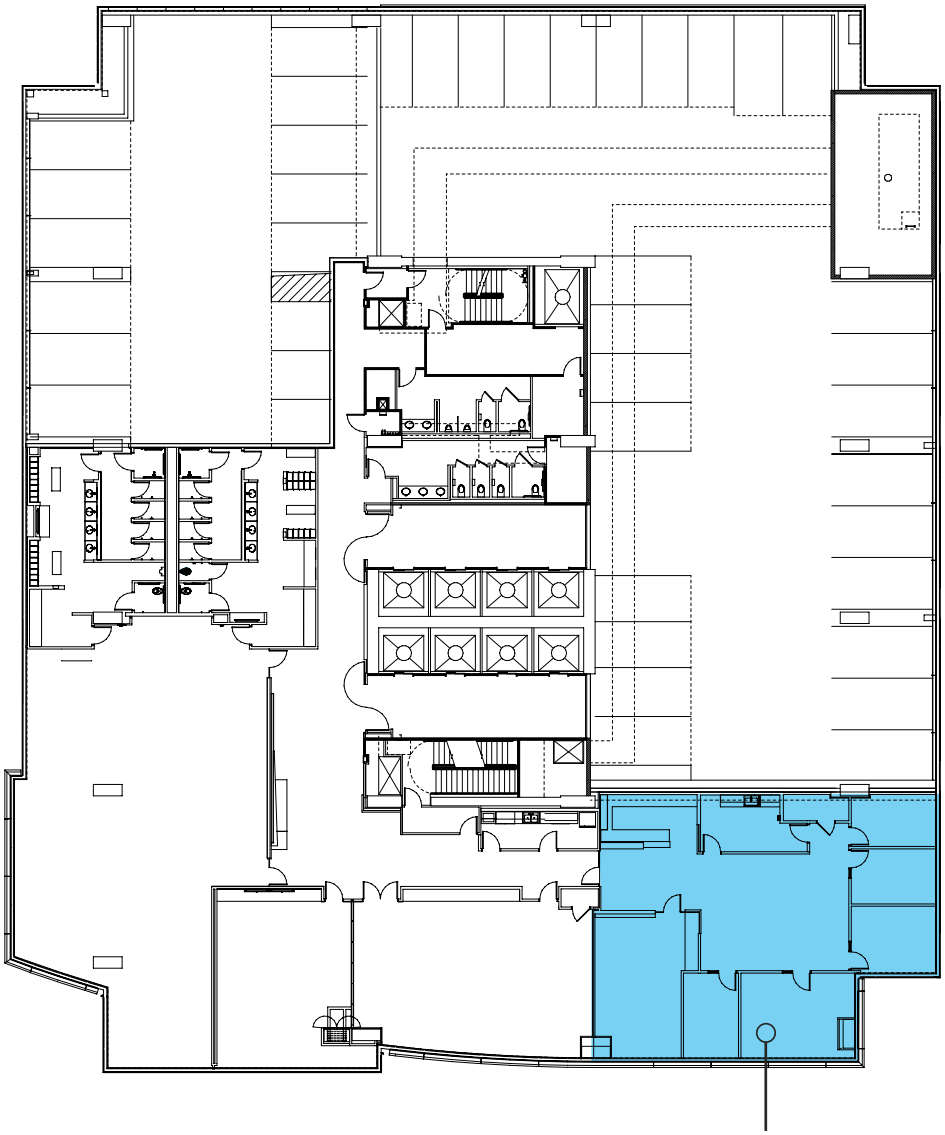
# FLOOR 15




| SUITE | SF | AVAILABLE | VT/IMAGES |
|---|---|---|---|
| *1500* | 3,156 SF | 11.1.26 | COMING SOON |

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