



# 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
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







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
- 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



CAVA

HALCYON

LAVACA



Estelle's



Lavaca St

Newk's  
EATERY

W 5th St

THE CAPITAL  
GRILL & BEE

CHI'LANTRO

Bob's  
Steak & Chop House

TRULUCK'S

W 4th St



ROYAL BLUE  
GROCERY

RED  
ASH  
ITALIA



Billie  
OYSTER

REDFARM

Tacodeli

AUSTIN  
CITY  
LIMITS  
LIVE

LAMBERTS

TAVERNA



sweetgreen

W 3rd St



FOGO  
DE  
CHÃO



CORNER

z St

III FORKS

Colorado St

W 2nd St

Congress Ave



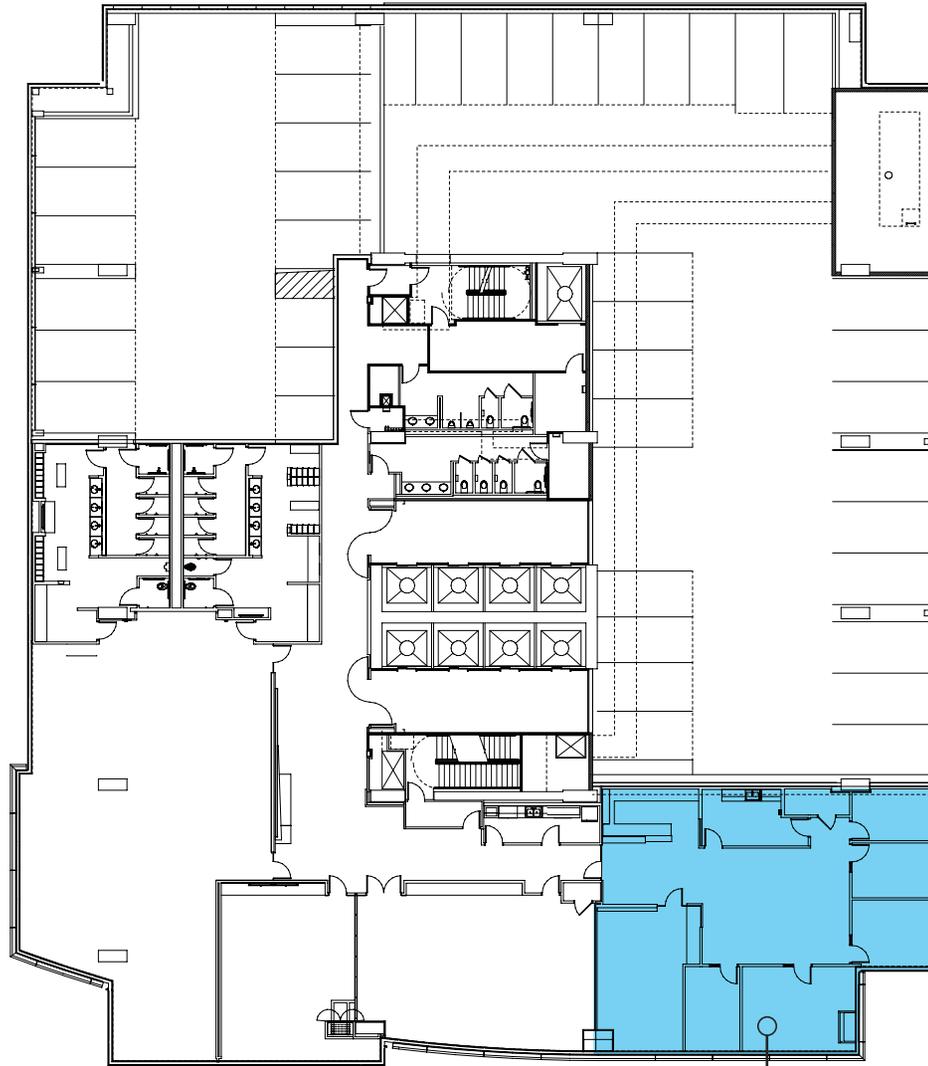
THE FAREGROUND

W Cesar Chavez St

..... 2-Minute Walk

# FLOOR 15

303 COLORADO AVE



SUITE 1500

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



COLORADO  
TOWER

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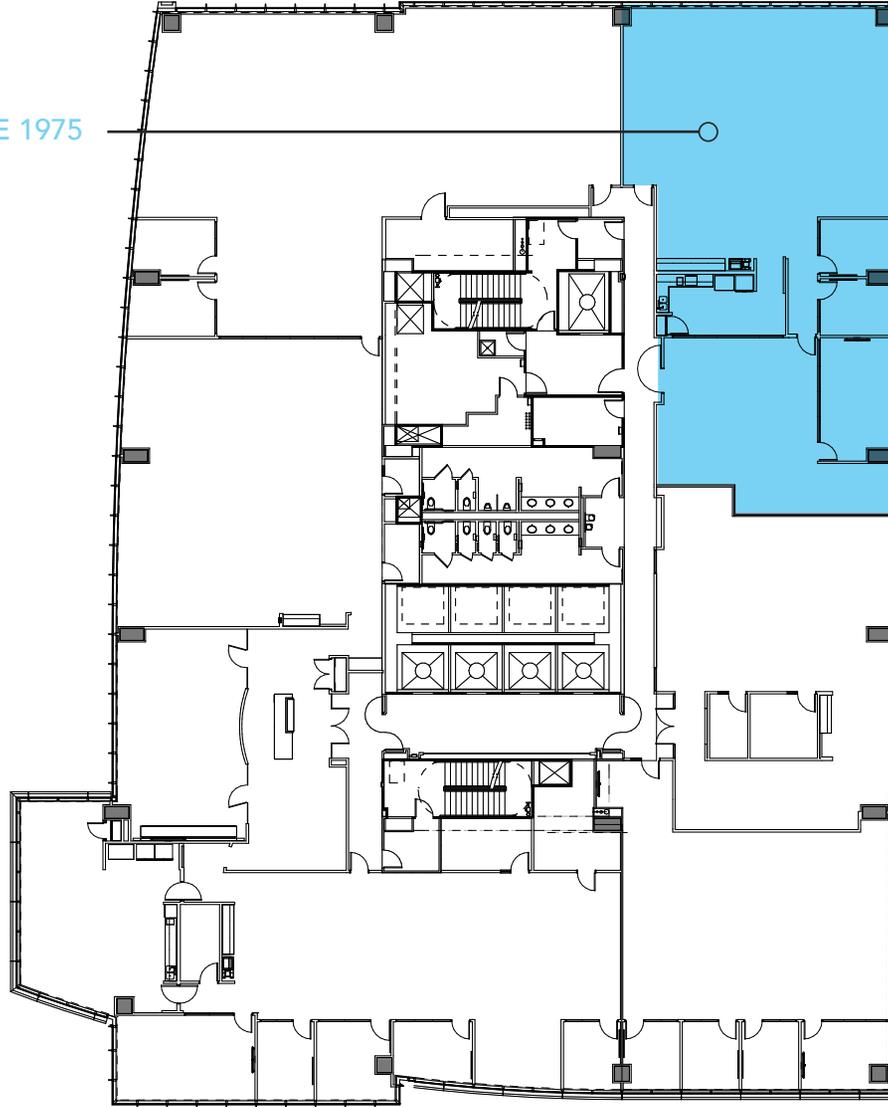
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# FLOOR 19

303 COLORADO AVE

SUITE 1975



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



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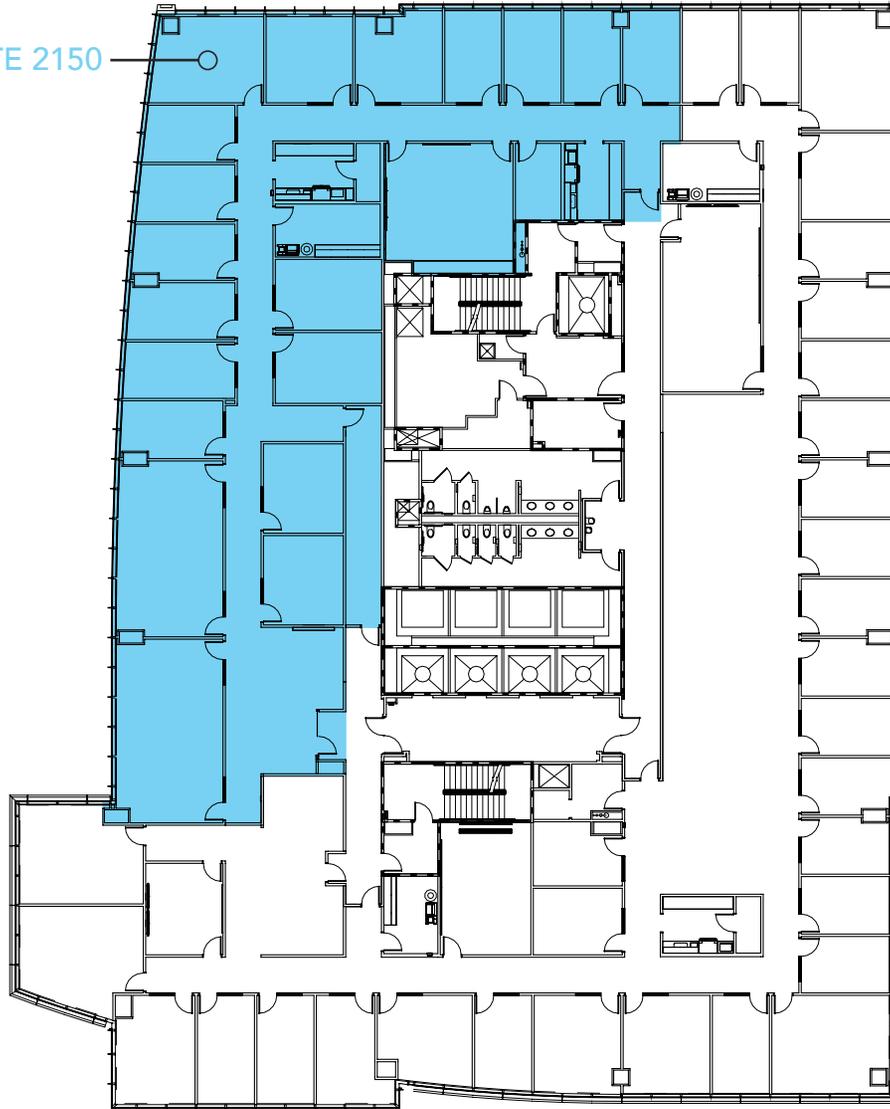
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SUITE 2150



