

An aerial night view of the Austin skyline. The Colorado building, a tall skyscraper with a distinctive top, is highlighted in the center. The surrounding city is illuminated with lights from buildings and streets. A river is visible in the background.

415 COLORADO AUSTIN, TEXAS

NOVEMBER 2021

REPRESENTATIVE

1. The Austonian

2. Gables Republic Square/
Hotel Zaza

3. The Quincy

4. Gables Park Plaza

ZIEGLER
COOPER

*415 Colorado





THE AUSTONIAN
AUSTIN, TEXAS



GABLES REPUBLIC SQUARE & HOTEL ZAZA
AUSTIN, TEXAS



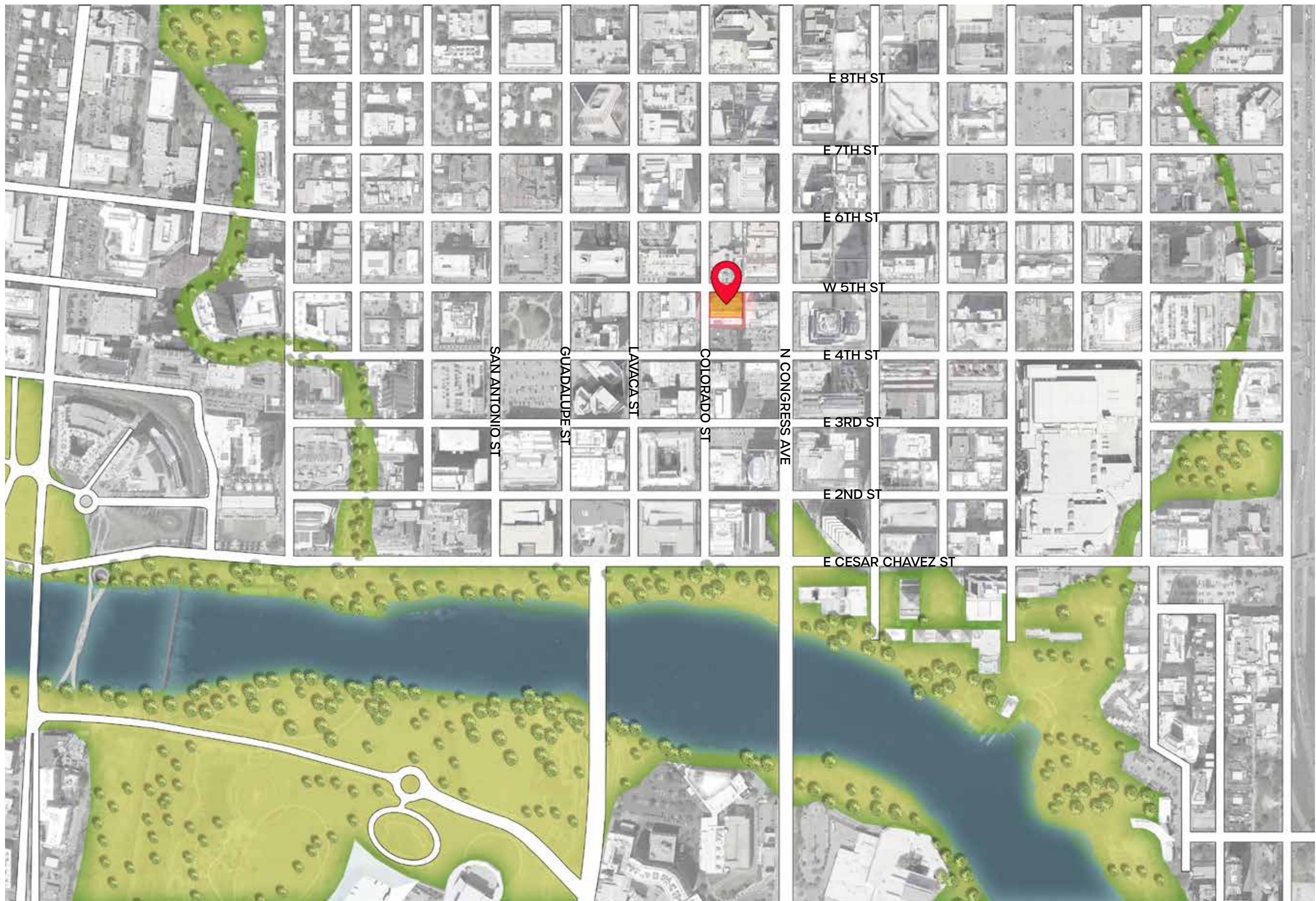
