



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
18	1800	6.1.29	24,184 SF
19	1975	Now	4,404 SF
21	2150	Now	9,386 SF

RARE SCALE



Contiguous to 72,530 RSF
[Floor 16 - 17 to 48,346 RSF]







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.





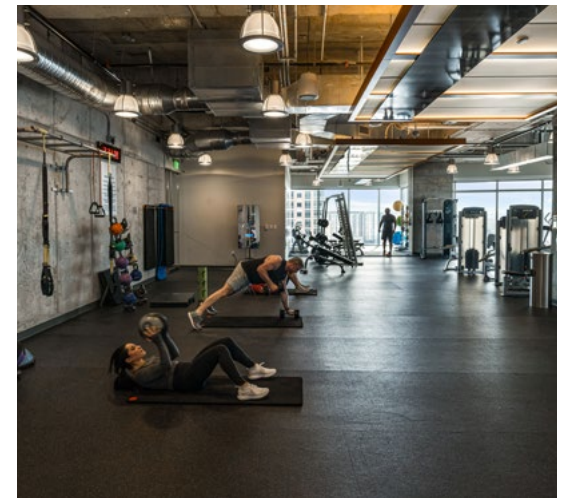
303 COLORADO AVE

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

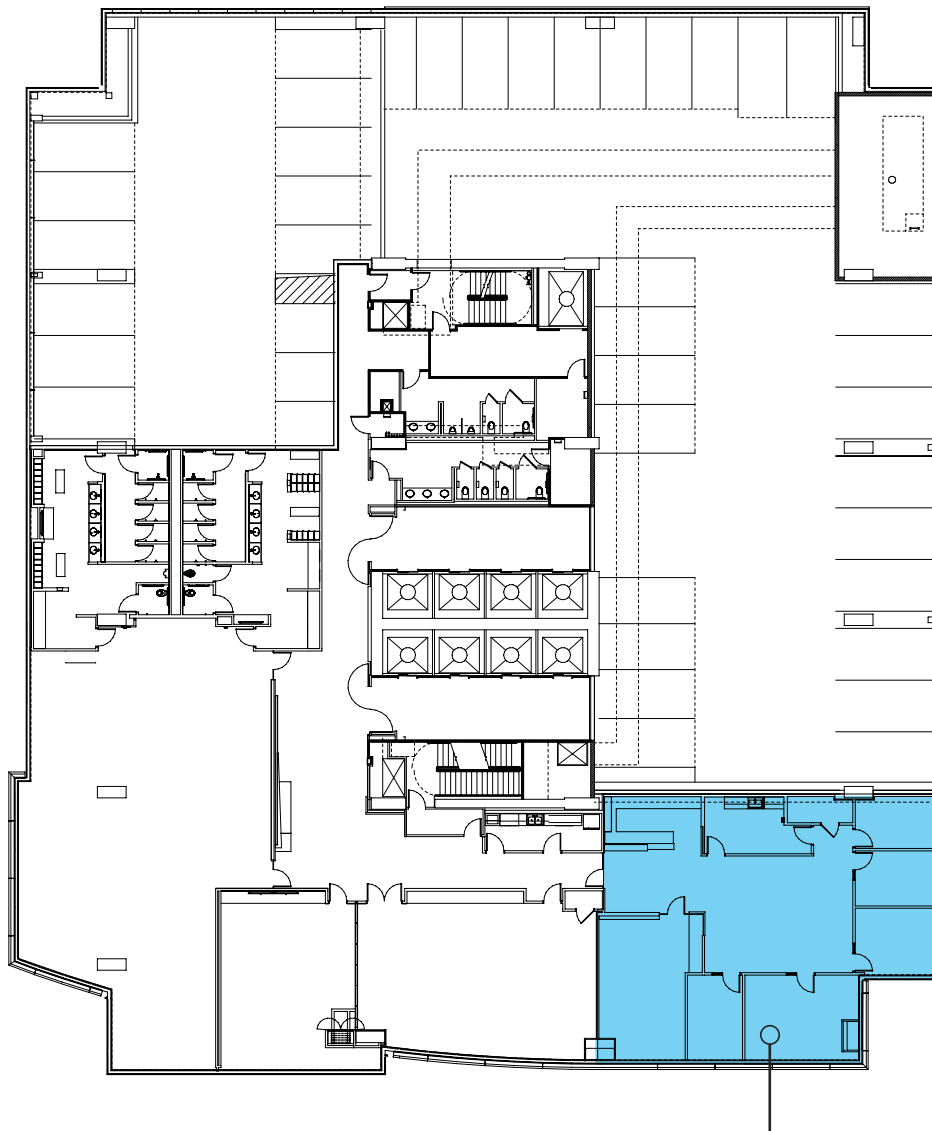
Torchy's Tacos
ATX Cocina
Fareground Austin
Veracruz All Natural
CAVA
Smash ATX
North Italia
La Condesa



