



COLORADO TOWER

COLORADOTOWERATX.COM

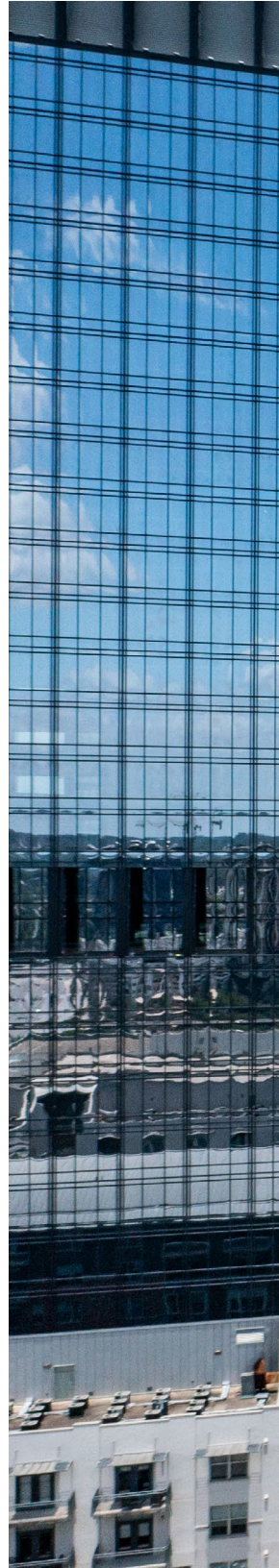


HIGH-RISE *ABOVE*

RISE TO THE HEIGHT OF DESIGN, INNOVATION, AND 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.





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

95,518 SF

TOTAL SF AVAILABLE

FLOOR	SUITE #	AVAILABLE	SQUARE FOOTAGE
19	1975	Now	4,404 SF
20	2000	7.1.2025	14,180 - 18,214 SF
20	2075	9.1.2025	4,034 SF
21	2100	3.1.2025	12,000 - 24,184 SF (Full Floor)
22	2200	3.1.2025	12,000 - 24,184 SF (Full Floor)
27	2700	7.1.2025	11,636 SF
27	2750	3.1.2025	12,896 SF







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.



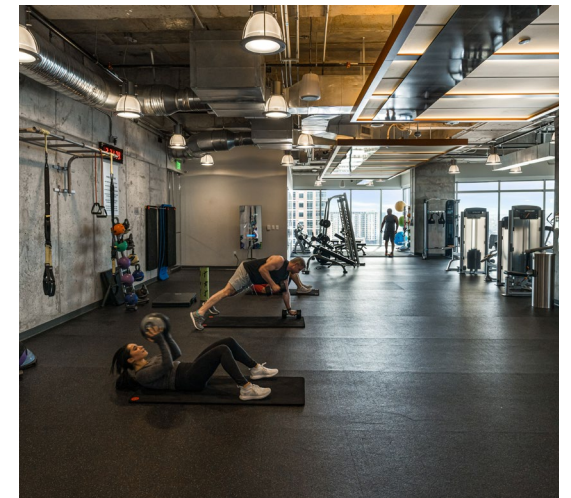


PEAK *PERKS*



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
- Building 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



HALCYON

LAVACA
CRAFT BEER

PECHÉ

Estelle's

PIZZERIA
DESANO
NAPOLETANA

Lavaca St

Bob's
Steak & Chop House



ROYAL BLUE
GROCERY

TRULUCK'S

CHI'LANTRO

Billie
OYSTER

RED FARM

RED ASH
ITALIA

Newk's
EATERY

THE
CAPITAL
GRILL & L.L.B.E.