THE QUINCY
AUSTIN, TEXAS

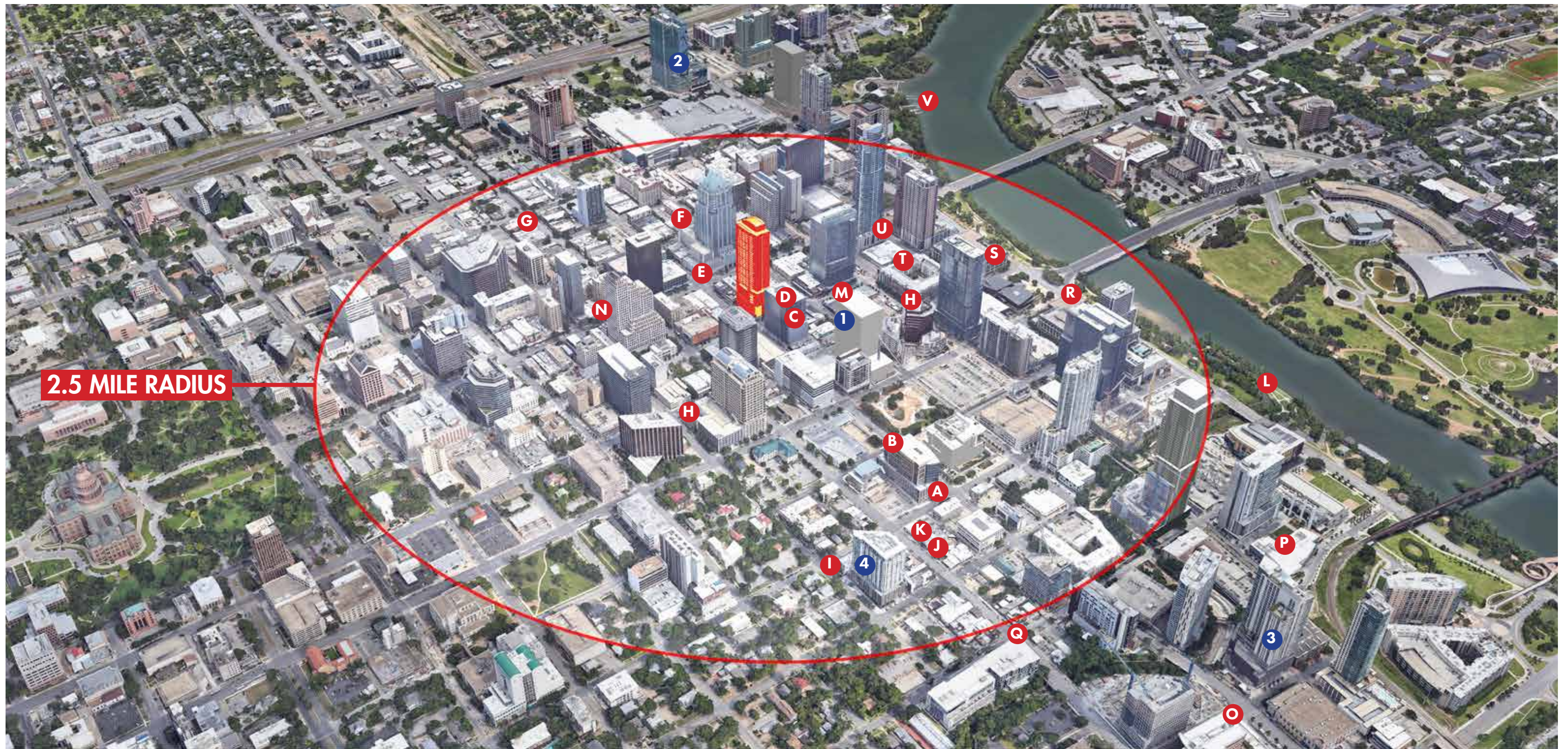


GABLES PARK PLAZA
AUSTIN, TEXAS

415 COLORADO

AUSTIN, TEXAS





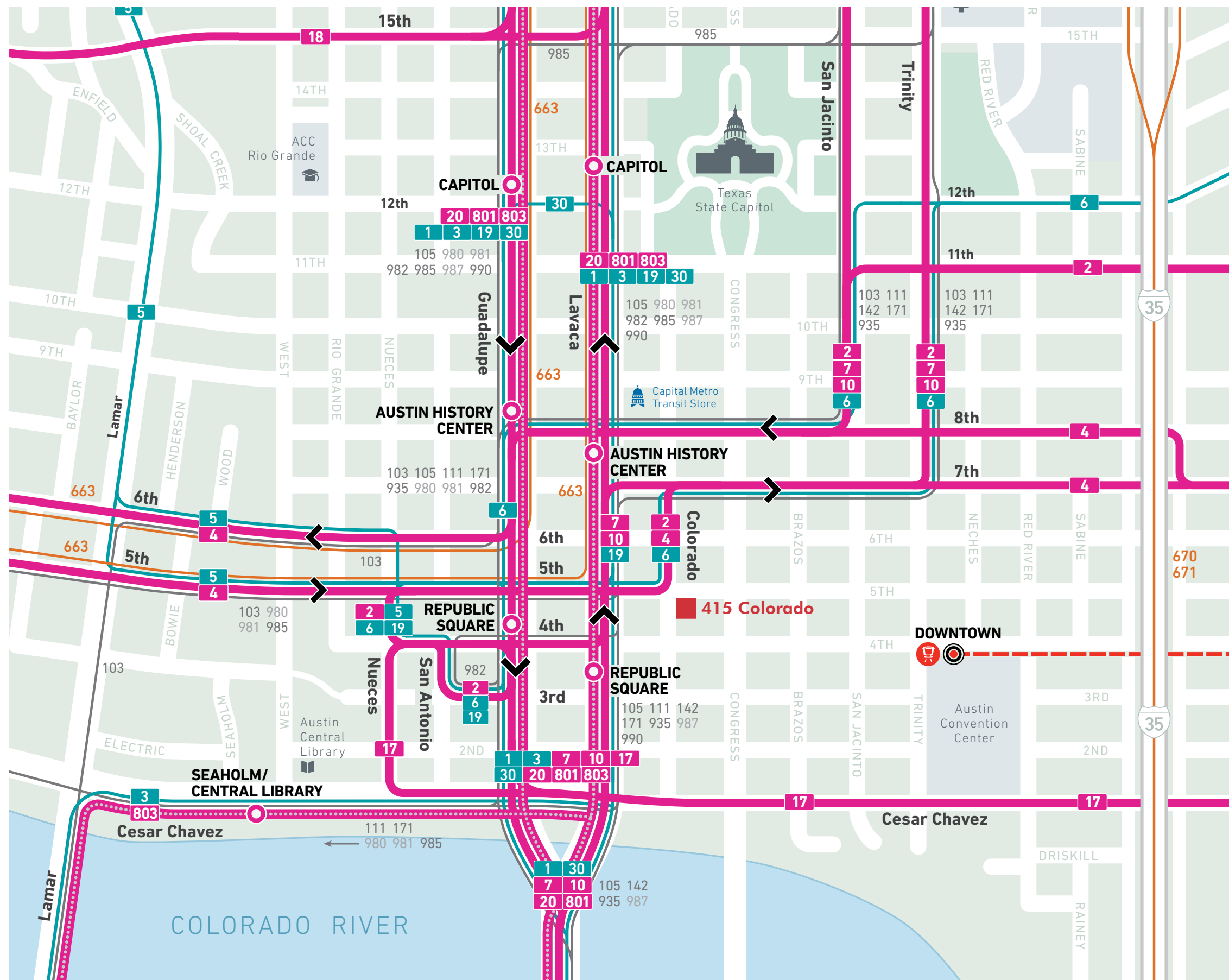
2.5 MILE RADIUS

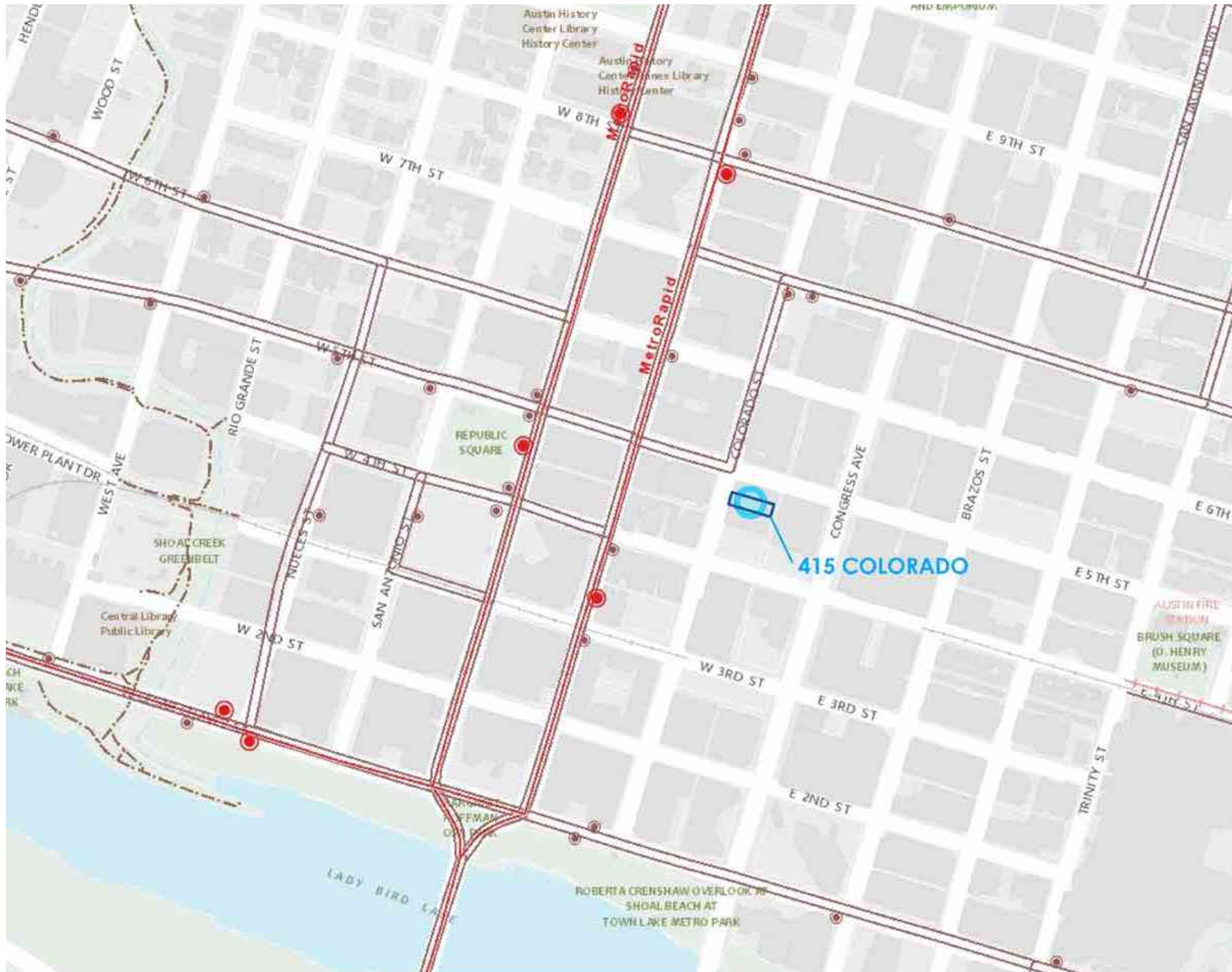
POINTS OF INTEREST

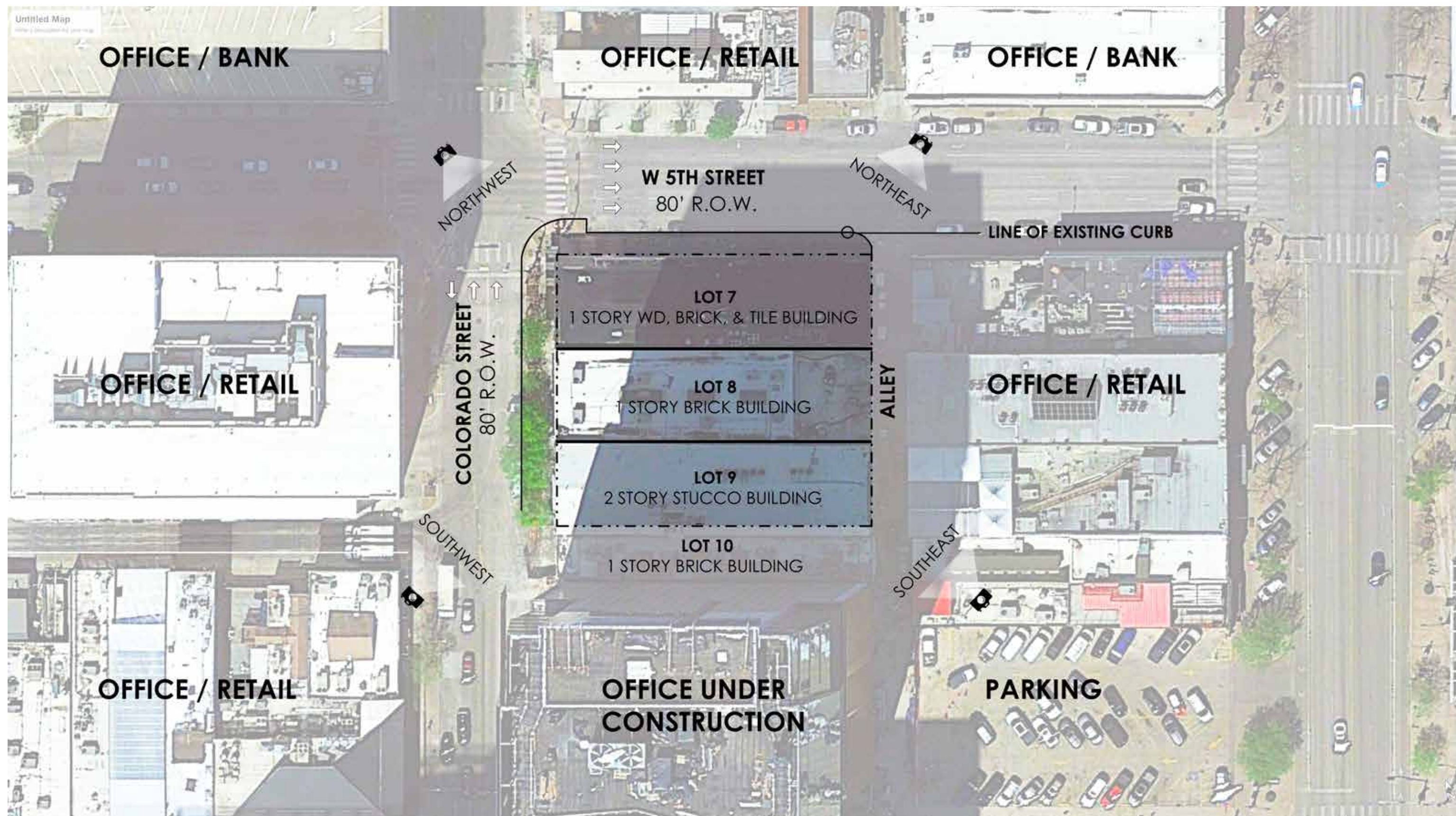
- | | | | |
|--------------------------------|-----------------------------------|------------------------------|--------------------------------|
| A. Fixie Southern House | G. Alamo Drafthouse | M. Hangar Lounge | S. Ride |
| B. Wu Chon | H. Fallout Theater | N. Royal Blue Grocery | T. Barchi Sushi |
| C. Peche | I. Ranch 616 | O. Whole Foods | U. Second Bar + Kitchen |
| D. Truluck's | J. Walton's Fancy & Staple | P. Trader Joe's | V. Austin Rowing Club |
| E. Soul Cycle | K. Parlor and Yard | Q. The Grove | |
| F. Wanderlust Yoga | L. Hike and Bike Trail | R. Milk + Honey | |

COMPETITIVE PROPERTIES

- 1.** Gables Republic Square
- 2.** The Quincy: Endeavor
- 3.** The Bowie: Endeavor
- 4.** Seven Apartments
- 5.** Ashton Austin









NORTHWEST (5TH & COLORADO)



NORTHEAST (5TH AT ALLEY)



SOUTHWEST (COLORADO STREET)