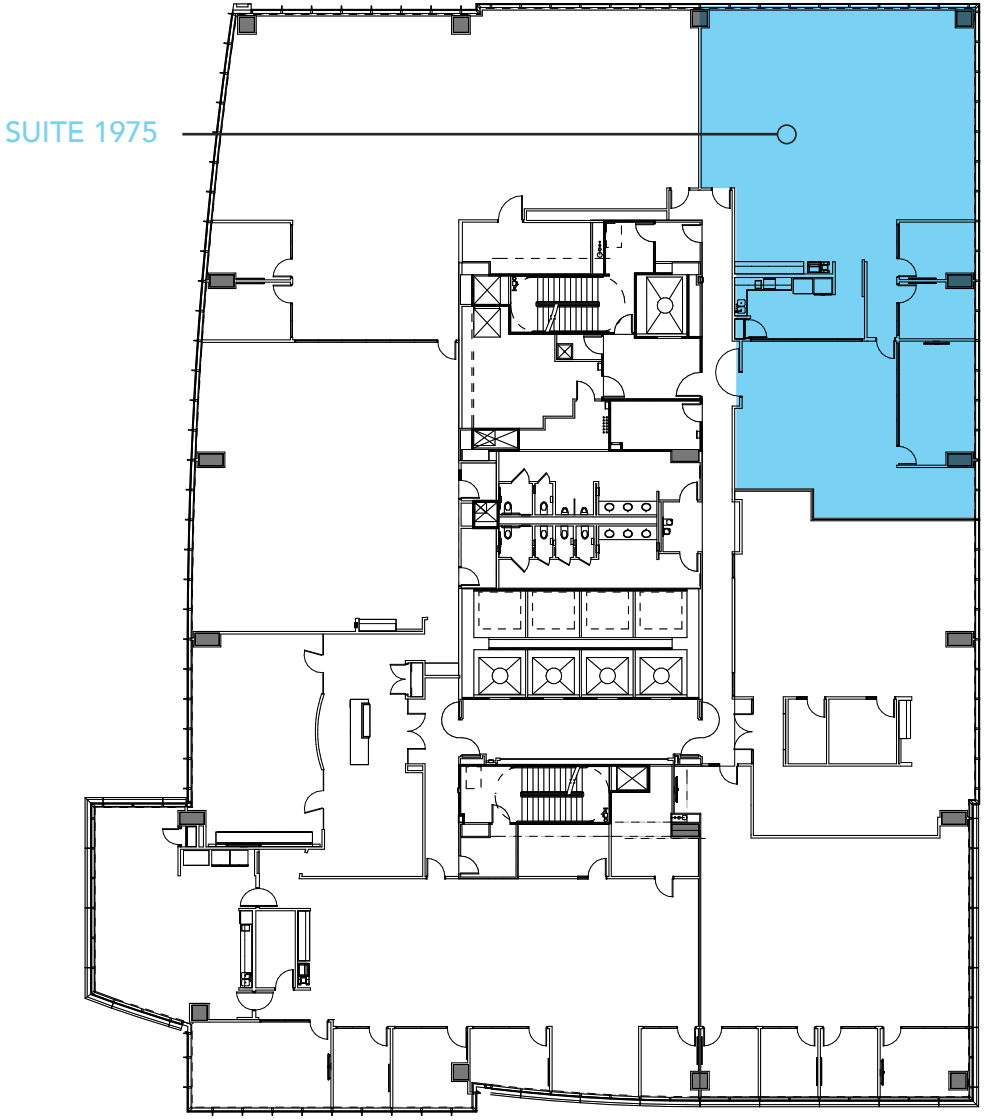
# FLOOR 19




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

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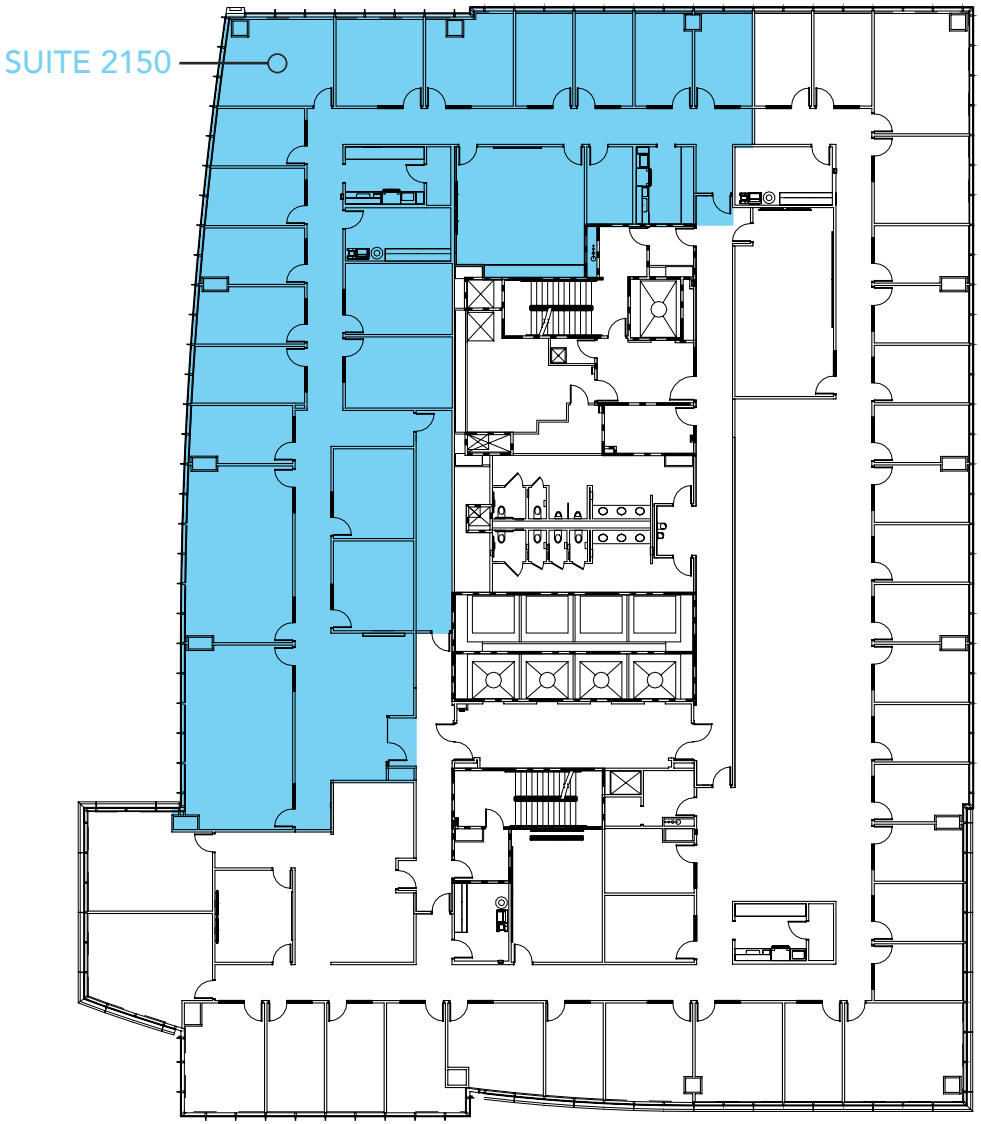
# FLOOR 21




