

COLORADO  
TOWER

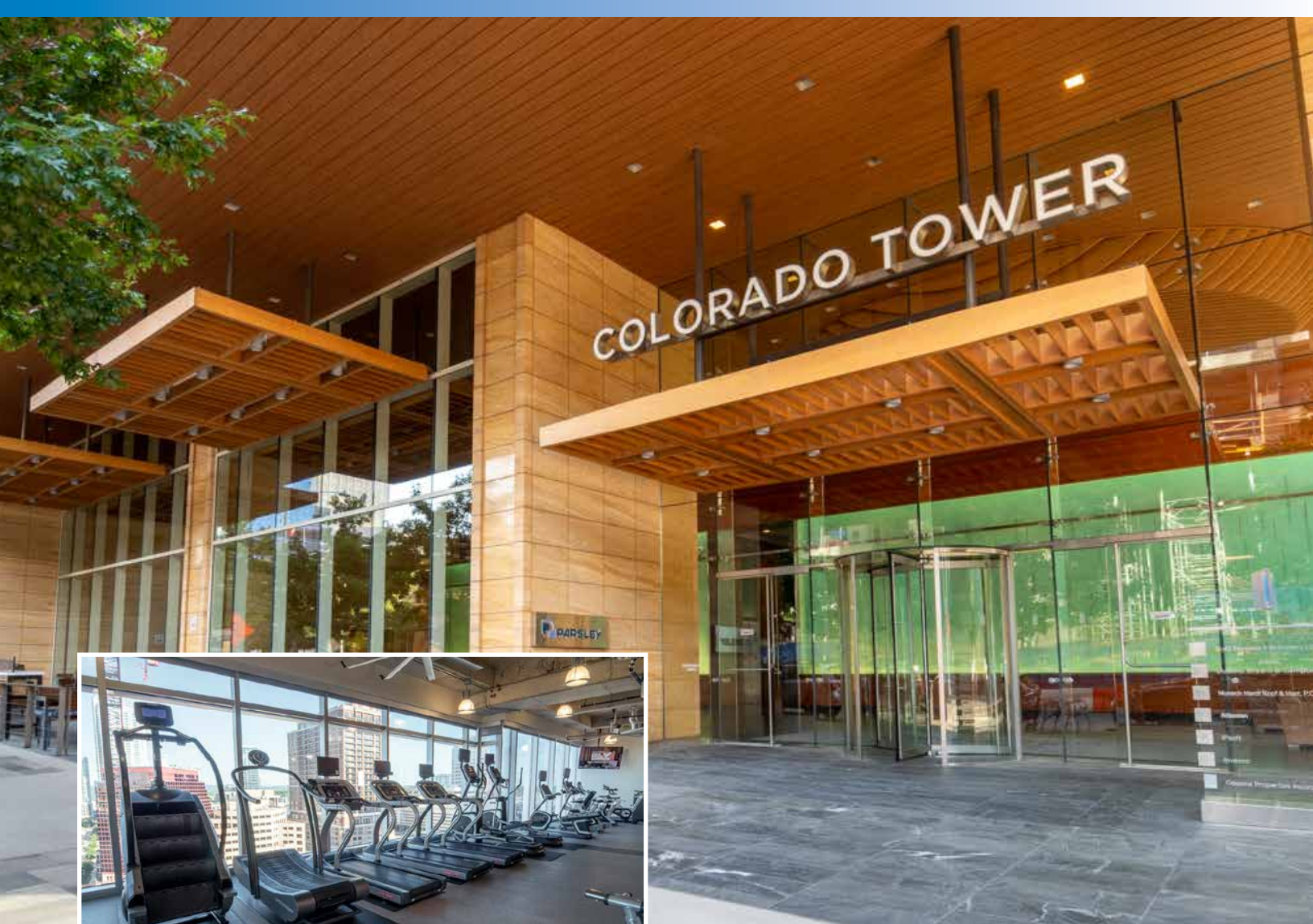
3,165 RSF

of Office Space Available



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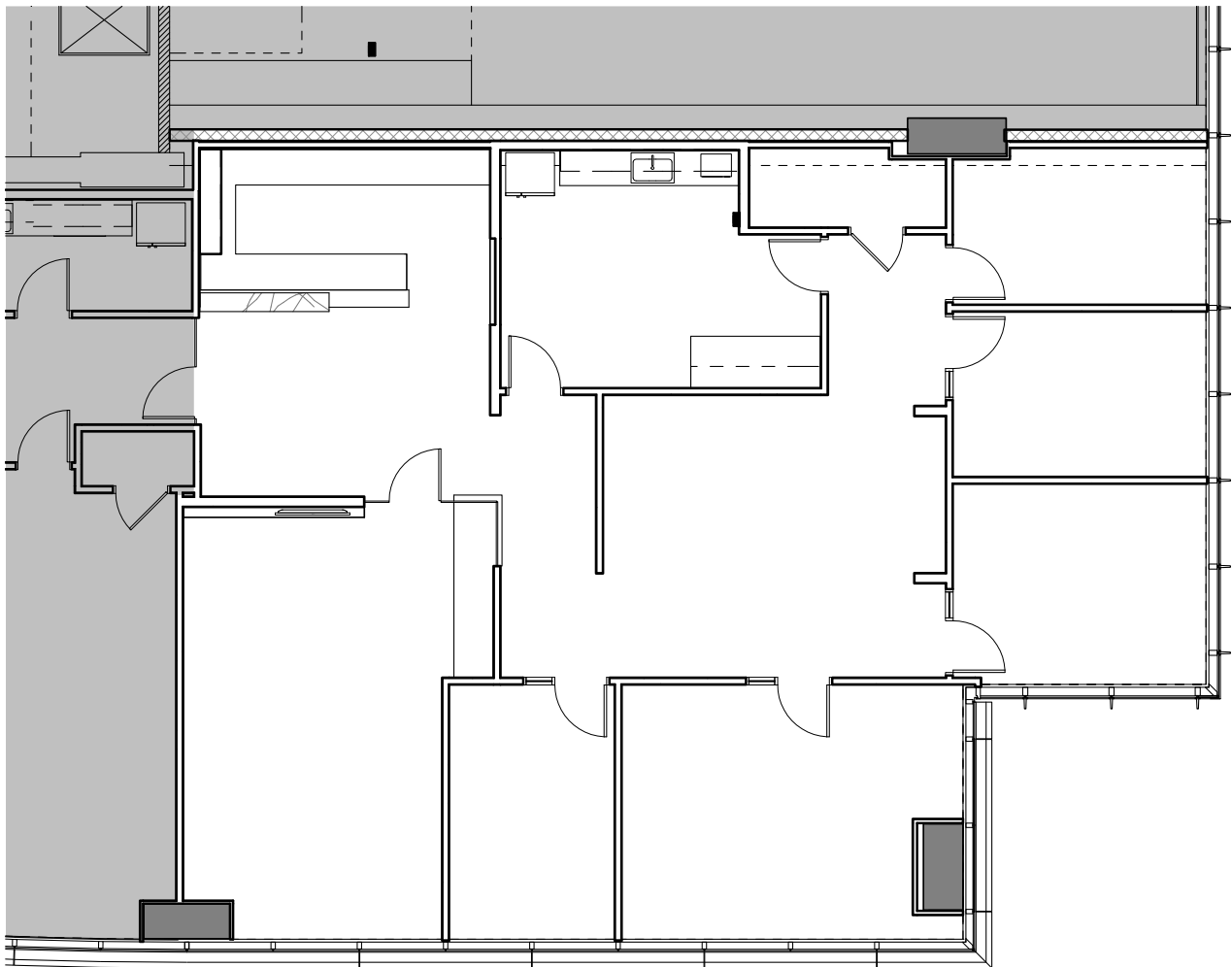
## BUILDING OVERVIEW

- 373,334 SF Class A office building
- Opened in 2015
- 2 restaurants onsite
- 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
- 24/7 security



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SUITE 1500  
3,165 SF  
AVAILABLE 5/1/2020