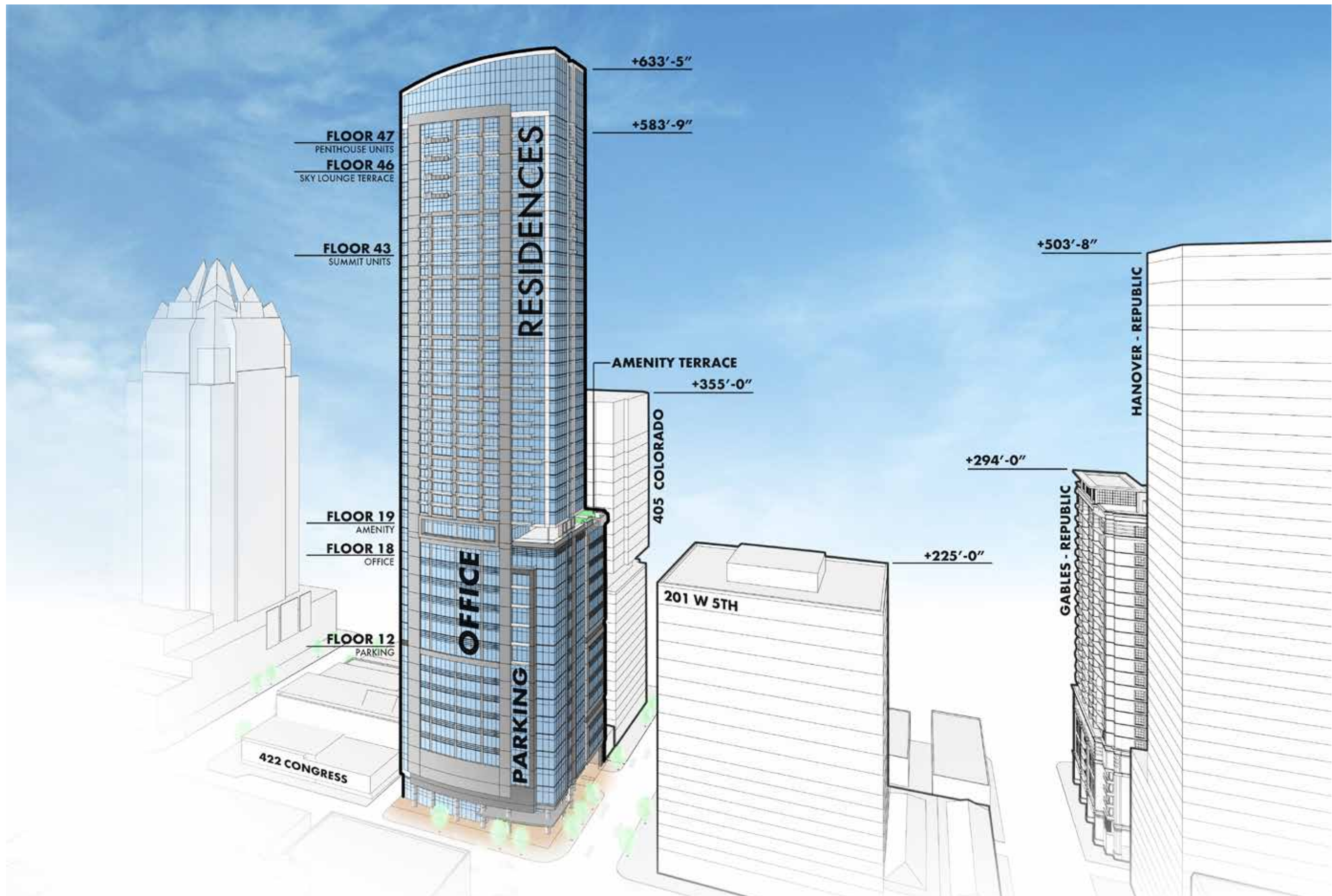


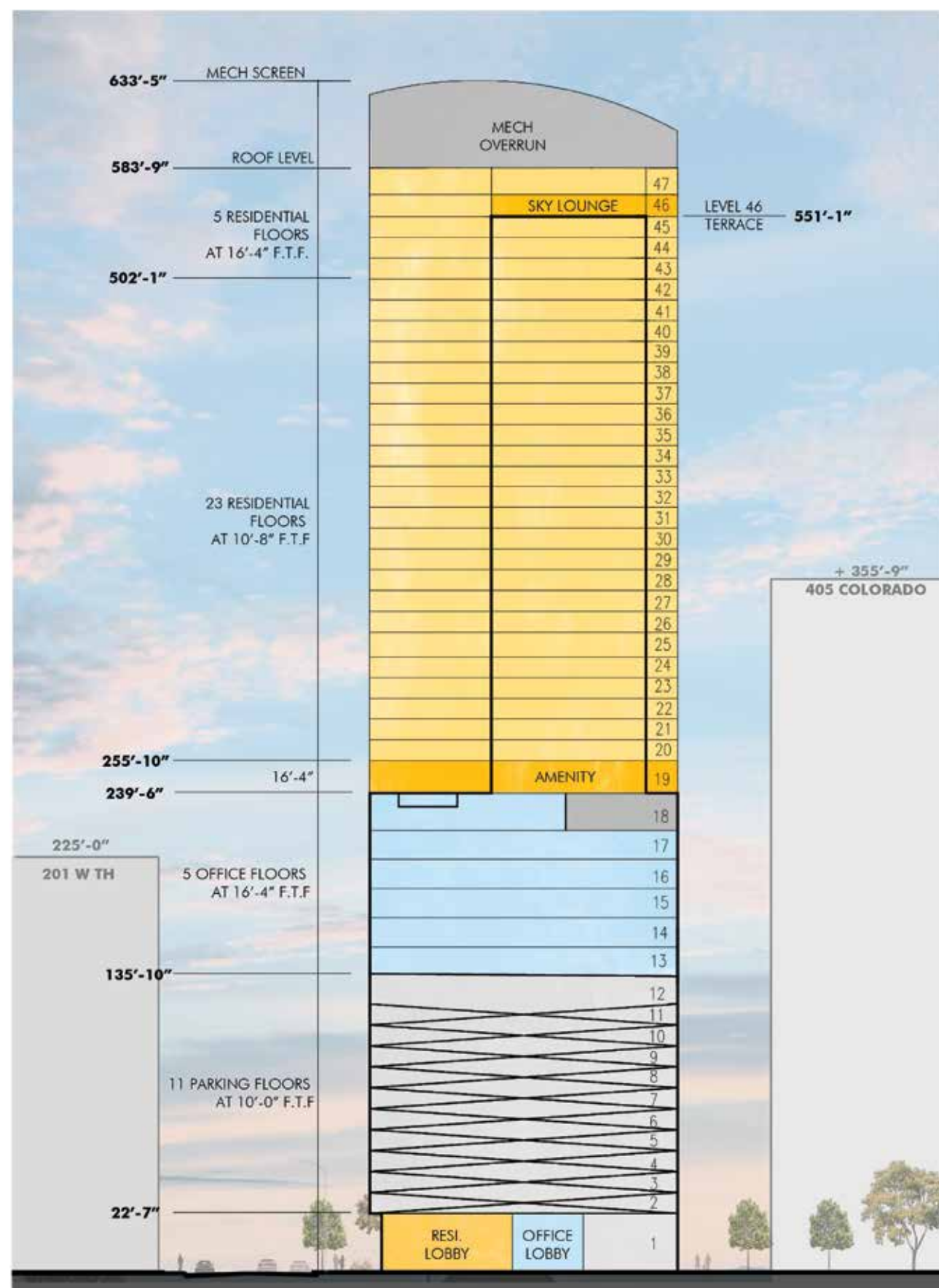
SOUTHEAST (ALLEY)











Program Summary

Office: 107,860 SF

Residential Apartment: 426,968 SF

Total Units: 328

Common Areas: 15,799 SF

Total FAR GSF: 550,627 SF

Site Area

Site Area: 22,080 SF

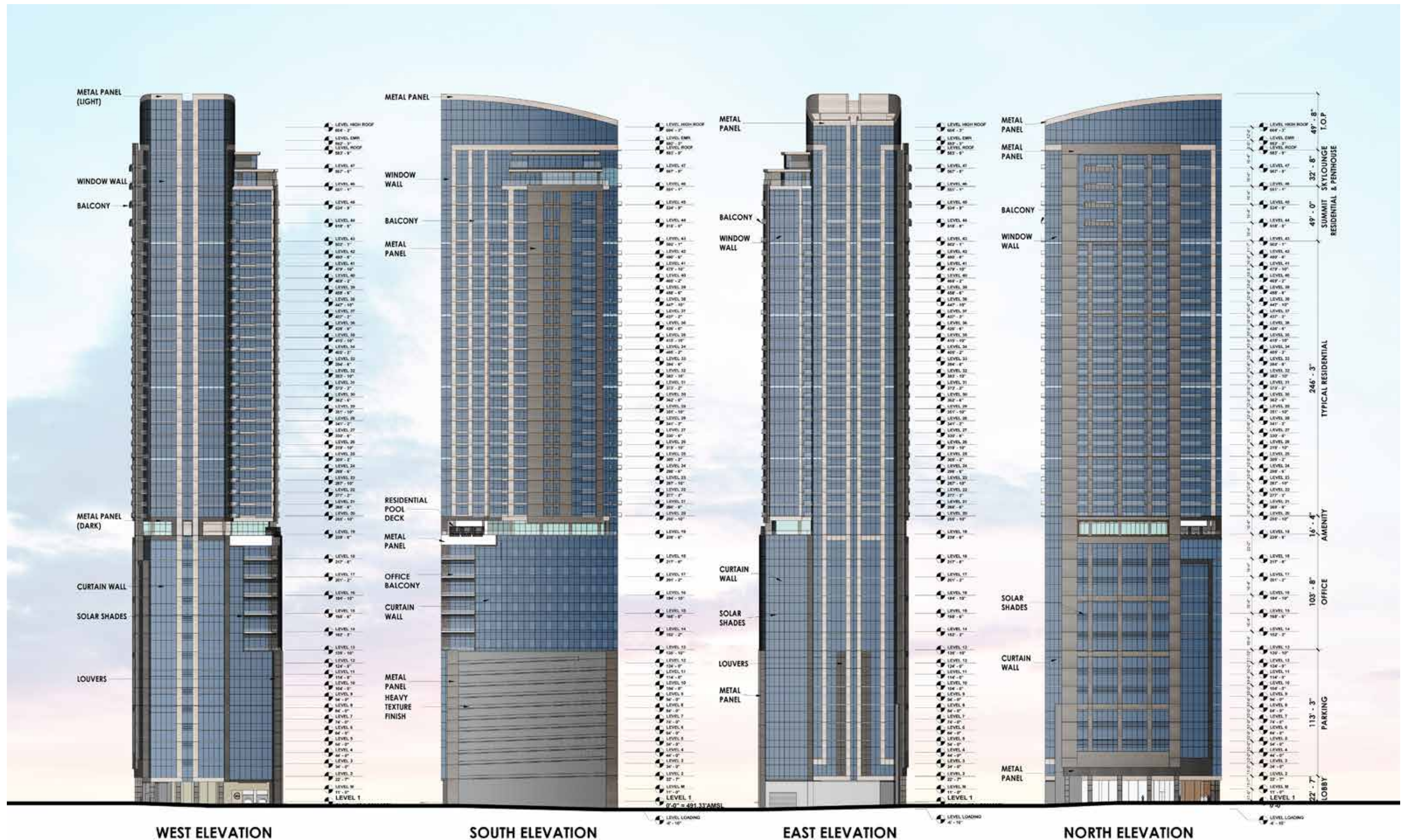
Allowable Building Size (8:1 FAR): 176,640 SF