W 5th St

W 4th St

JuiceLand

Tacodeli

AUSTIN CITY
LIMITS
LIVE

LAMBERTS

TAVERNA

JO'S
sweetgreen

MASON'S
CRAFT BEER

FOGO DE
CHÃO
CHURRASCOARIA

COOPER'S
Old Time
BIF BAR & OULE
AUSTIN, TX

BURGER BAR
ORIGINAL
ON CONGRESS

W 3rd St

W 2nd St

CORNER

III FORKS

Colorado St

W Cesar Chavez St

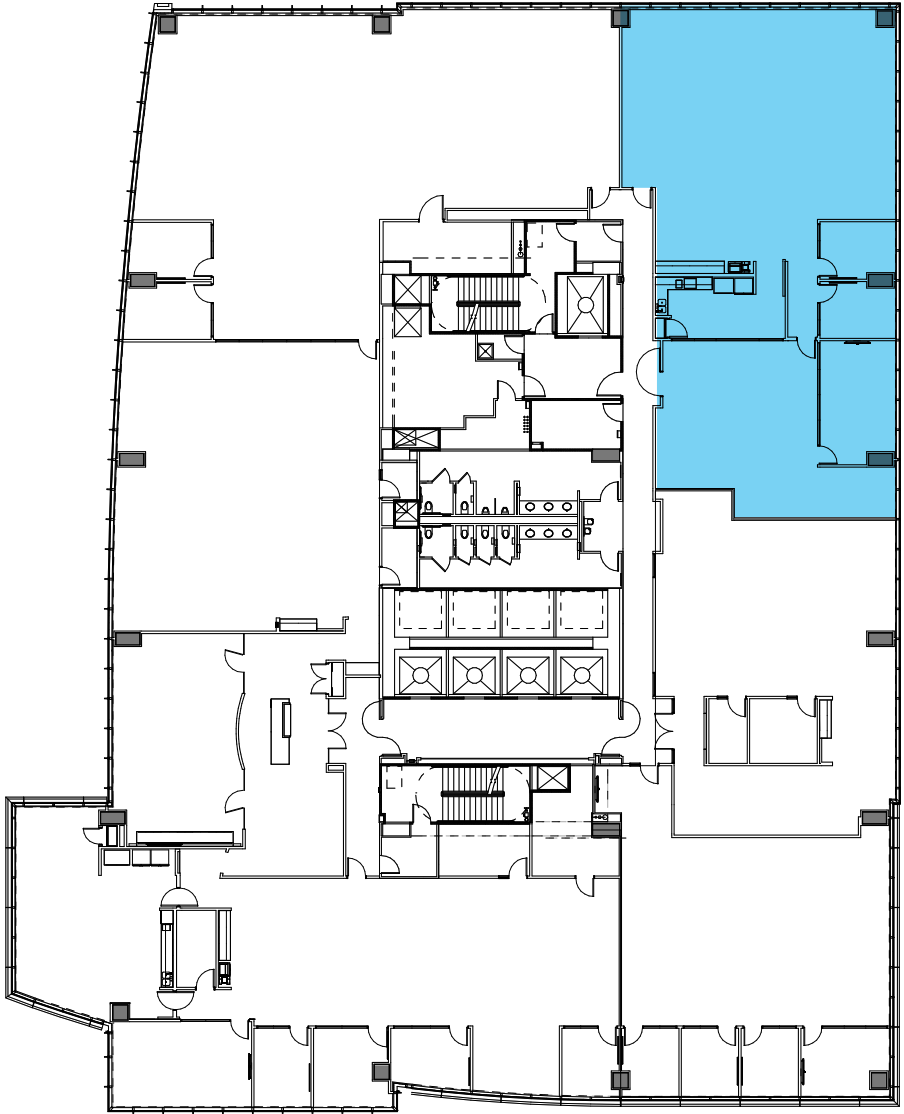
7th
FAREGROUND

..... 2-Minute Walk



SUITE 1975
4,404 SF
AVAILABLE NOW

[CLICK TO TAKE VIRTUAL TOUR](#)



