



# COLORADO TOWER

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



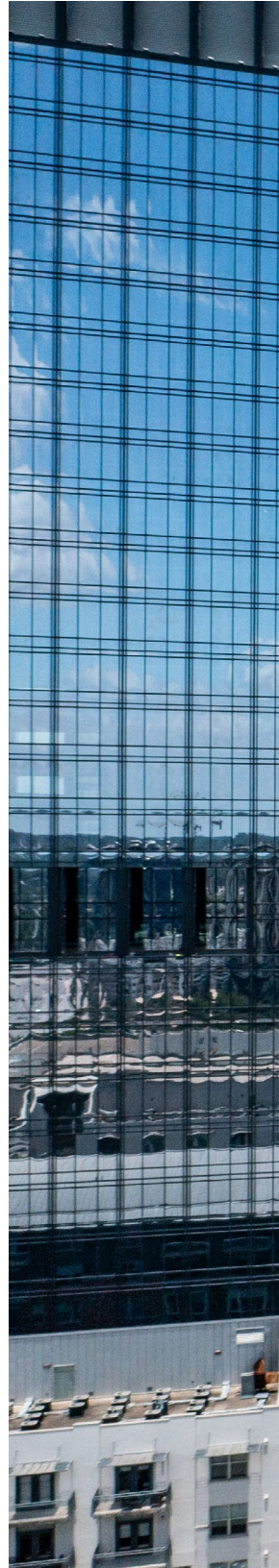
# HIGH-RISE *ABOVE*

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



STUDIO MASS & MCCONICO LLP  
PHILIP BREYER & ASSOCIATES LLP  
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Investment  
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	2750	Now	5,158 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  
CRAFT BEER