Density Bonus

Requested FAR: 25:1

Requested Bonus Area: 375,360 SF

Total FAR GSF: 552,000 SF















5TH STREET



5TH STREET - REFERENCE LINES





COLORADO STREET



COLORADO STREET - REFERENCE LINES

MATERIAL LEGEND

ARCHITECTURE

1. Composite Aluminum Metal Panel - Light
2. Composite Aluminum Metal Panel - Dark
3. Aluminum Woven Wire Mesh Column Wrap
4. Tension Cable Glass System
5. Aluminum Curtain Wall Mullion System - Dark Bronze
6. Aluminum Curtain Wall Mullion System - White
7. Garage Glass Provided With Simulated Acid Etch Film
8. River Rock Pebbles

9. Aluminum Metal Panel - Natural Wood Finish
10. Large Format Porcelain Tile - Dark
11. Large Format Porcelain Tile - Light
12. High Speed Roll-Up Doors
13. Potential Project Signage
14. Office Tenant Entrance
15. Residence Entrance
16. Aluminum Solar Shades

MATERIAL LEGEND

LANDSCAPE

- A. Pedestrian Paver Banding
- B. Planters
- C. Street Tree & Paver Grate Per Great Streets
- D. Benches Per Great Streets
- E. Bicycle Racks Per Great Streets



PEDESTRIAN RENDERING

STONELAKE | 415 COLORADO



TBG

2021.11.04

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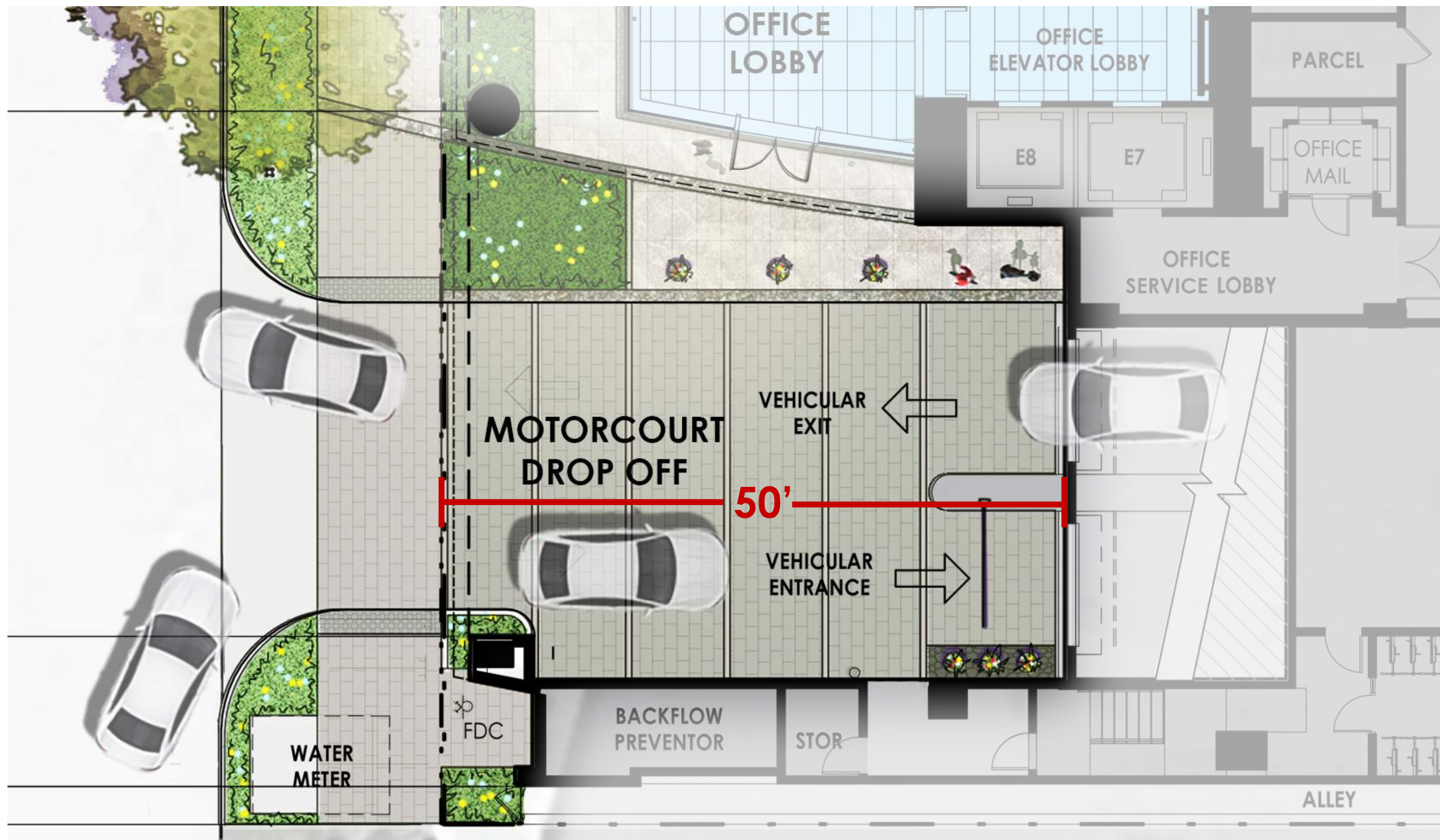