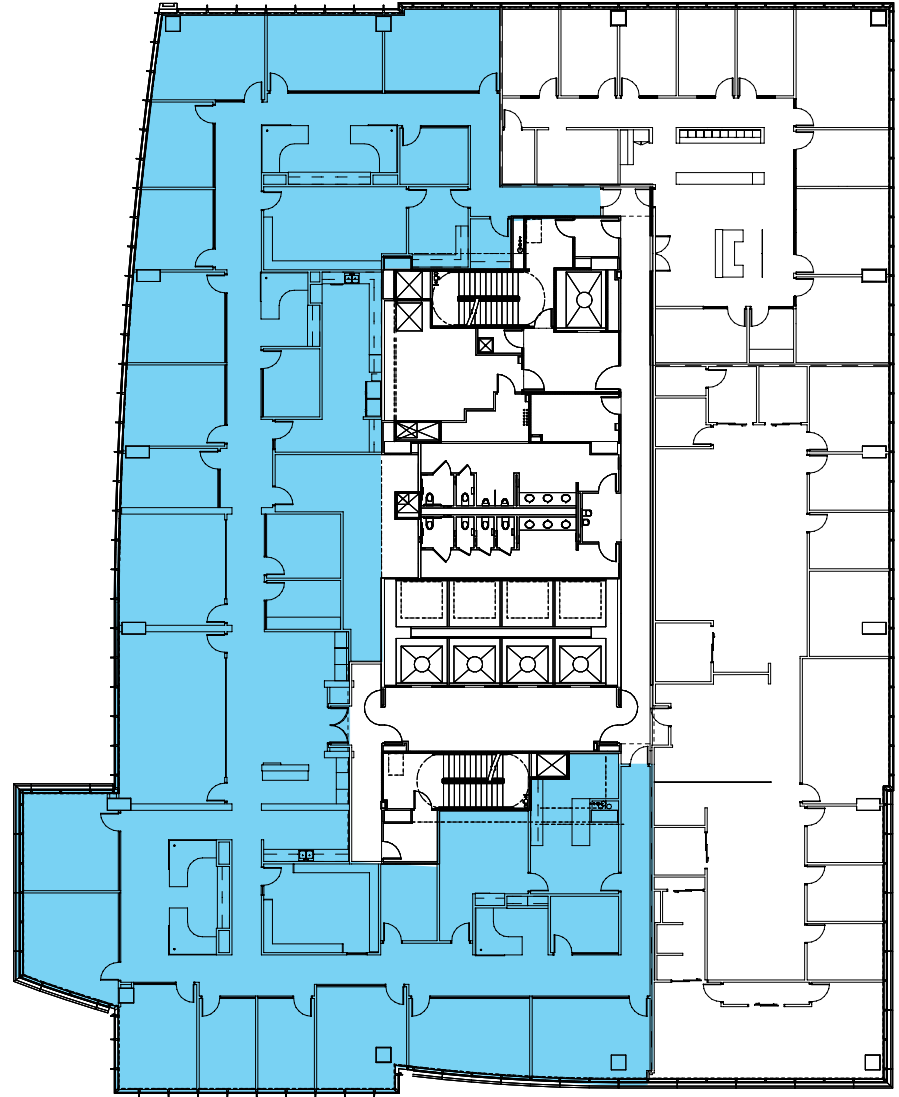
RACHEL COULTER
rachel.coulter@streamrealty.com
512.481.3058

TRAVIS ROGERS
travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON
coleman.jackson@streamrealty.com
512.481.3060