PECHÉ

PIZZERIA  
DESANO  
NAPOLETANA

Estelle's

Newk's  
EATERY

W 5th St

Lavaca St

DRIFTWOOD  
TRIA

THE  
CAPITAL  
GRILL & L.L.B.E

Bob's  
Steak & Chop House

CHI'LANTRO

W 4th St

Starbucks

ROYAL BLUE  
GROCERY

TRULUCK'S

JuiceLand

Billie  
OYSTER

RED FARM

RED ASH  
ITALIA

Tacodeli

AUSTIN CITY  
LIMIT LIVE

LAMBERTS

TAVERNA

JO'S

sweetgreen

MASON'S  
Cuban Patis

FOGO  
DE CHÃO  
CHURRASCOARIA

COOPER'S  
Old Time  
BIF BAR-B-QUE  
RESTAURANT & BREWERY  
AUSTIN, TX

W 3rd St

ORIGINAL  
BURGER BAR  
ON CONGRESS

Congress Ave

CORNER

z St

W 2nd St

III FORKS

Colorado St

7th

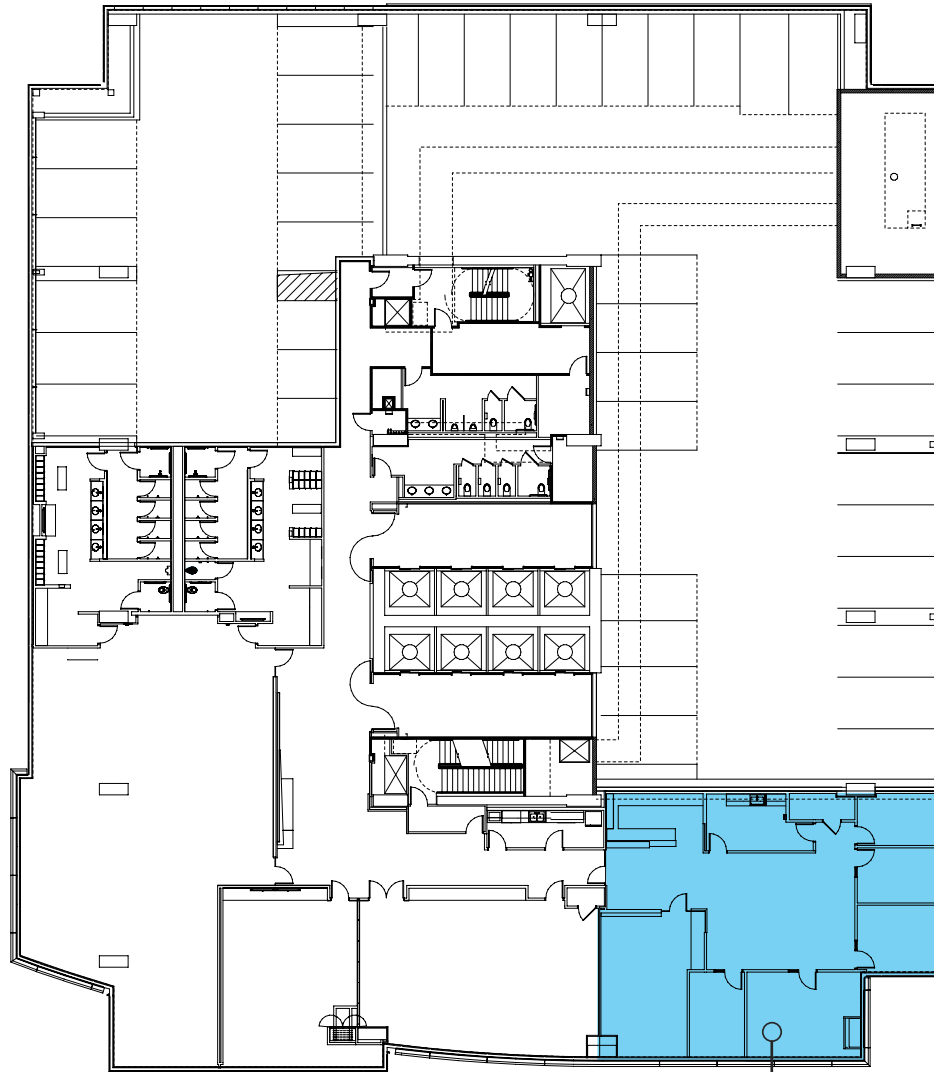
FAREGROUND

W Cesar Chavez St

..... 2-Minute Walk

# FLOOR 15

303 COLORADO AVE



SUITE 1500

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



COLORADO  
TOWER

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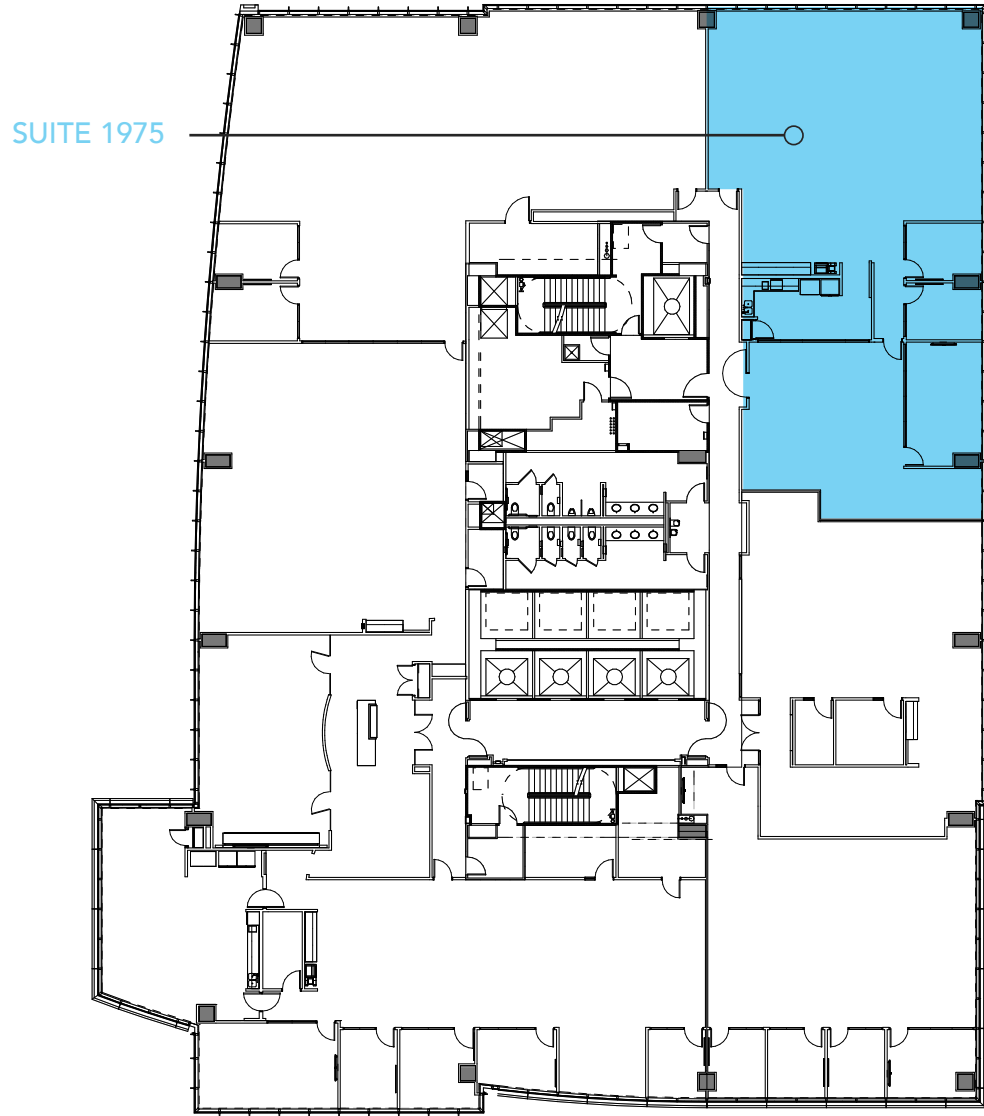
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# FLOOR 19