..... 2-Minute Walk

FLOOR 15

303 COLORADO AVE



SUITE 1500

SUITE	SF	AVAILABLE	VT/IMAGES
1500	3,165 SF	11.1.26	360°



RACHEL COULTER

rachel.coulter@streamrealty.com

512.481.3058

TRAVIS ROGERS

travis.rogers@streamrealty.com

512.481.3059

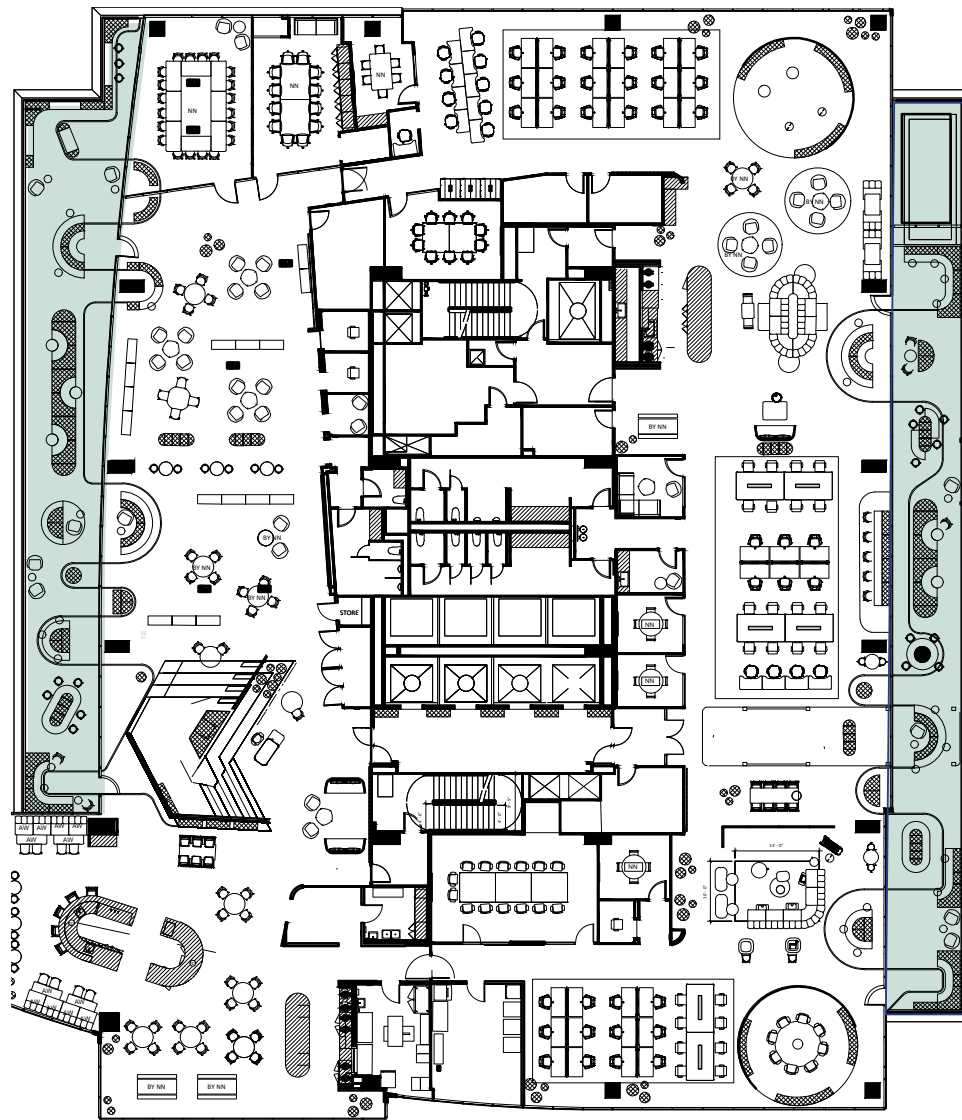
COLEMAN JACKSON

coleman.jackson@streamrealty.com

512.481.3060

FLOOR 16

303 COLORADO AVE



SUITE	SF	AVAILABLE	VT/IMAGES
1600	24,162 SF	60 Day Notice	360°



Outdoor Patio