SUITE 2000
14,180 SF
AVAILABLE 7.1.25



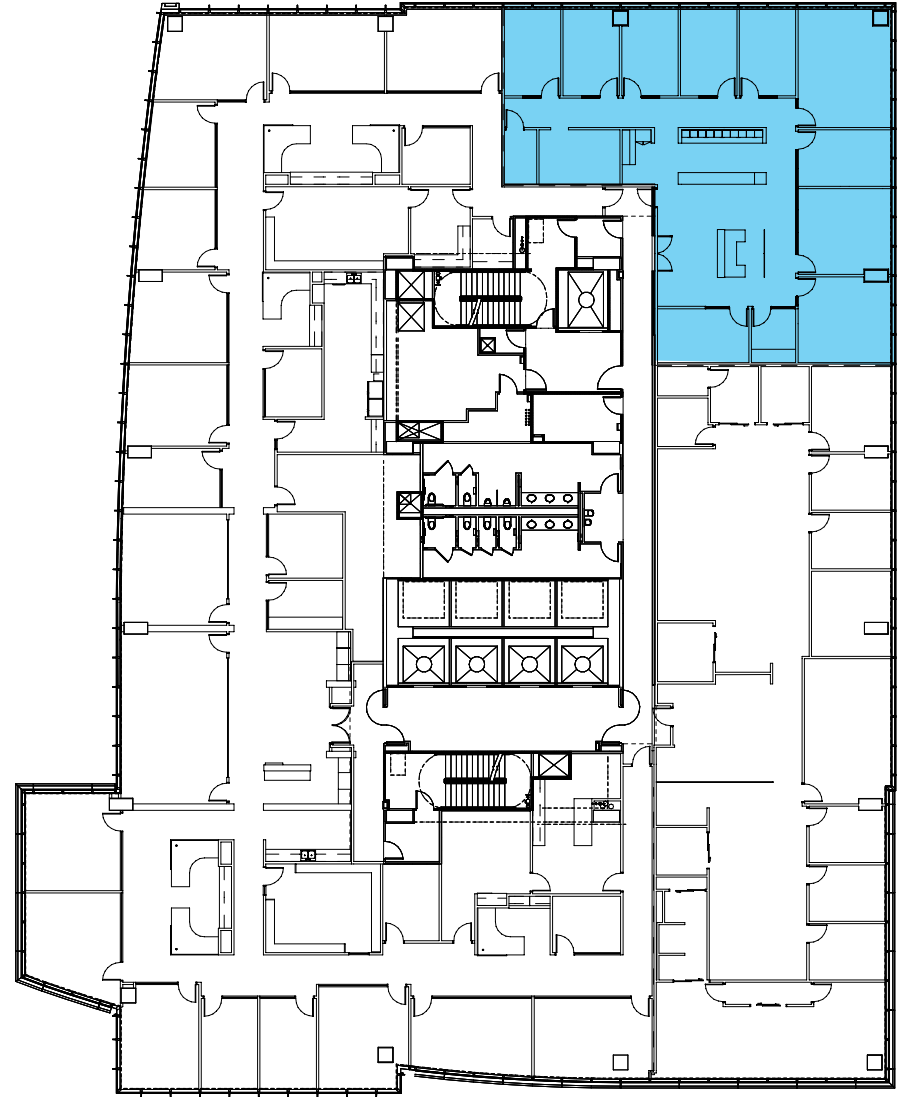
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SUITE 2075
4,034 SF
AVAILABLE 9.1.2025