303 COLORADO AVE



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



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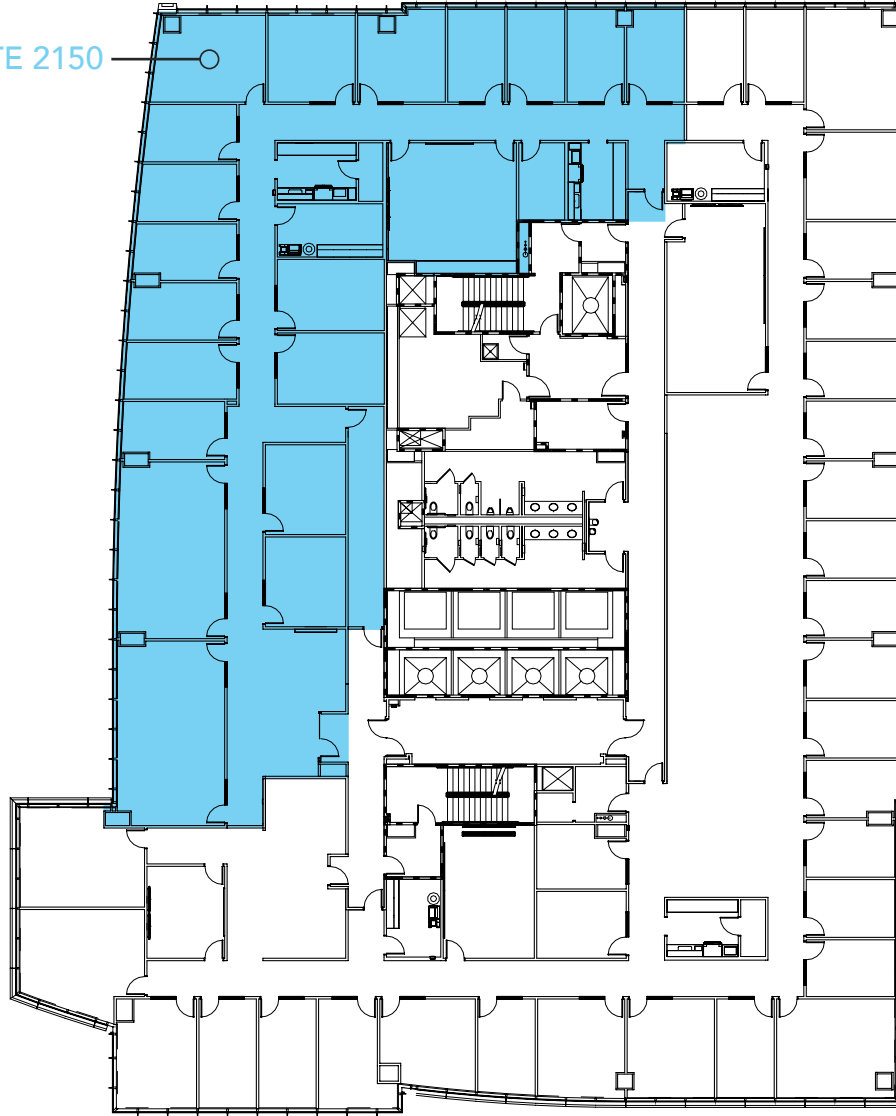
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# FLOOR 21

