

# 5TH + COLORADO

201 W 5th Street  
Austin, TX 78701

## Office For Lease

3,394 - 34,174 SF



Leasing Information:  
512.322.3210

**Trish Williams**  
512.322.3203  
trwilliams@lpc.com

# Lincoln

Lincoln Property Company  
201 West 5th Street Suite 1200  
Austin, TX 78701

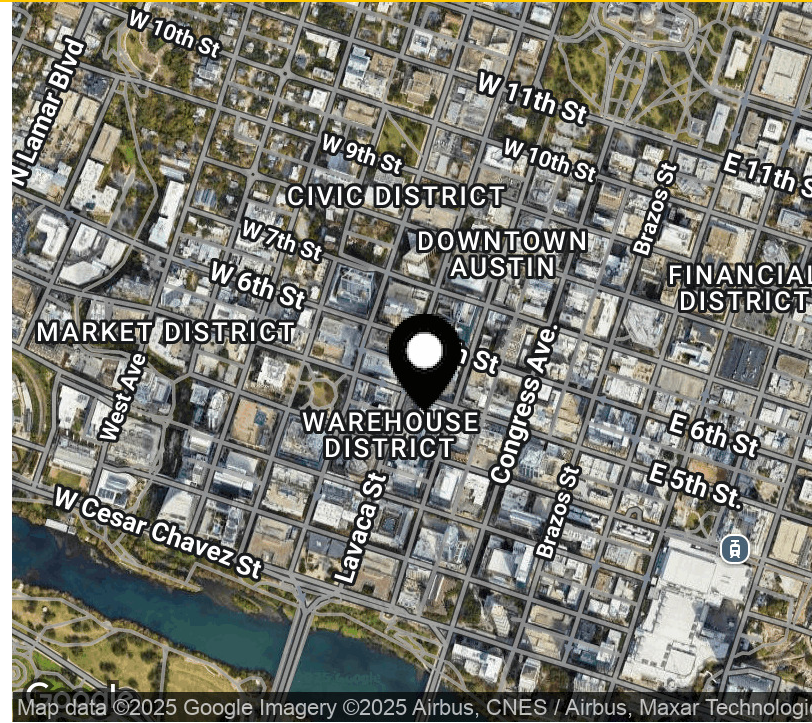
[www.lpc.com](http://www.lpc.com)

# 5TH + COLORADO

201 W 5th Street | Austin, TX 78701

Office For Lease

3,475 - 19,087 SF



## Property Highlights

- Great In & Out Access to Building & Office Space
- Surrounded by over 50 Restaurants, Shops & Entertainment Amenities
- Easy Access to Lady Bird Lake Trail
- Renovated Fitness Center & Showers
- New Tenant Lounge & Coffee Bar
- Austin Green & LEED Certified
- Interactive Digital Lobby Screens
- 2.5/1,000 Parking Ratio
- On-Site Management & Security
- On-Site Full Service Bank in Lobby

## Property Overview

5th + Colorado is a contemporary glass and metal, 18-story, Class AA building located in the Warehouse District within the thriving Austin CBD. Situated on the southwest corner of West 5th and Colorado streets, Austin's premier development site offers unobstructed views and unmatched visibility. No other new high-rise office building offers outstanding design and superior location.

## Location Overview

Strategically located on the corner of 5th Street and Colorado Street, this "Jewel Box" boutique building offers modern construction and uncompromising quality and taste.