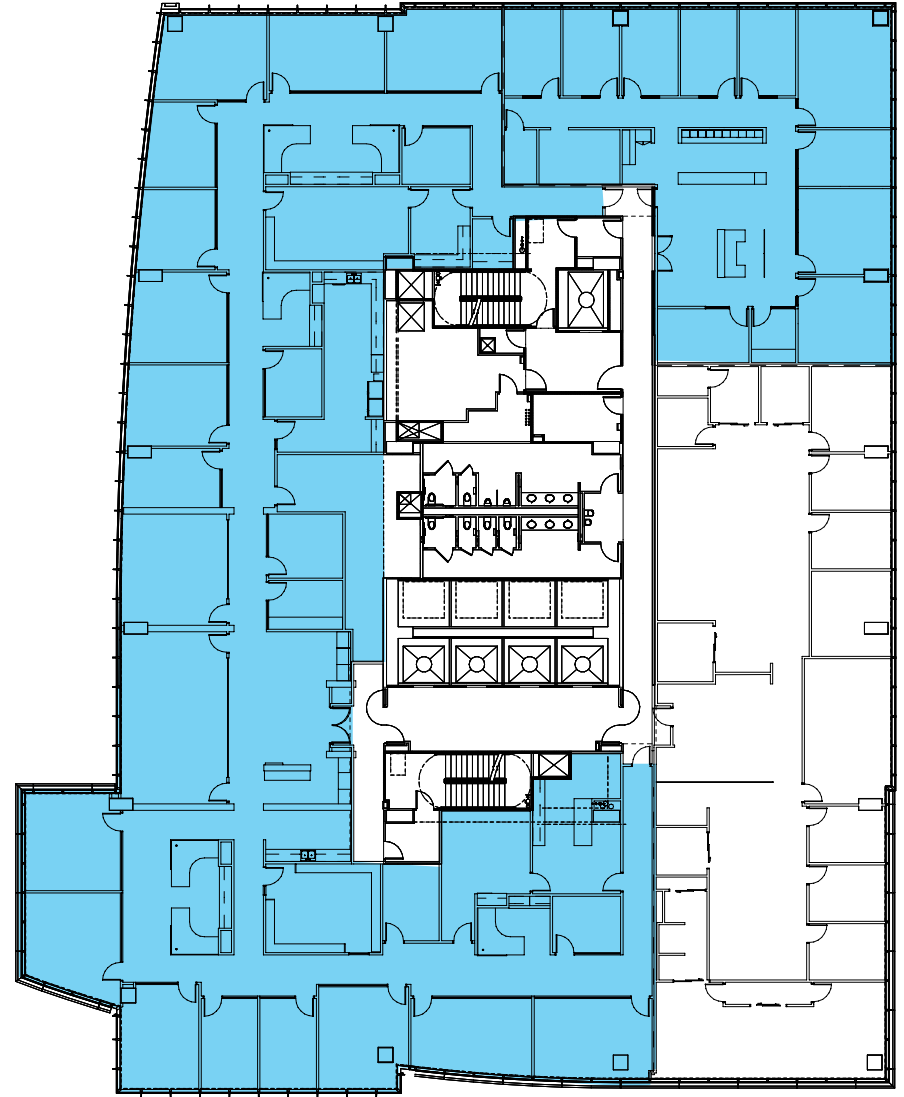
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SUITE 2000, SUITE 2075
18,214 SF
AVAILABLE 9.1.2025



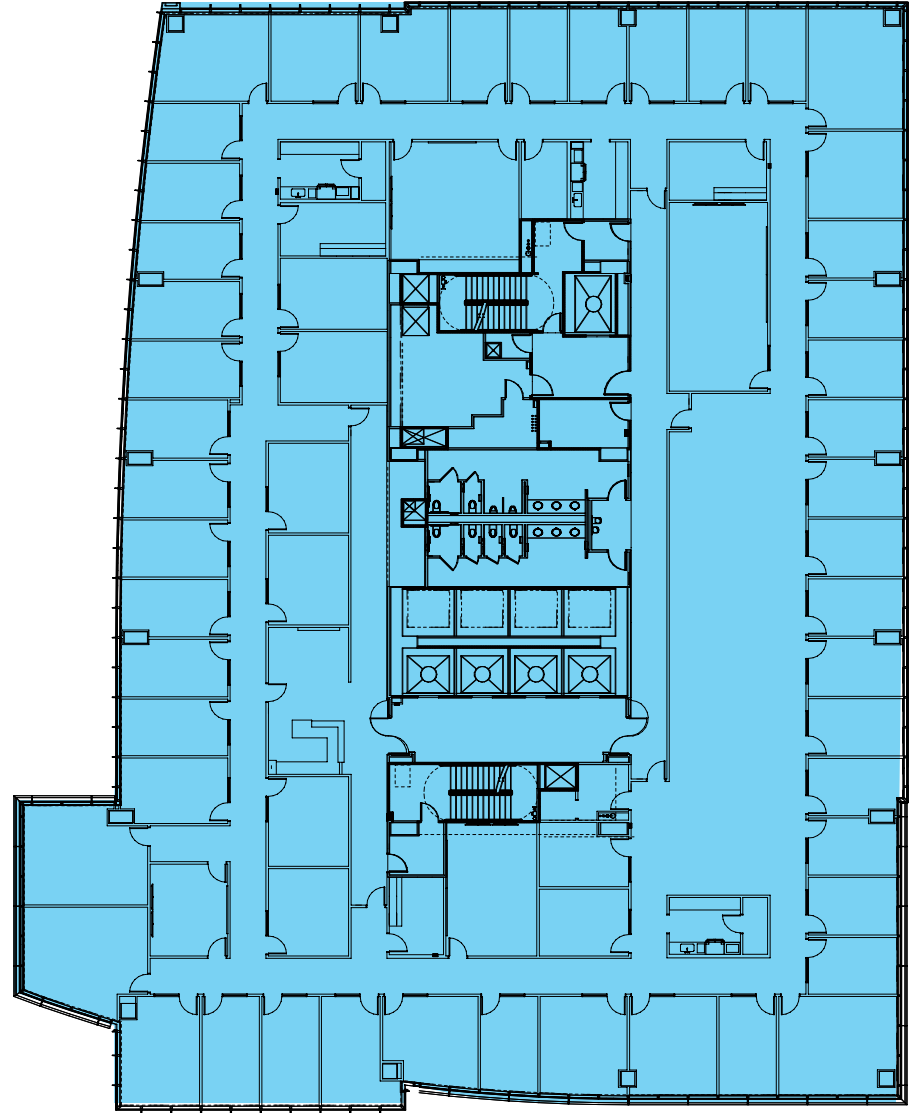
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SUITE 2100
12,000 - 24,184 SF
AVAILABLE 3.1.2025