303 COLORADO AVE

SUITE 2150



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



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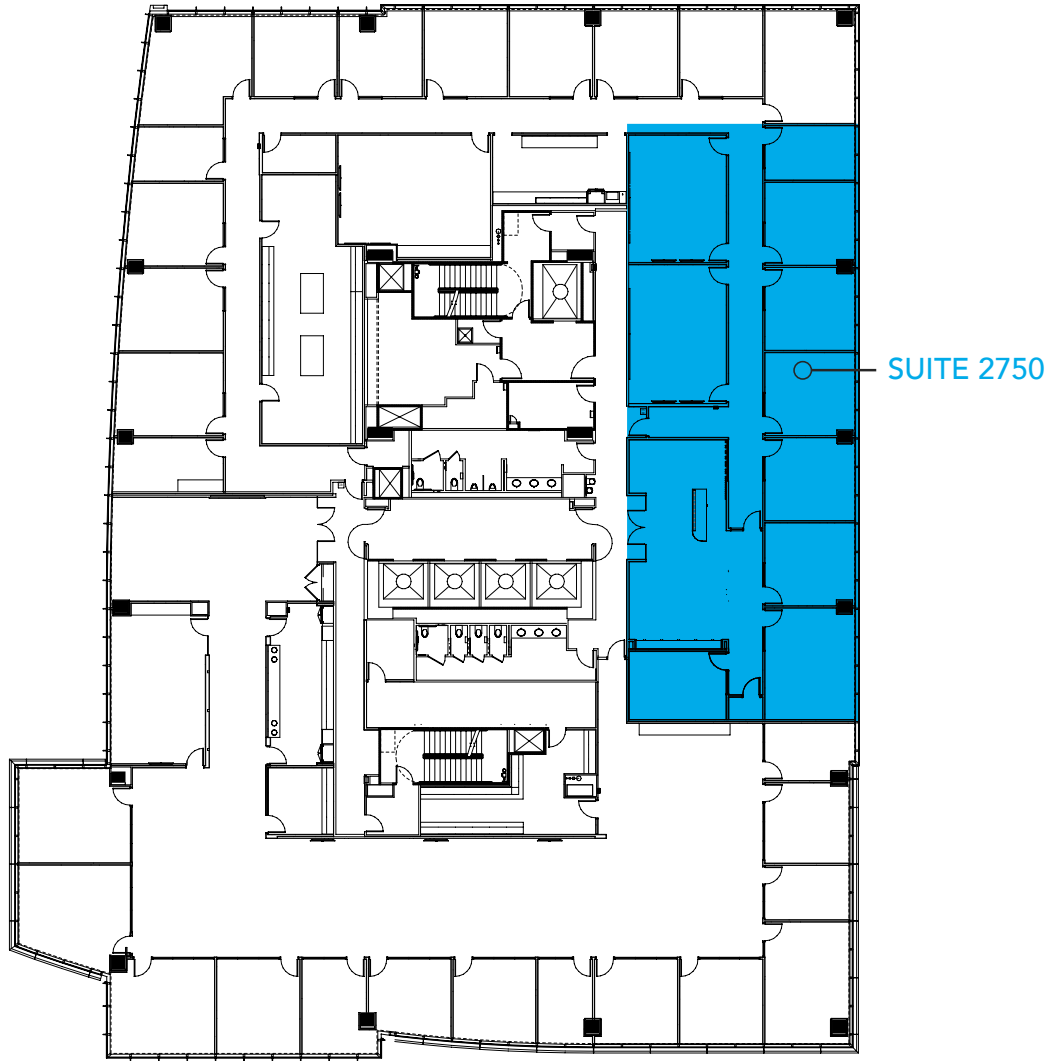
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SUITE	SF	AVAILABLE	VT/IMAGES
2750	5,158 SF	Now	360°

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