Availabilities	SF	Lease Rate	Date Available
Suite 1350	4,965 SF	Negotiable	Available Now
Suite 1400	9,087 SF	Negotiable	Available Now
Suite 1425	3,475 SF	Negotiable	Available Now
Suite 1500	12,654 SF	Negotiable	Available Now
Suite 1700	19,087 SF	Negotiable	Available Now
Suite 1800	19,087 SF	Negotiable	Available Now

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## Property Amenities



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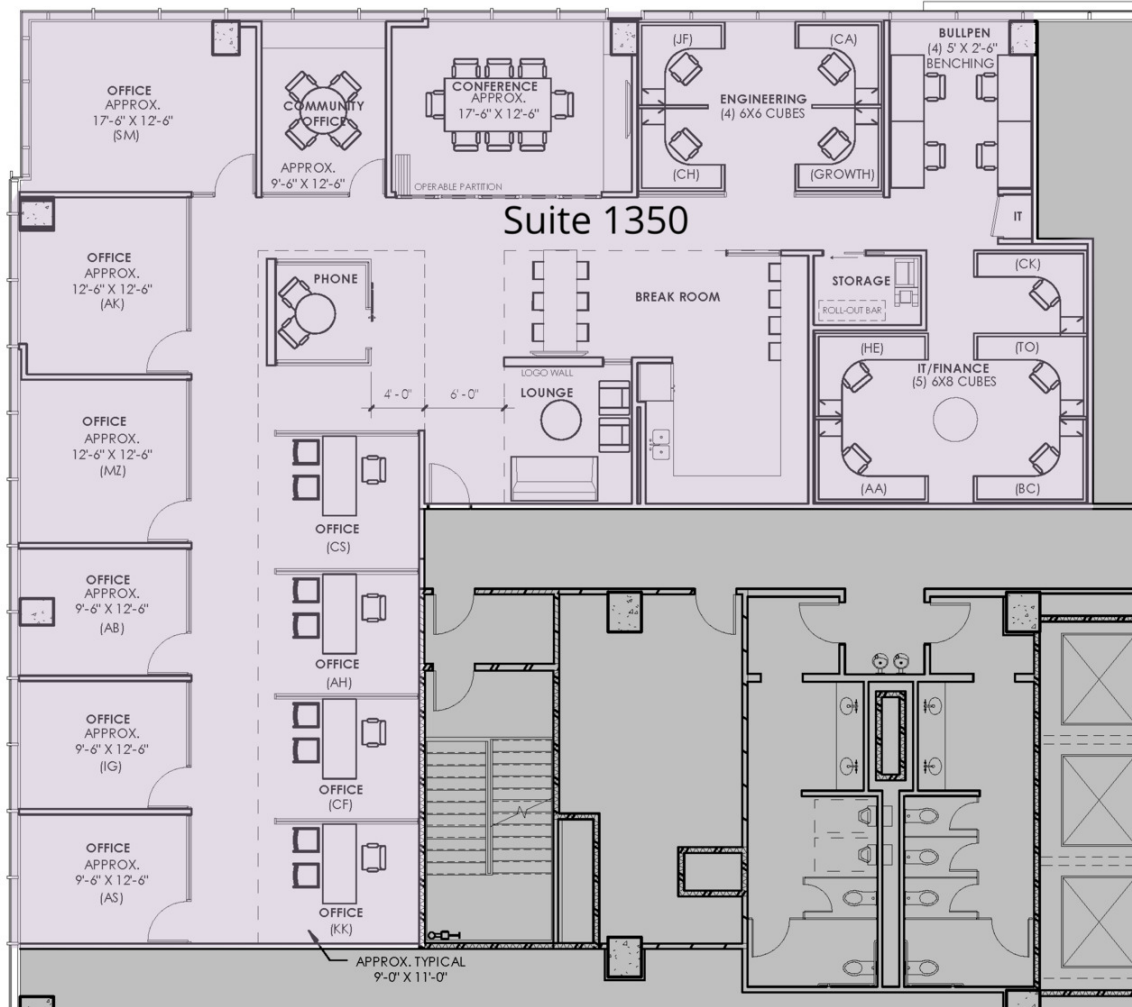
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Suite 1350

4,965 SF



Suite	Size	Lease Rate	Description
■ Suite 1350	4,965 SF	Negotiable	Move-in ready private offices, kitchen & break room, lounge & reception area, conference & phone room