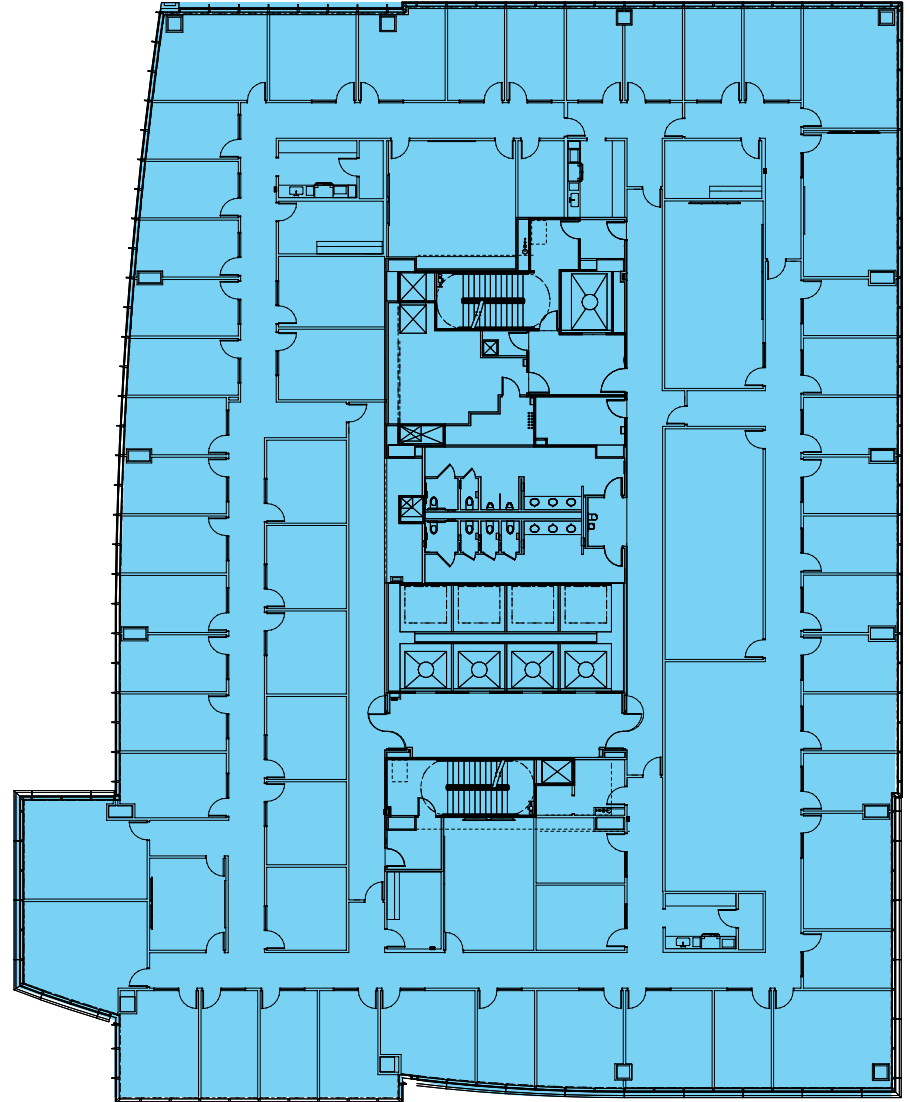
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SUITE 2200
12,000 - 24,184 SF
AVAILABLE 3.1.2025



