

# AUSTIN BUSINESS JOURNAL

## COMMERCIAL REAL ESTATE

# Bank signs lease at downtown Austin's 415 Colorado

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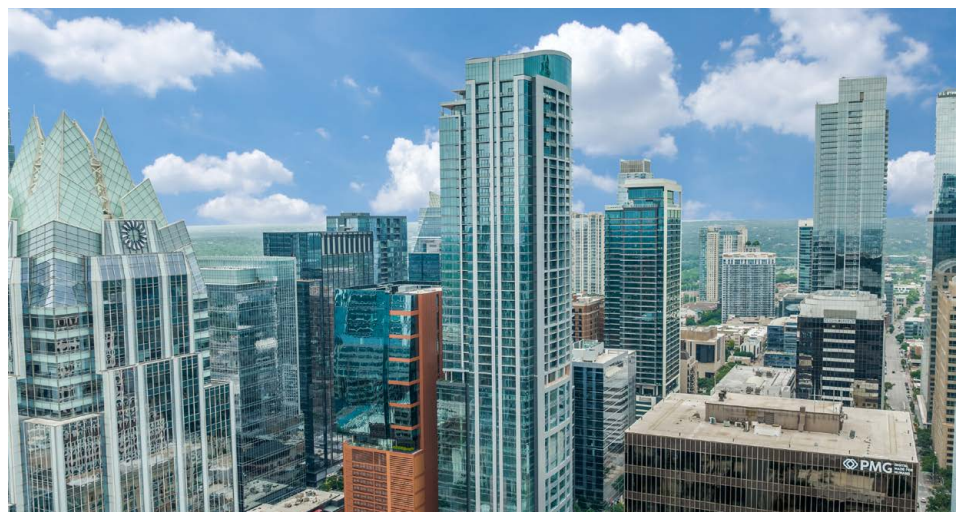
Staff Writer, Austin Business Journal

Texas Capital Bank signed a 27,000-square-foot lease at downtown Austin's 415 Colorado, continuing the leasing success at the recently-delivered tower.

Texas Capital will occupy the entire 17th floor and part of the 16th floor of 415 Colorado, according to an announcement. The 47-story mixed-use tower, developed and owned by Stonelake Capital Partners, received its certificate of occupancy in August 2025. The 110,000 square feet of office space there is now about 50% leased. The tower's 328 apartments are 86% leased.

The Dallas-based Texas Capital is a full-service financial services firm that offers commercial banking, corporate banking, investment banking, consumer banking and wealth management services. The bank already has an office and branch downtown at San Jacinto Center, which is located at 98 San Jacinto Blvd. and built in the mid-1980s. The bank plans to relocate those operations to 415 Colorado in 2027 in order to support its growth in Central Texas, according to a Texas Capital representative.

The other office tenants at 415 Colorado include Stonelake, Edelman, Tree Line Capital Partners and Valterra Partners. Swedish Hill is a retail tenant on the tower's ground floor.



The office space at Stonelake's 415 Colorado mixed-use tower is 50% leased less than a year after the tower opened. The apartments there are 86% leased.

Stream Realty's Craig Wilson and Randy Cooper represented Texas Capital in lease negotiations. Stonelake's Kenneth Aboussie and Will Jenkins led lease negotiations on behalf of the landlord. Bo Beacham and John Barksdale of CBRE are the points of contact for lease inquiries at 415 Colorado.

Jenkins said 415 Colorado is finding leasing success because it was designed to cater to tenants below 40,000 square feet.

"We have 20,000-square-foot floor plates and 110,000 square feet of office, but we have all of the amenities of a big building," Jenkins said. "Everything that you would find in a bigger building, we have on the same scale, but the building is

catered toward smaller tenants."

Jenkins added that Austin has historically had plenty of demand for sub-40,000-square-foot office space, and 415 Colorado offers the chance to be "a big fish in a small pond."

The tower also has hospitality-inspired amenities including a fitness center with locker rooms, conference center, terrace lounge and collaboration space. The High Bar event space and lounge is on the tower's 46th floor.

415 Colorado was named CoStar's Austin commercial development of the year and was a nominee at Austin Business Journal's recent 2026 Commercial Real Estate Awards program.