RACHEL COULTER

rachel.coulter@streamrealty.com

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TRAVIS ROGERS

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512.481.3059

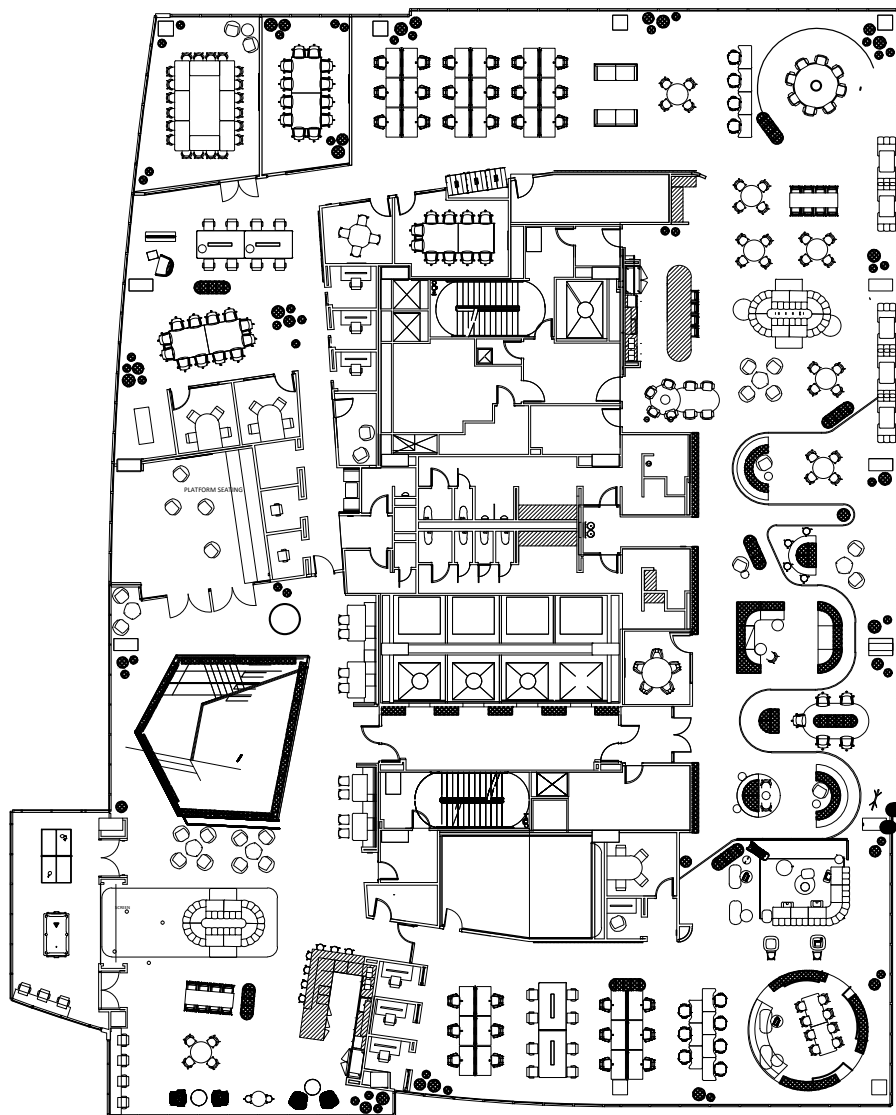
COLEMAN JACKSON

coleman.jackson@streamrealty.com

512.481.3060

FLOOR 17

303 COLORADO AVE



SUITE	SF	AVAILABLE	VT/IMAGES
1700	24,184 SF	60 Day Notice	360°



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rachel.coulter@streamrealty.com