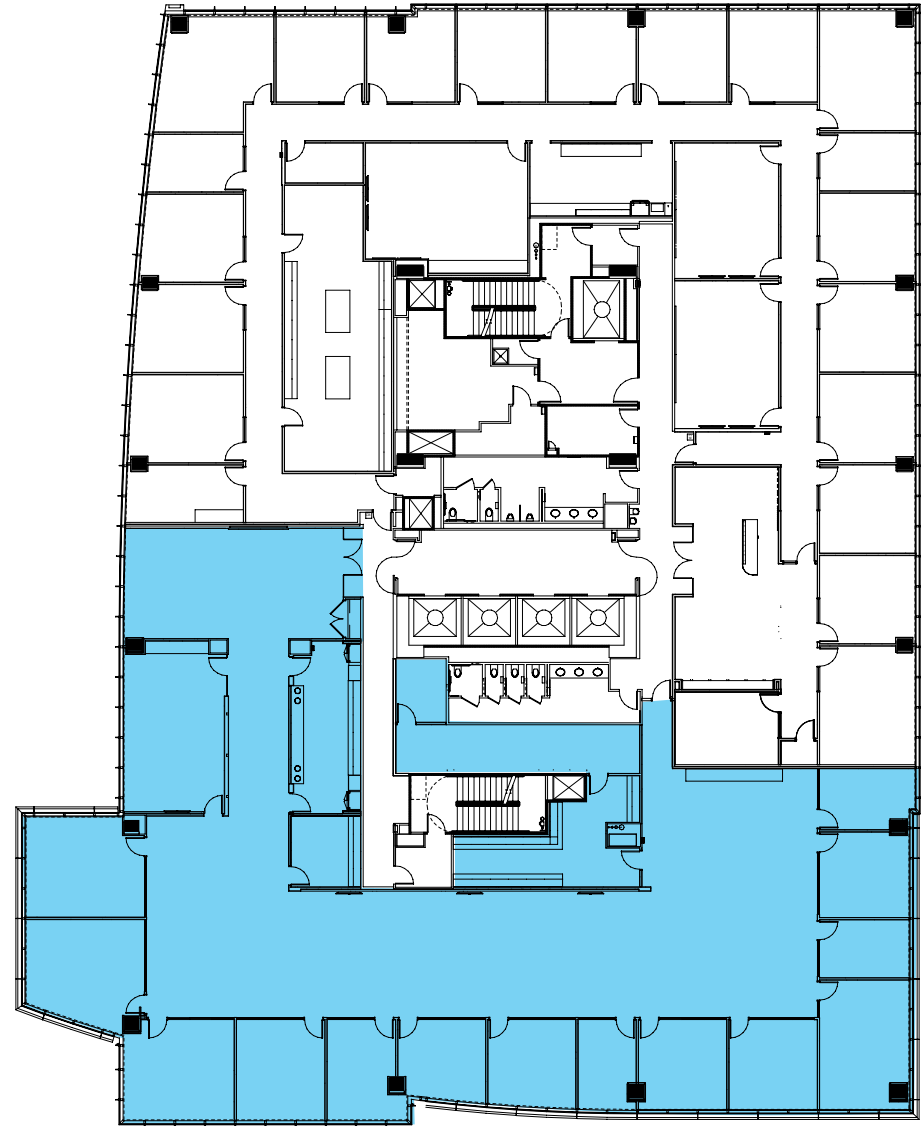
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SUITE 2700
11,636 SF
AVAILABLE 7.1.2025