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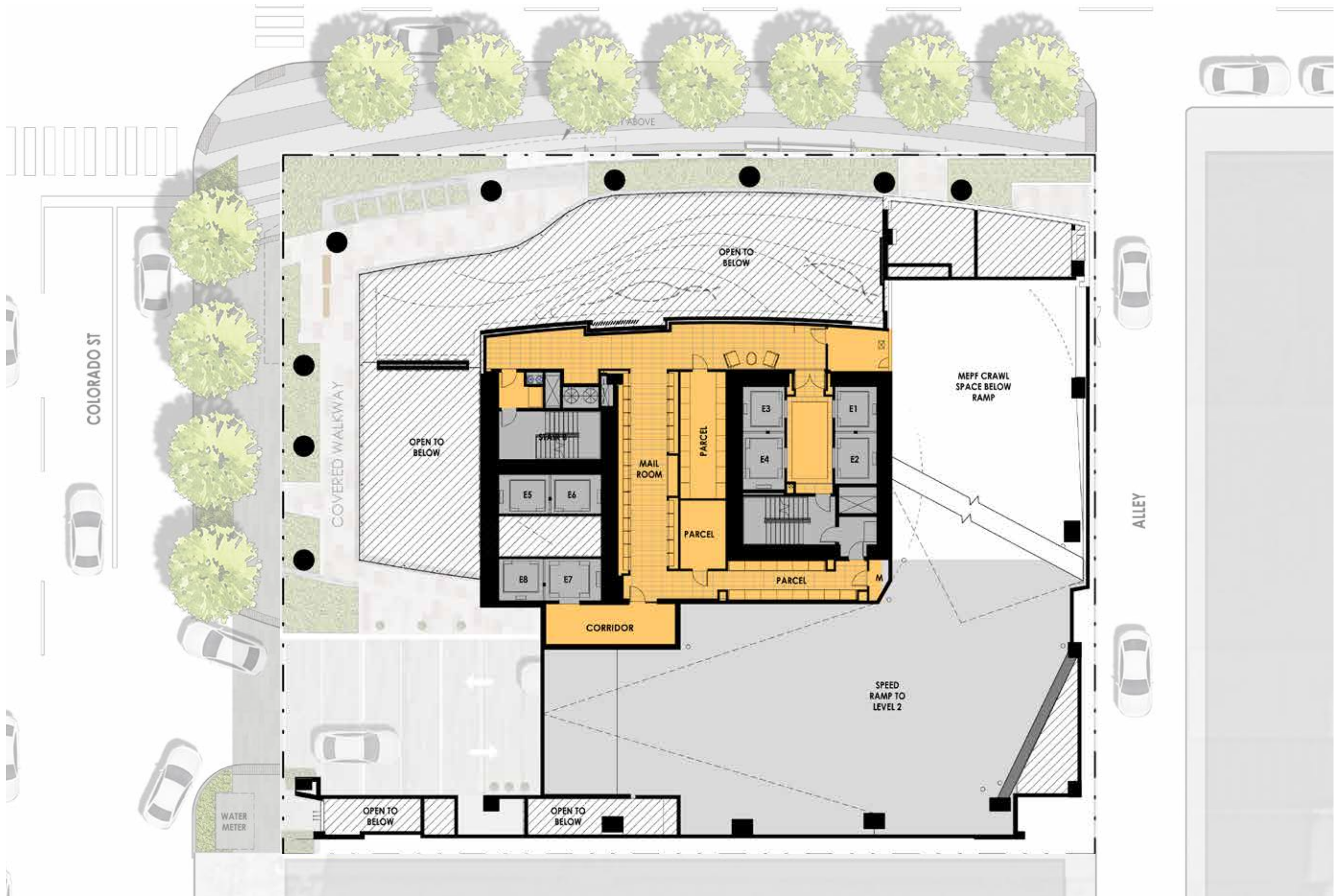
- 9. Aluminum Metal Panel - Natural Wood Finish
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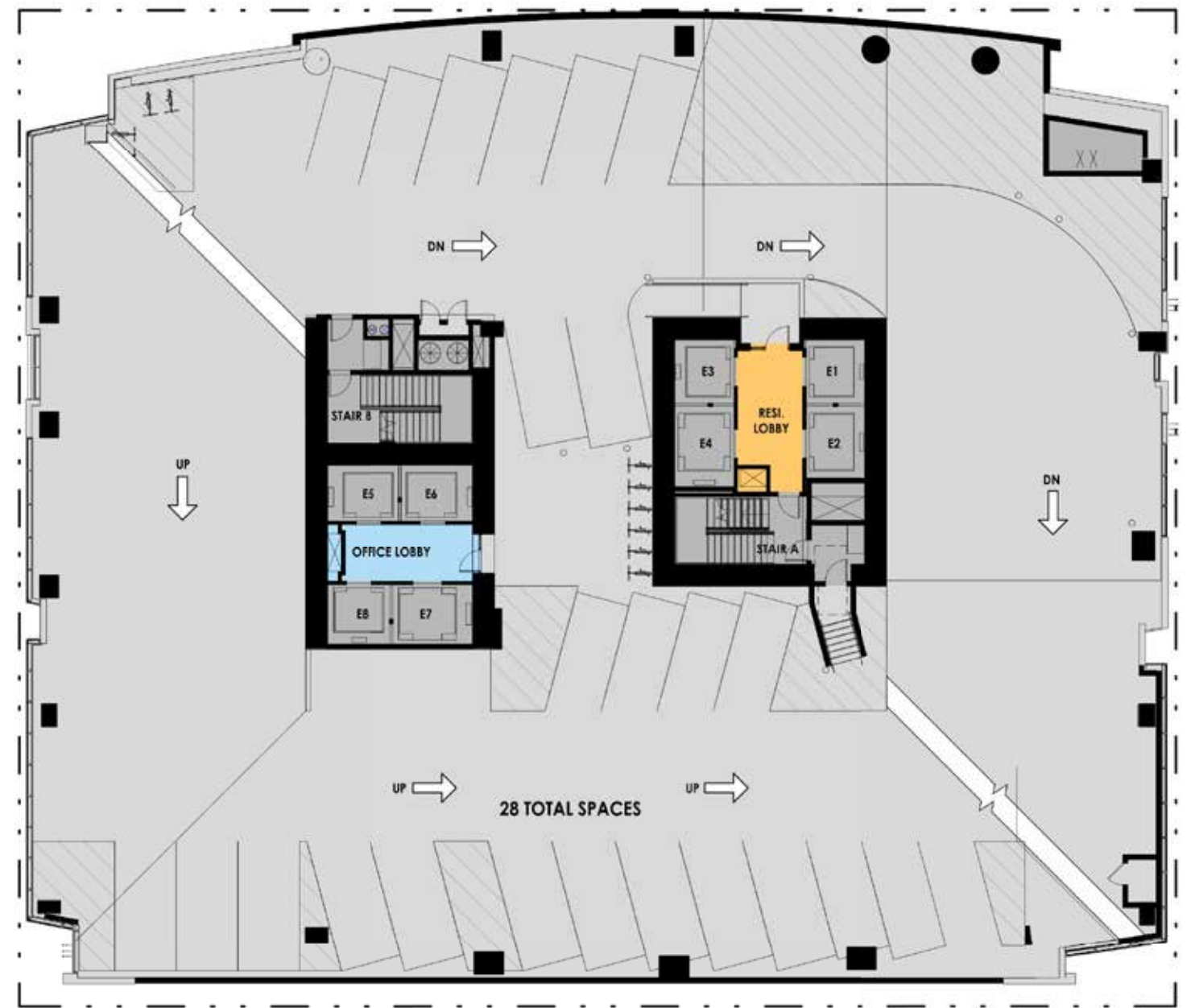