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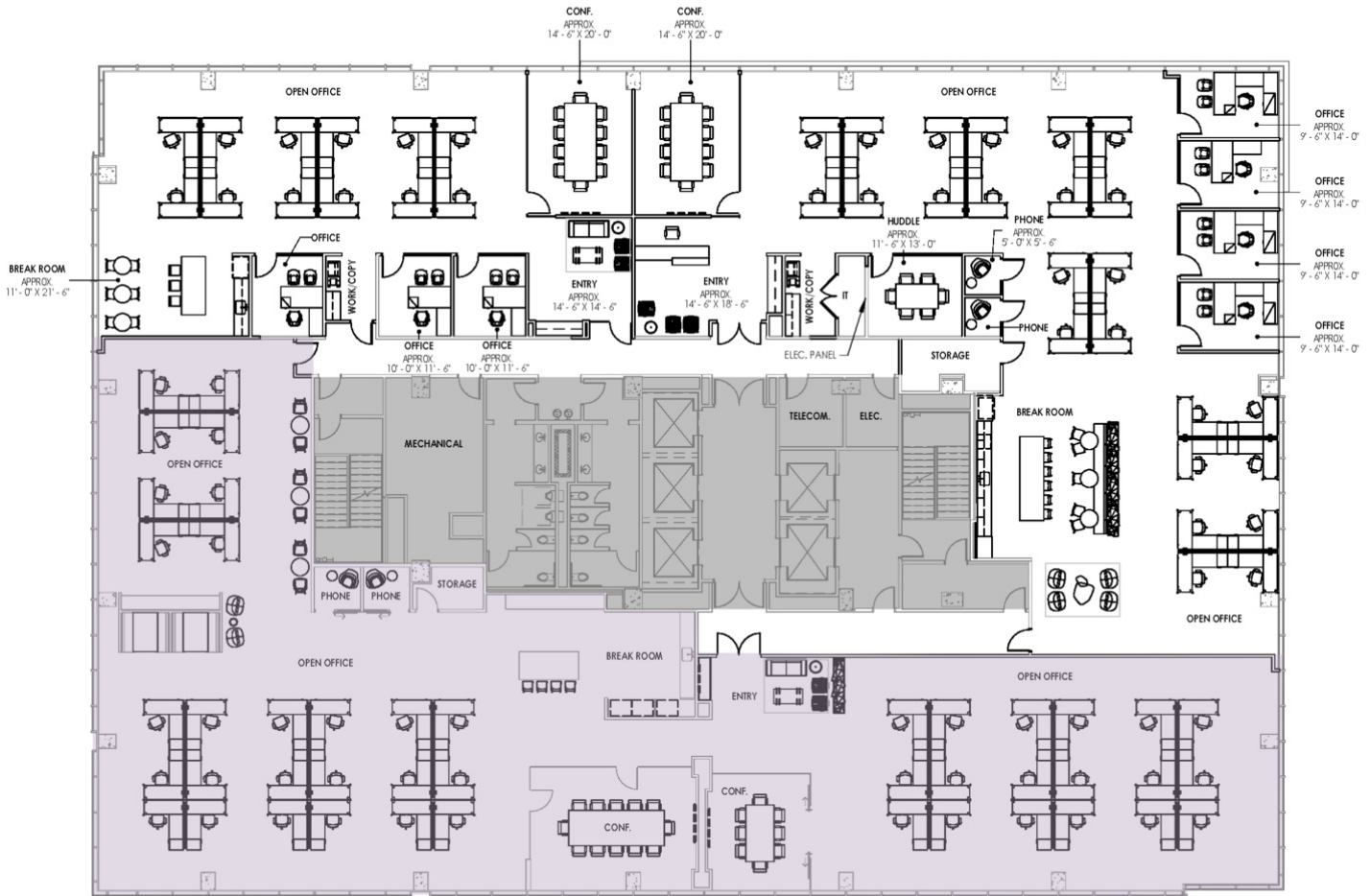
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Suite 1400

9,087 SF



Suite	Size	Description
■ Suite 1400	9,087 SF	Spec suite, executive area, spectacular views, conference room, elevator lobby exposure, floor to ceiling glass, modern finishes, and open ceilings.