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rachel.coulter@streamrealty.com
512.481.3058

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travis.rogers@streamrealty.com
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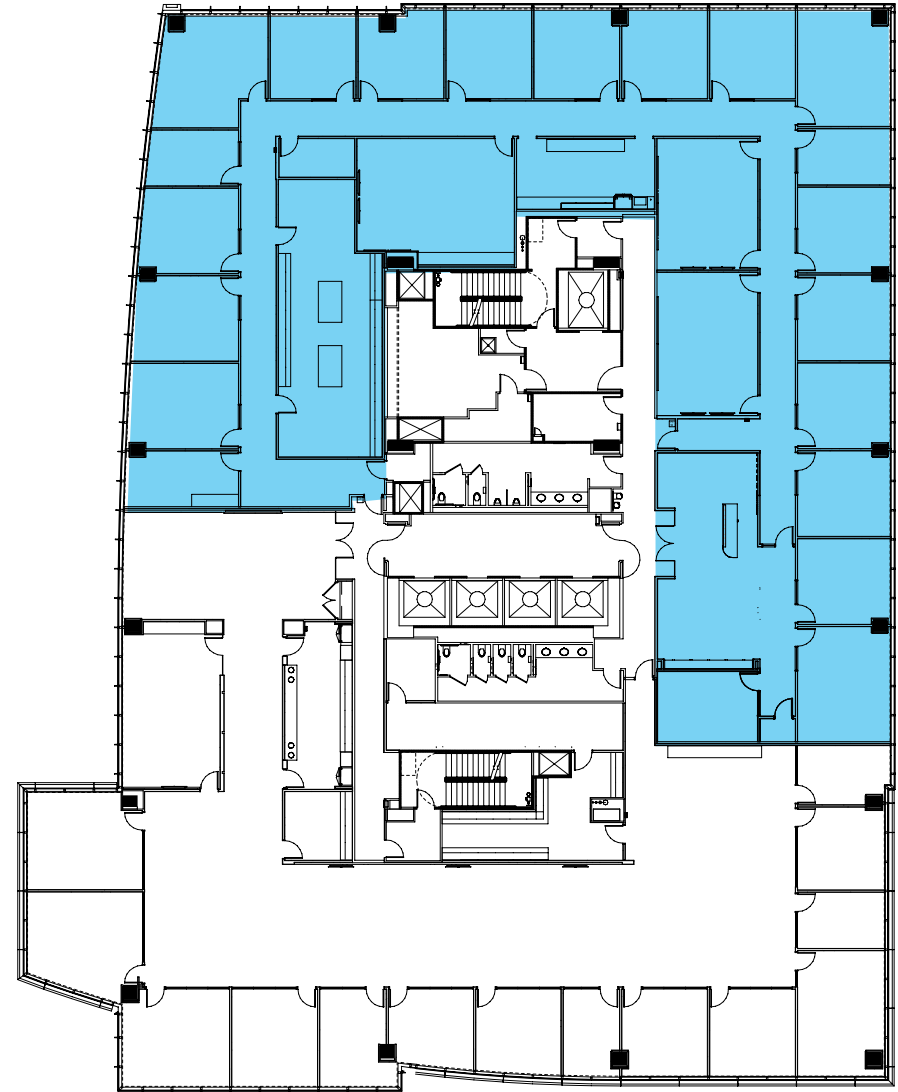
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SUITE 2750

12,896 SF

AVAILABLE 3.1.2025



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CONTACT US

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