512.481.3058

TRAVIS ROGERS

travis.rogers@streamrealty.com

512.481.3059

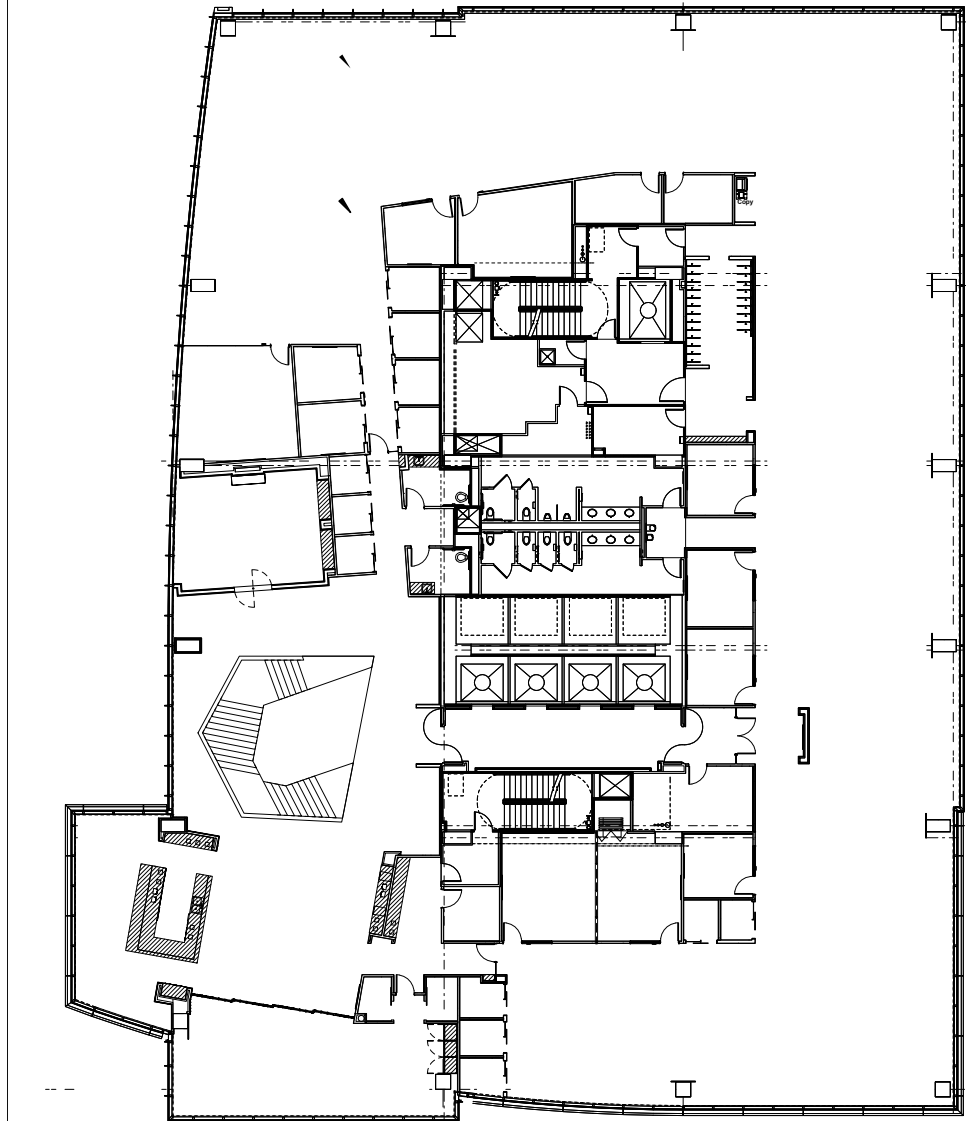
COLEMAN JACKSON

coleman.jackson@streamrealty.com

512.481.3060

FLOOR 18

303 COLORADO AVE



SUITE	SF	AVAILABLE	VT/IMAGES
1800	24,184 SF	6/1/2029	COMING SOON