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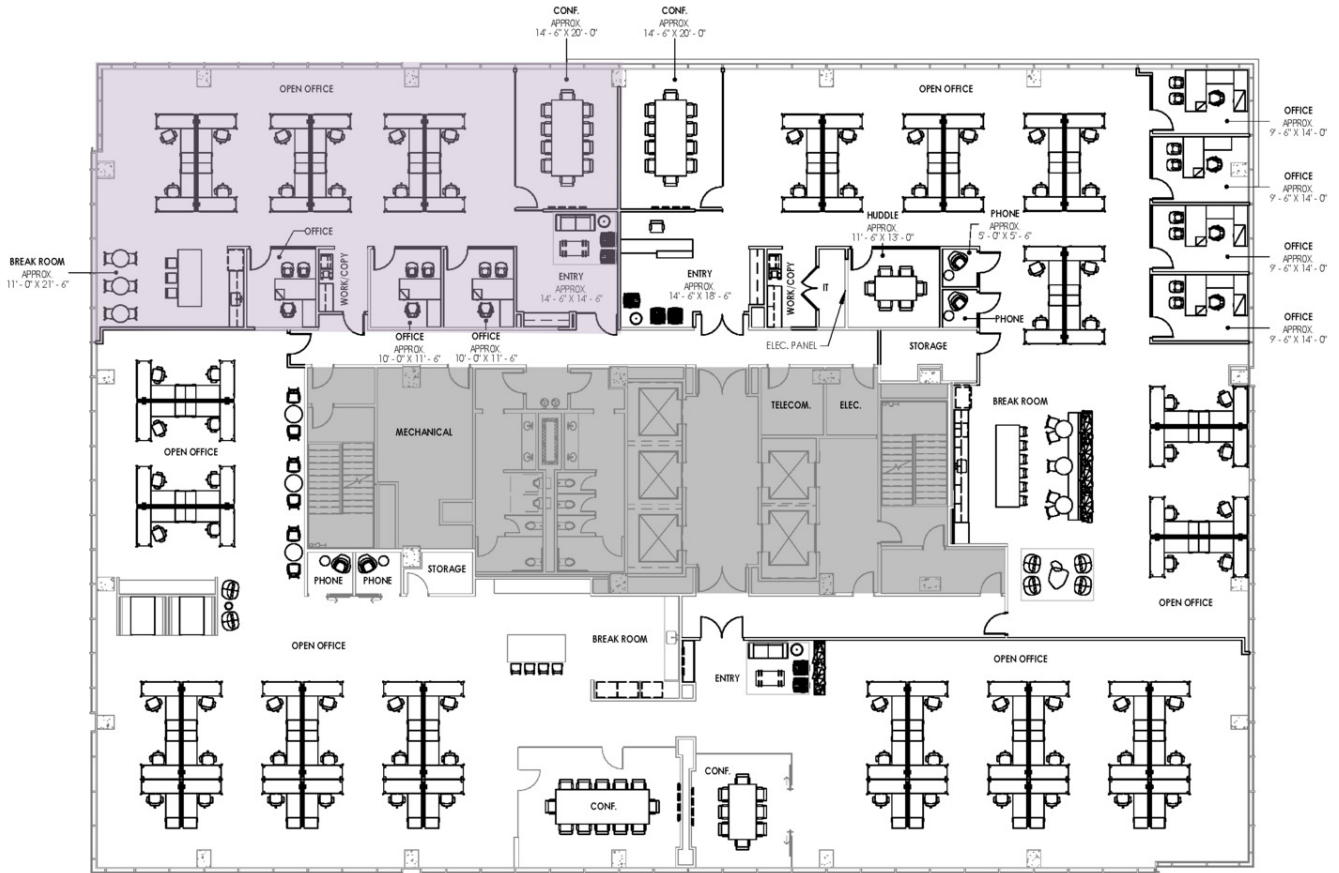
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Suite 1425

