

# 5TH+COLORADO - SPACE AVAILABLE 18<sup>TH</sup> FLOOR

201 W 5<sup>th</sup> Street | Austin, TX 78701

5th+Colorado is a 179,351 SF boutique Class AA office building delivered in 2016. The site was carefully selected and developed by Lincoln Property Company. The 18-story building was thoughtfully designed for excellence of experience and efficiency. State-of-the-art building systems and modern finishes support a superb tenant experience. The property's prominent entrance sits on the corner of 5th+Colorado where the strong street level appeal welcomes tenants and visitors. 5th Street provides quick, easy access from MoPac and to I-35 and Colorado Street drops seamlessly into the parking garage.

## **BUILDING HIGHLIGHTS:**

- Austin Green Certified
- Interactive Digital Lobby Screens
- On-Site Management
- On-Site Security
- Parking Ratio of 2.5/1,000
- Modern, Convenient Tenant Lounge
- Fitness Center, Showers, and Locker Rooms
- Surrounded by over 50 Restaurants, Shops, Entertainment Venues

## **AVAILABILITIES:**

Floor 18 - 19,087 RSF



Building Common Lounge



Building Common Lounge



Building Common Coffee Bar

# FLOOR 18 | 19,087 RSF

FLOOR: 18th

LAYOUT: Full Floor

FLOOR SF: 19,087 RSF

AVAILABLE: December 2023

The rectangular building design and 19,000 RSF floor size, with minimal column structure, ensures optimal efficiency for tenants of this iconic Austin development. 13.5 feet slab to slab exposed ceilings allow in abundant natural light. Building elevators that serve every floor allows optimal garage to tenant floor experience with minimal contact.

## OTHER DETAILS:

- Large open areas
- Modern kitchen
- Polished concrete floors
- Open ceilings
- Custom local artist murals throughout floor