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512.481.3059

COLEMAN JACKSON

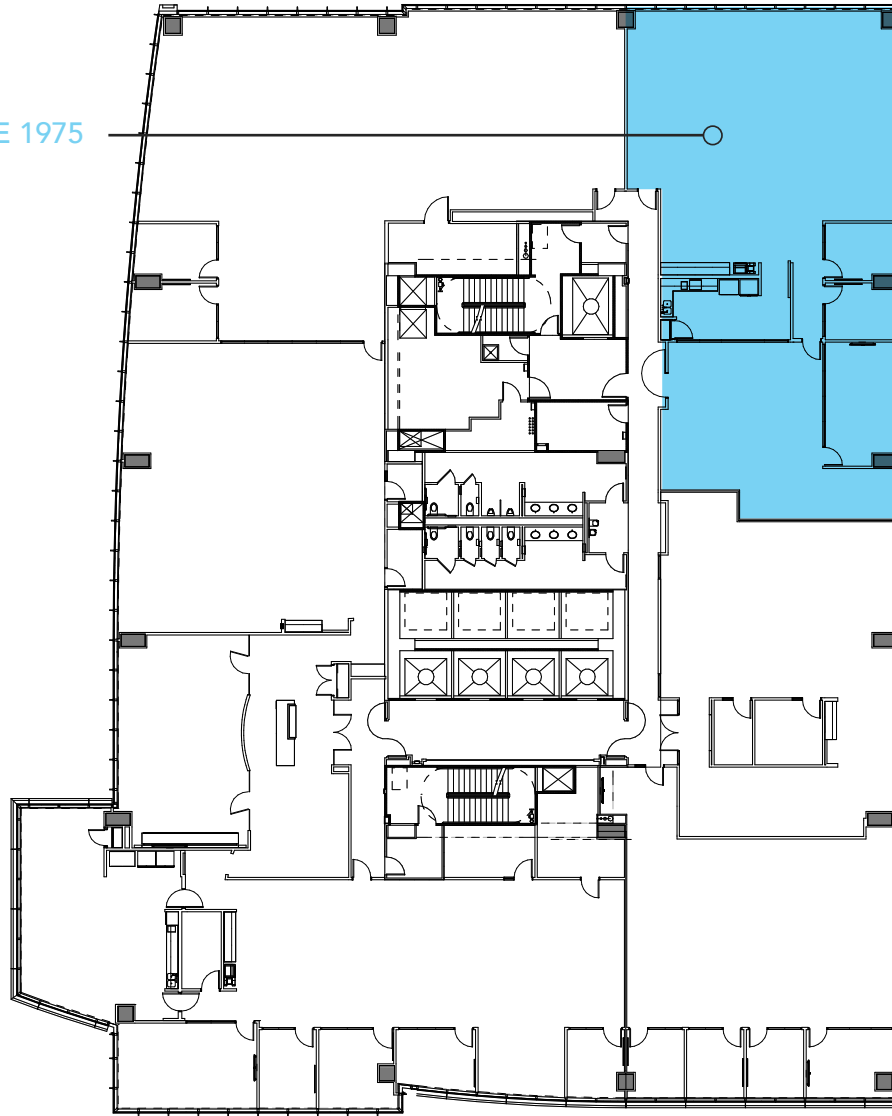
coleman.jackson@streamrealty.com

512.481.3060

FLOOR 19

303 COLORADO AVE

SUITE 1975



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



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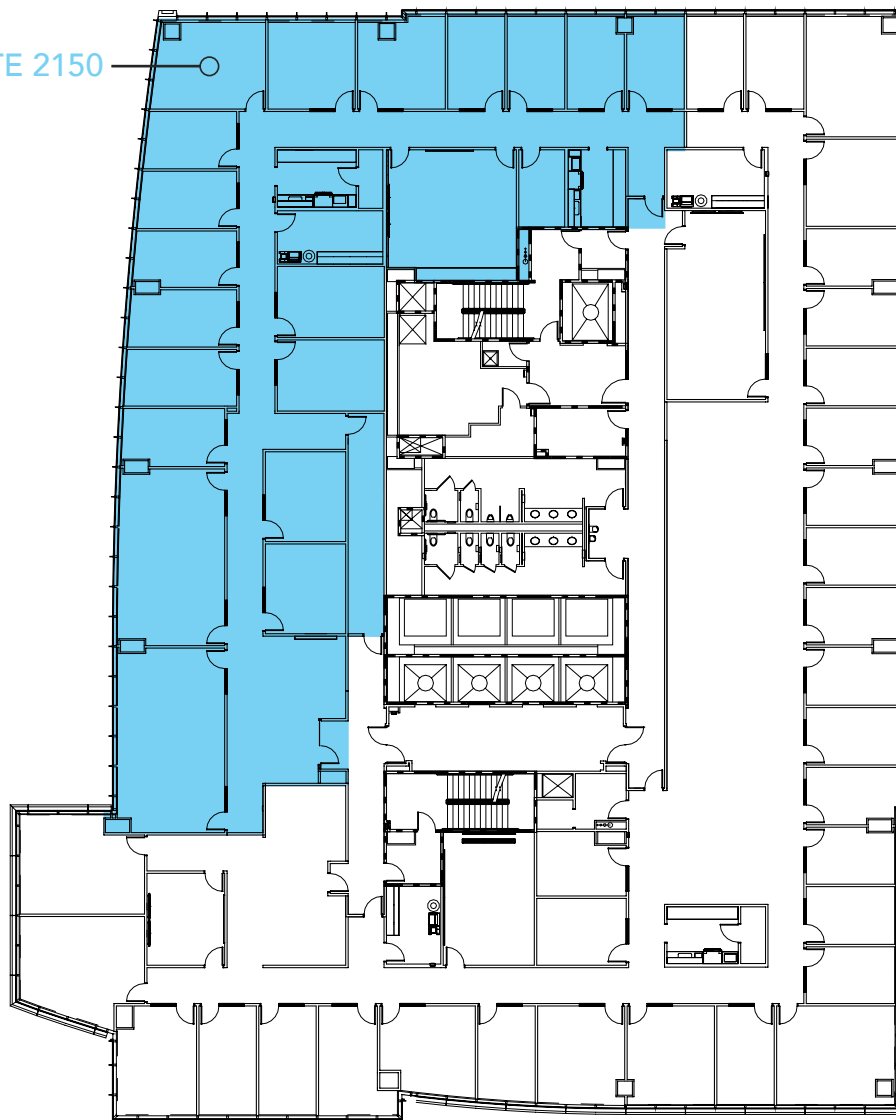
coleman.jackson@streamrealty.com

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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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CONTACT US

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