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## AMENITIES

- Restaurant
- Tavern

- |                              |                                    |                                      |                               |
|------------------------------|------------------------------------|--------------------------------------|-------------------------------|
| 1. PAPADOM INDIAN RESTAURANT | 31. DRIFTWOOD                      | 61. SWIFTS ATTIC                     | 91. THE DRISKILL GRILL        |
| 2. HANGAR LOUNGE             | 32. PARKER JAZZ CLUB               | 62. HOUNDSTOOTH COFFEE               | 92. THE DRISKILL BAR          |
| 3. RAIN                      | 33. RA SUSHI BAR                   | 63. MODERN MARKET                    | 93. 1886 BAKERY & CAFE        |
| 4. BOB'S STEAK & CHOP HOUSE  | 34. THE CAPITAL GRILLE             | 64. THE ONION                        | 94. THE HIDEOUT COFFEE HOUSE  |
| 5. DESANO PIZZERIA           | 35. RED ASH                        | 65. HANDLEBAR                        | 95. ROARING FORK              |
| 6. WHICH WICH                | 36. MANUELS                        | 66. CAVA                             | 96. STEPHEN F'S BAR & TERRACE |
| 7. ROYAL BLUE GROCERY        | 37. KEBABALICIOUS                  | 67. JIMMY JOHN'S                     | 97. SMALL VICTORY             |
| 8. DAILY JUICE CAFE          | 38. LA TRAVIATA                    | 68. P. TERRY'S BURGER STAND          | 98. SLAKE CAFE                |
| 9. TAVERNA                   | 39. MORT SUBITE BELGIAN BEER BAR   | 69. RUTH'S CHRIS STEAK HOUSE         | 99. CU29                      |
| 10. JO'S COFFEE              | 40. SAIGON LE VENDEUR              | 70. LEAF                             | 100. GLORIA'S LATIN CUISINE   |
| 11. CRU FOOD & WINE BAR      | 41. CHILANTRO                      | 71. ITALIC                           | 101. PERRY'S STEAKHOUSE       |
| 12. UPSTAIRS CIRCUS          | 42. CAFE MEDICI                    | 72. GARAGE                           | 102. THE IRON BEAR            |
| 13. BAR CHI SUSHI            | 43. SECOND BAR + KITCHEN           | 73. COMEDOR                          | 103. THE TOWNSEND             |
| 14. STARBUCKS                | 44. BERRY AUSTIN                   | 74. HOUSE OF THE RISING TANUKI - SAN | 104. THE CORRAL               |
| 15. W AUSTIN                 | 45. PATIKA LUNCHEONETTE            | 75. THISTLE CAFE                     | 105. WU CHOW                  |
| 16. TRACE                    | 46. DOLCE BACIO                    | 76. AUSTIN ALE HOUSE                 | 106. FIXED SOUTHERN HOUSE     |
| 17. MAC'S MEALS              | 47. ELLIS                          | 77. MAIKO SUSHI LOUNGE               | 107. PARLOR AND YARD          |
| 18. HALCYON                  | 48. TLV                            | 78. DOMINOS                          | 108. WALTON'S FANCY & STAPLE  |
| 19. LAVACA STREET BAR        | 49. ITALIC                         | 79. LA CONDESA                       | 109. STAR BAR                 |
| 20. DUMONT'S DOWN LOW        | 50. CONTIGO                        | 80. VIOLET CROWN THEATRE             | 110. ONE TACO                 |
| 21. ACADEMIA                 | 51. DAI DUE TAQUERIA               | 81. THE ROOSEVELT ROOM               | 111. LITTLE WOODROWS          |
| 22. CHISPAS                  | 52. HENBIT                         | 82. SHE'S NOT HERE                   | 112. SOPHIA'S                 |
| 23. PECHE                    | 53. FORTHRITE                      | 83. NUMERO 28                        | 113. CEDAR DOOR               |
| 24. TRULUCKS                 | 54. CORNER                         | 84. MAD GREENS                       | 114. ROYAL BLUE GROCERY       |
| 25. SPIN                     | 55. OP ITALIAN                     | 85. LAMBERT'S BBQ                    | 115. CAFE BLUE                |
| 26. LONESOME DOVE            | 56. BURGER BAR                     | 86. AUSTIN JAVA                      | 116. P.F. CHANG'S             |
| 27. CHINATOWN DOWNTOWN       | 57. COOPER'S OLD TIME PIT BARBECUE | 87. III FORKS                        | 117. MAI THAI                 |
| 28. SHINER'S SALOON          | 58. EDGE ROOFTOP + BAR             | 88. THE BONNEVILLE                   | 118. GUSS FRIED CHICKEN       |
| 29. SPEAKEASY                | 59. TACO DELI                      | 89. STARBUCKS                        | 119. BLENDERS & BOWLS         |
| 30. NEWK'S EATERY            | 60. ELEPHANT ROOM                  | 90. CAROLINE RESTAURANT              |                               |



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