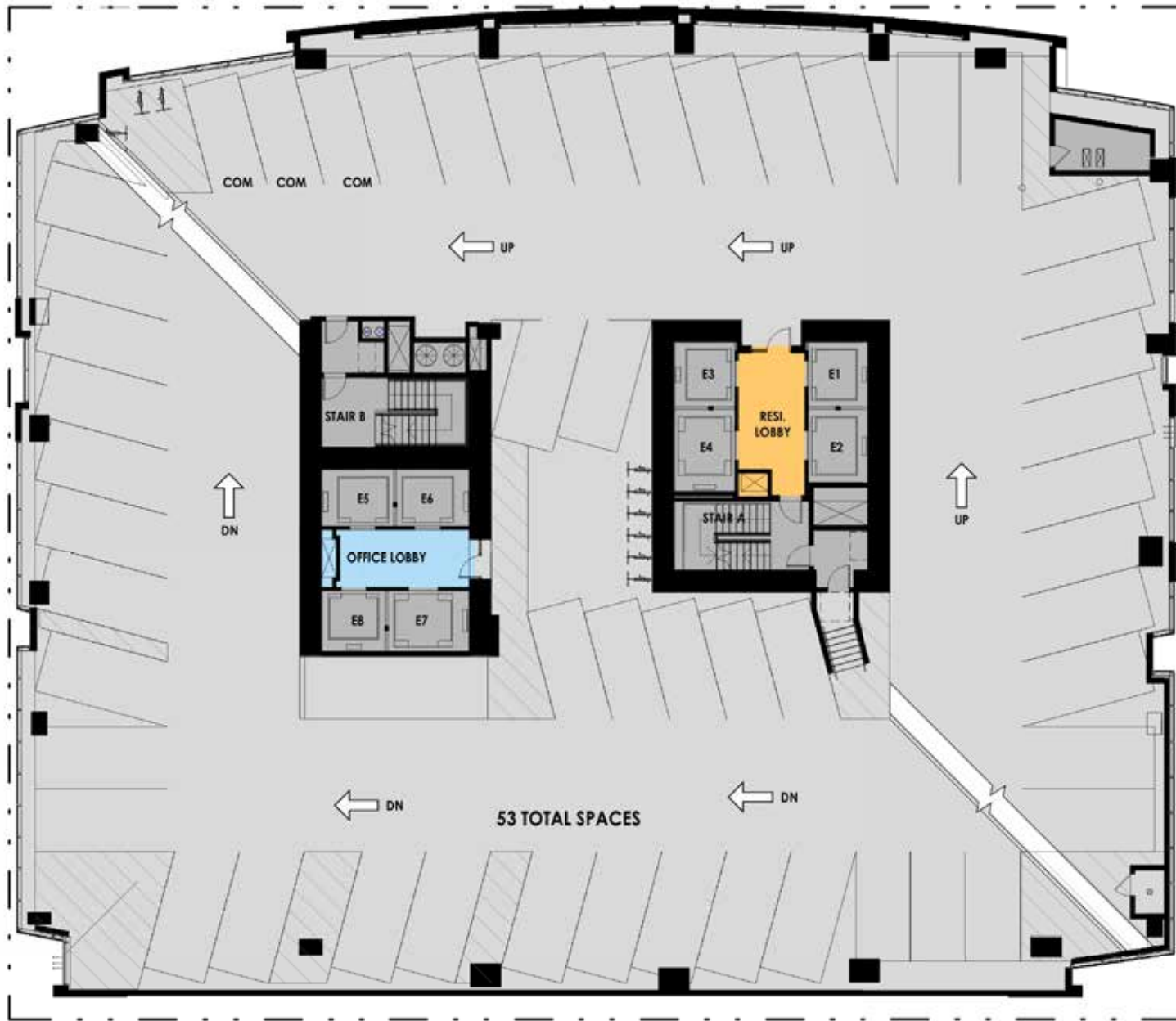




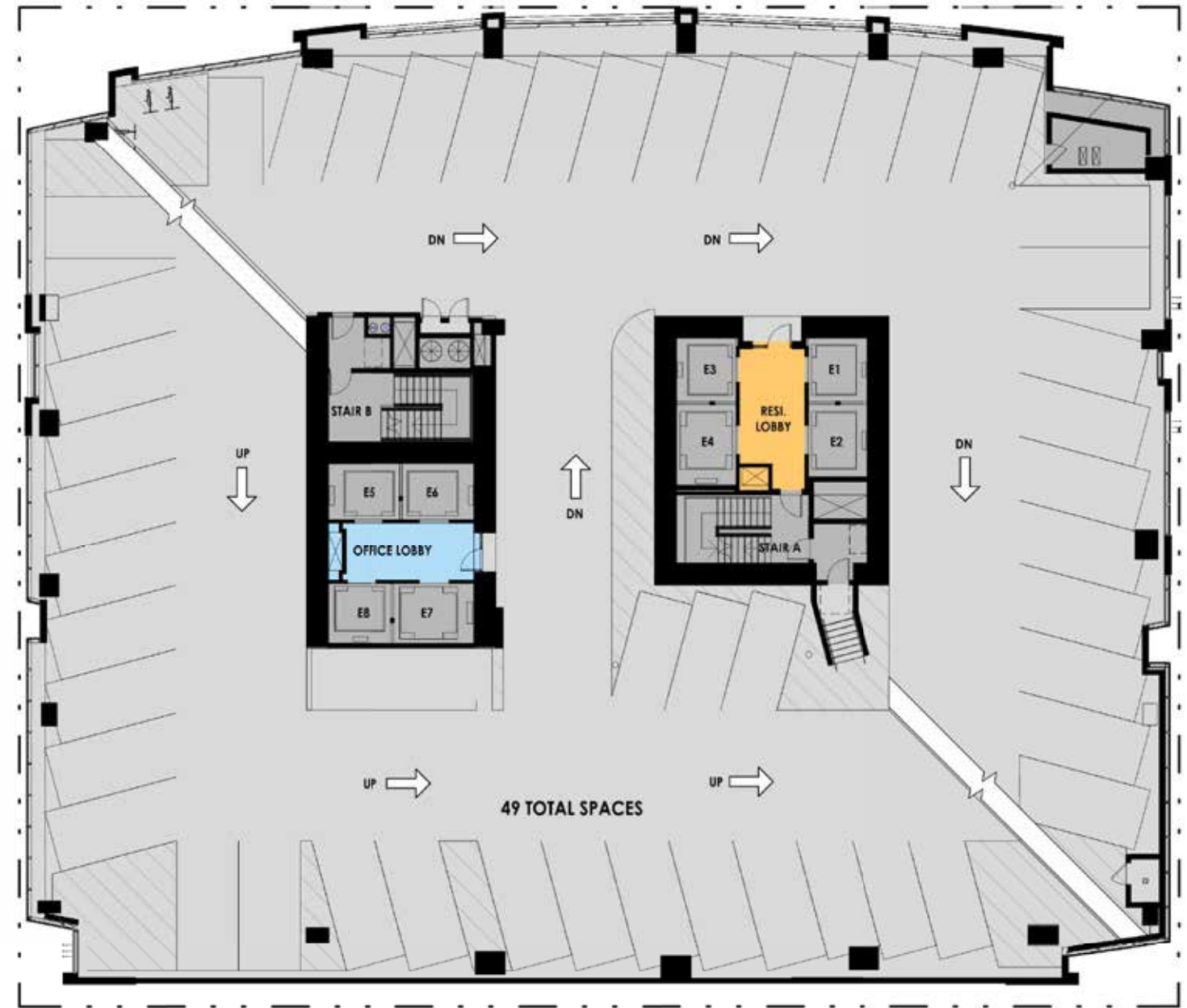
LEVEL 2



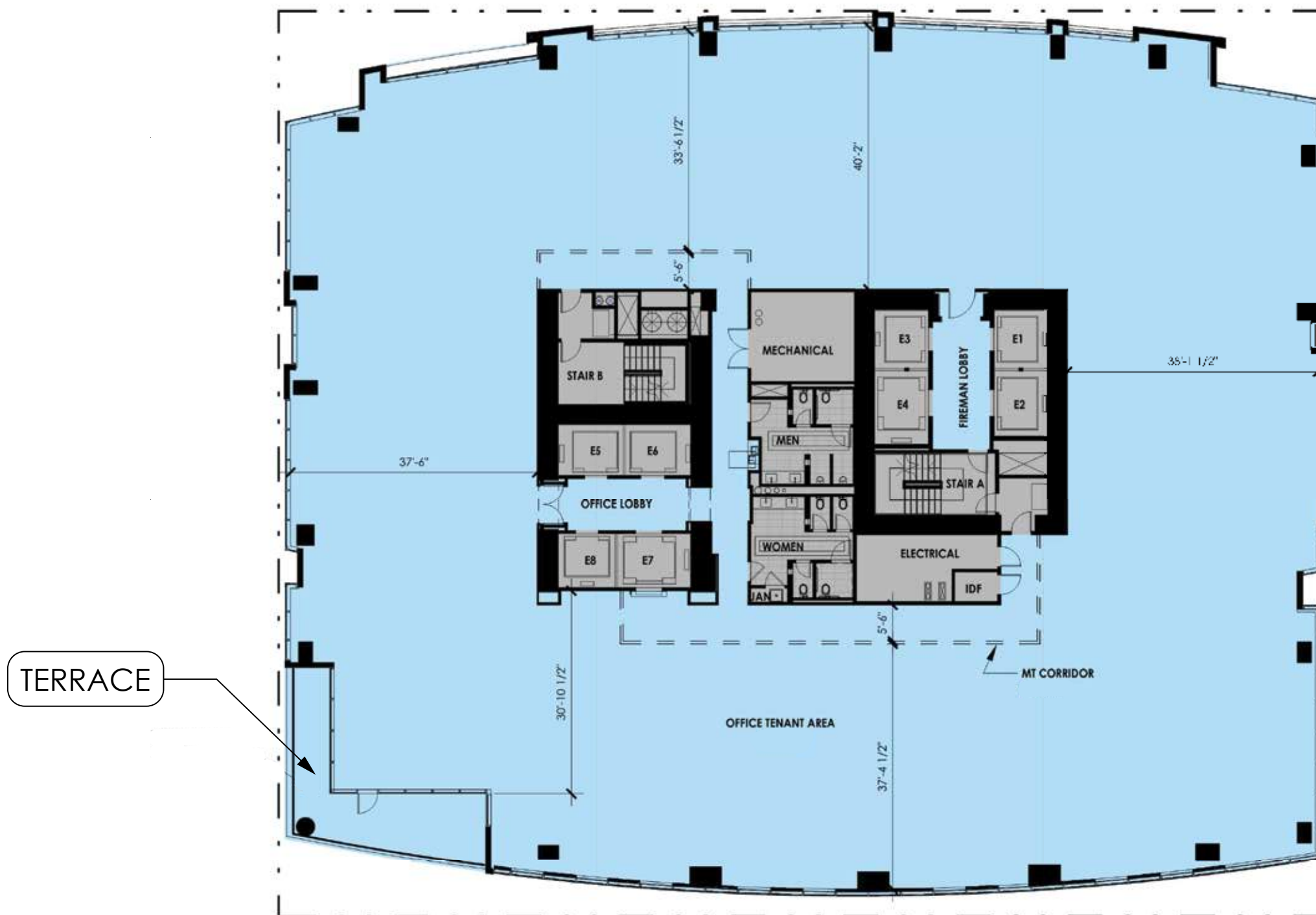
LEVEL 3

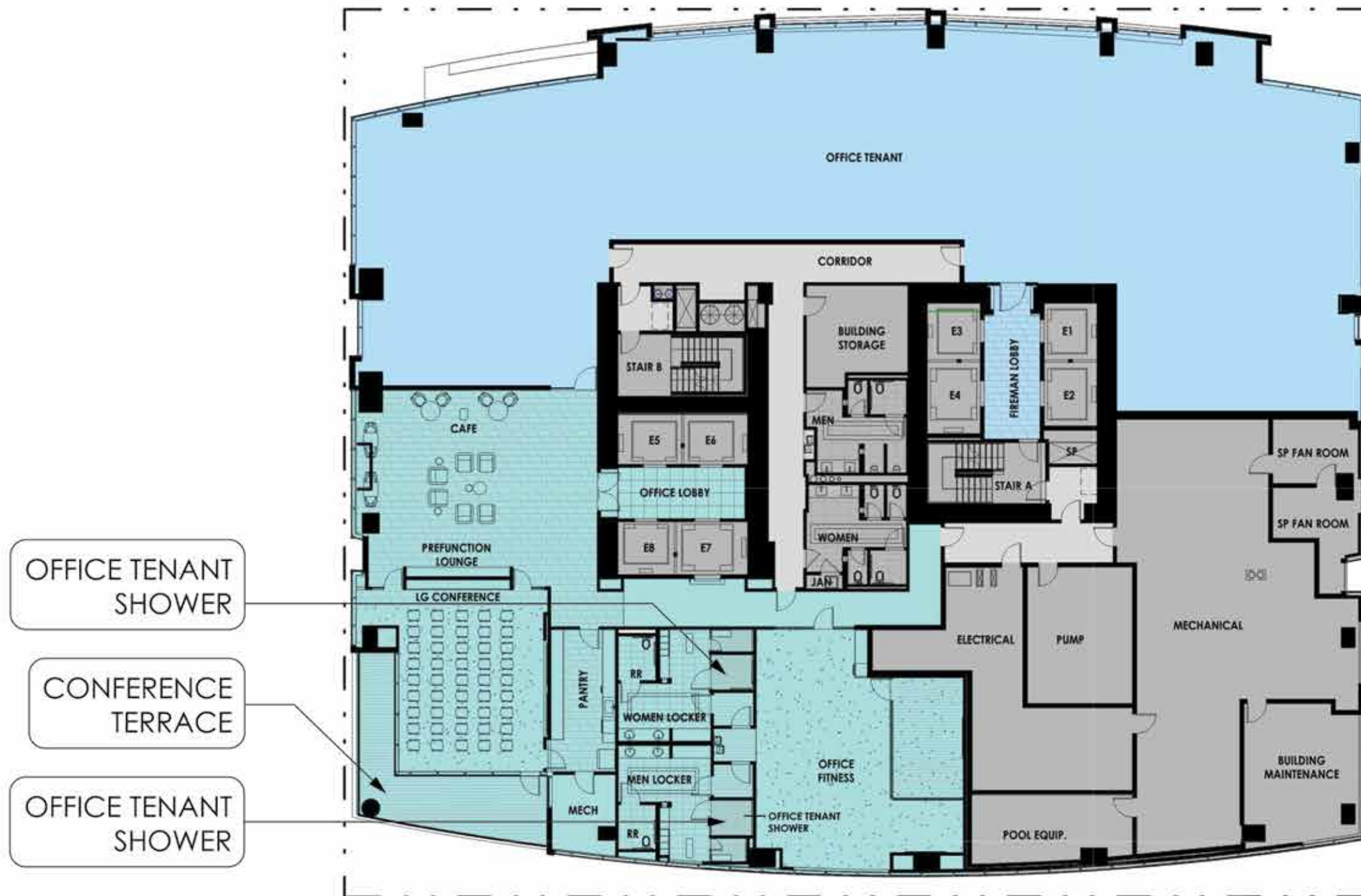