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

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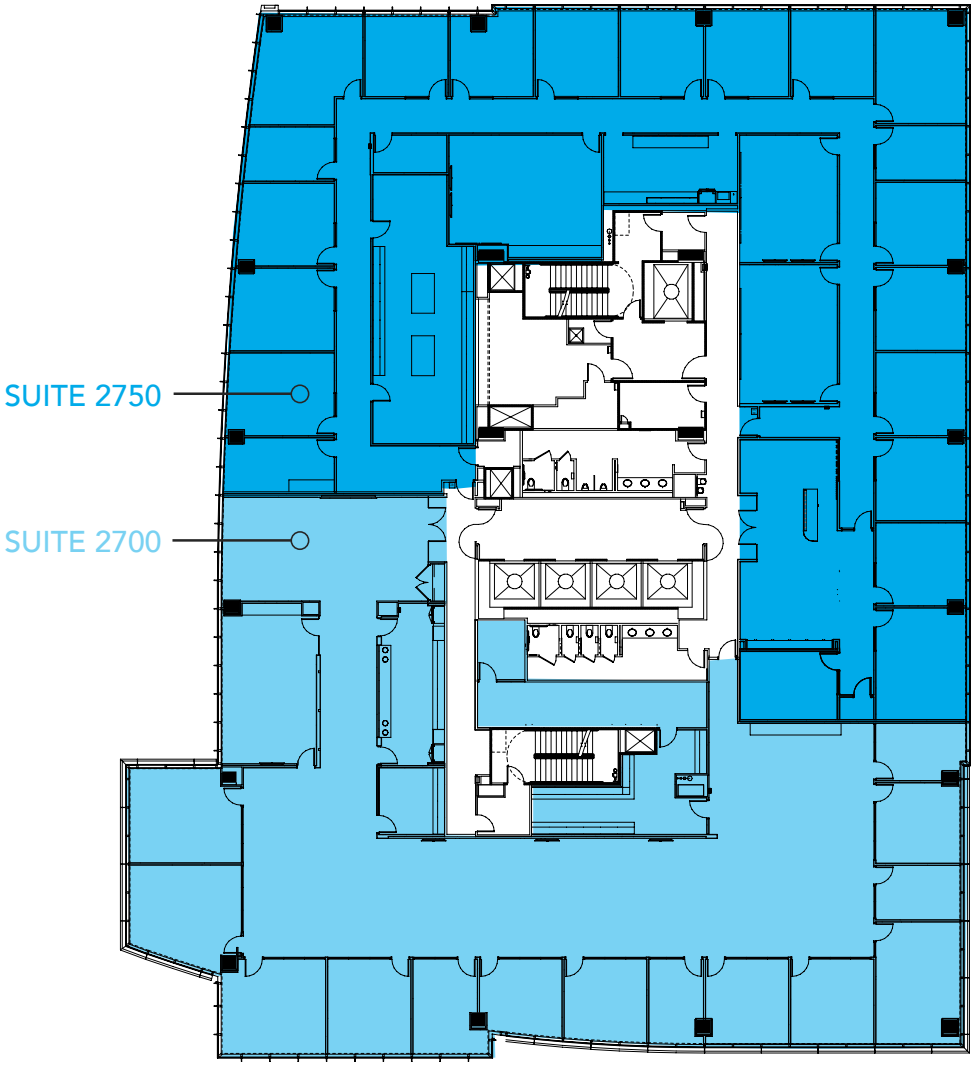
# FLOOR 27




| SUITE | SF | AVAILABLE | VT/IMAGES |
|---|---|---|---|
| *2700* | 11,636 SF | Now | 360° |
| *2750* | 12,896 SF | Now | 360° |
| *2700 + 2750* | 24,532 SF | Now | COMING SOON |

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Cousins STREAM

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