SUITE	SF	AVAILABLE	VT/IMAGES
2150	9,386 SF	Now	COMING SOON



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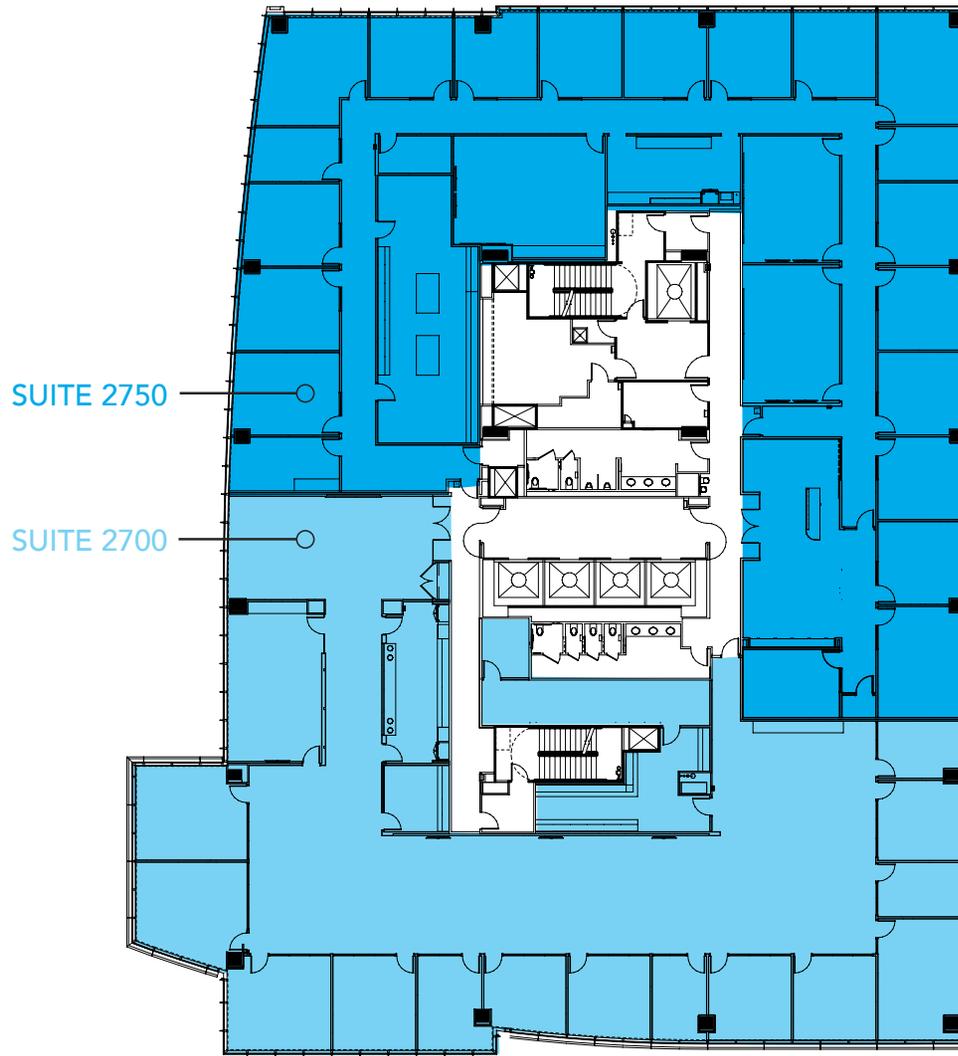
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# FLOOR 27

303 COLORADO AVE



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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