3,475 SF



Suite	Size	Description
■ Suite 1425	3,475 SF	Spec suite, conference room, 3 private offices, open space, floor to ceiling glass, open ceiling, modern finishes

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Renderings | 14th Floor



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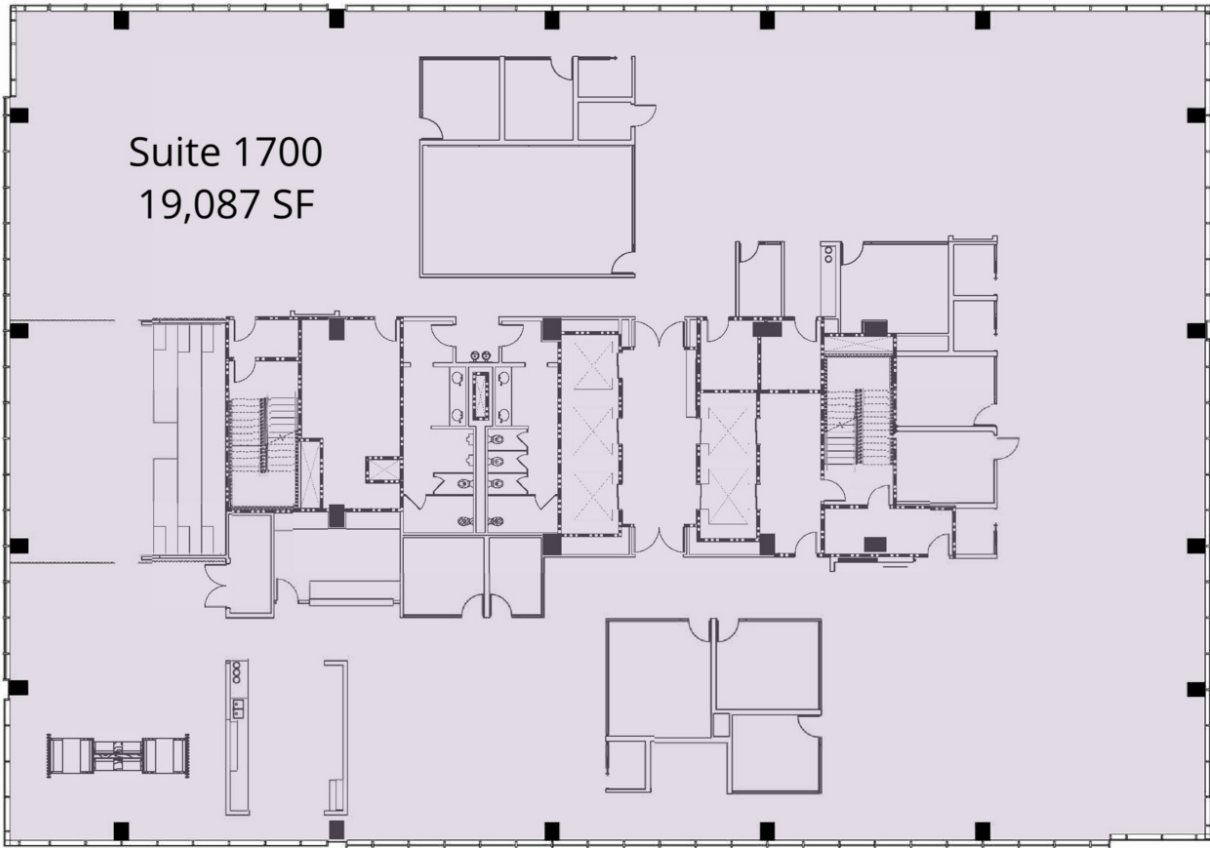