LEVEL 4,6,8,10,12



LEVEL 5,7,9,11







TRUSS DETAIL



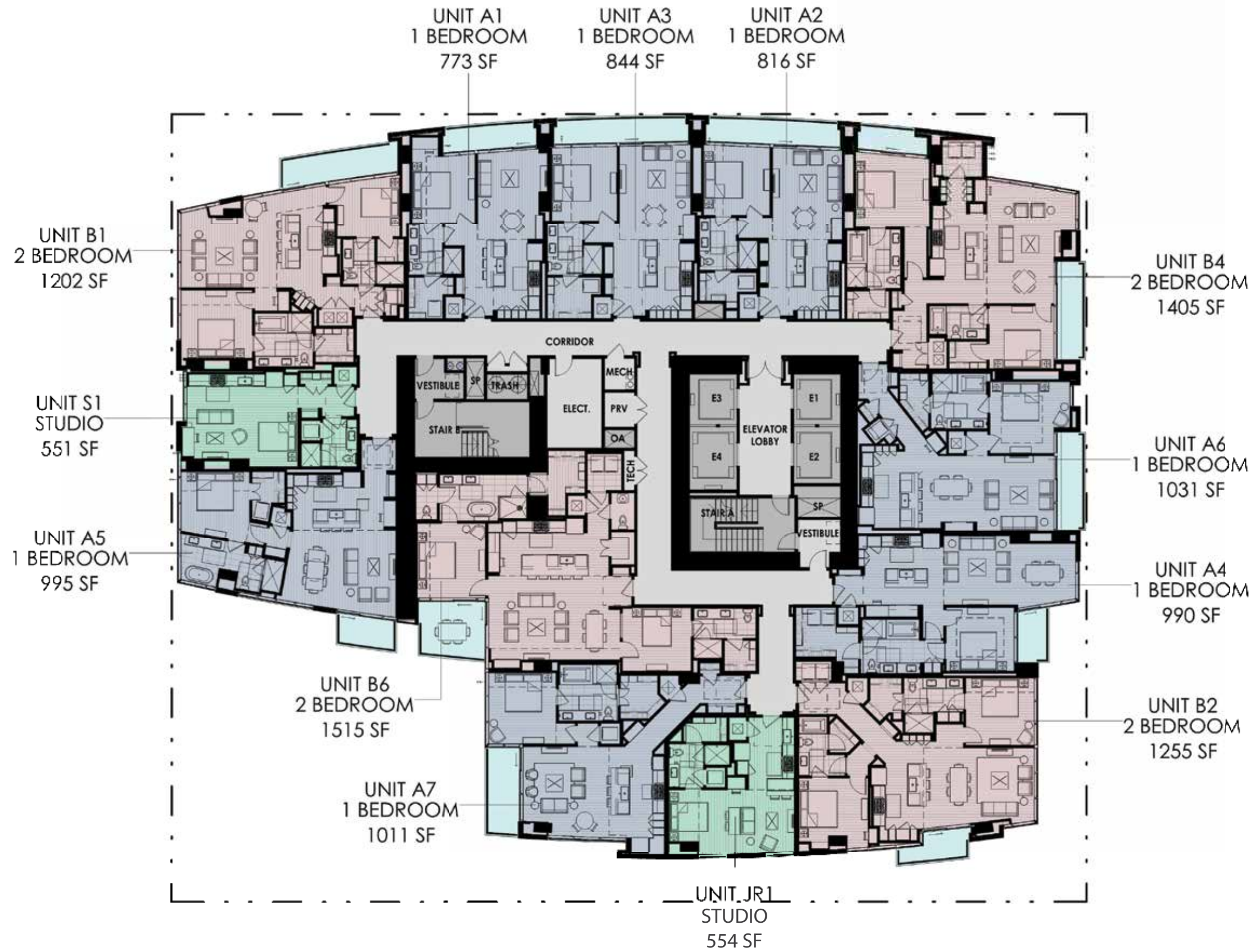
WOOD TRUSS CONDITION











TYPICAL RESIDENTIAL FLOOR PLAN

STONELAKE | 415 COLORADO