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Suite 1700

19,087 SF



Suite	Size	Description
■ Suite 1700	19,087 SF	Full floor opportunity, direct elevator exposure, large open areas, modern kitchen, floor to ceiling glass, polished concrete floors, creative buildout with custom local artist murals throughout Up to 2 floors contiguous (17th & 18th floors)

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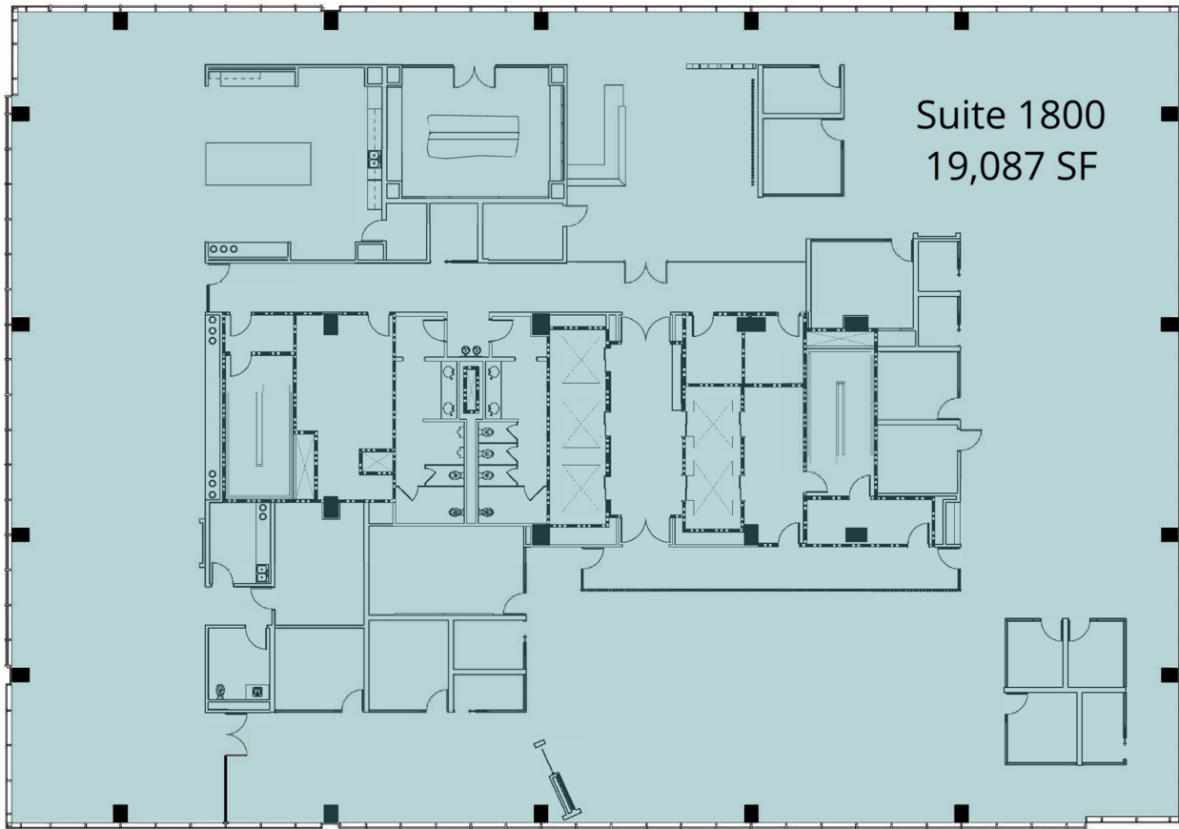
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# 5TH + COLORADO

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Suite 1800

19,087 SF



Suite	Size	Lease Rate	Description
■ Suite 1800	19,087 SF	Negotiable	Full floor opportunity, top of building, direct elevator exposure, large open areas, modern kitchen, floor to ceiling glass, polished concrete floors, creative buildout with custom local artist murals throughout Up to 2 floors contiguous (17th & 18th floors)

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