



## Impact Awards

### **Tower at 415 Colorado combines luxury living with top-tier office space in Texas capital**

Commercial Development of the Year for Austin



The mixed-use tower at 415 Colorado in downtown Austin, Texas. (CoStar)

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**CoStar Research**

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The mixed-use skyscraper at 415 Colorado in downtown Austin, Texas, combines luxury apartment units with top-tier office space on a tight parcel.

The project at the corner of Fifth and Colorado streets includes 328 multifamily units and 110,000 square feet of office space built atop a 0.51-acre site. Stonelake Capital Partners bought the land in an off-market deal and broke ground on the 47-story tower in 2022.

By bridging residential and professional communities, the tower helps reinforce downtown Austin as a live-work-play ecosystem and won a 2025 CoStar Impact Award as judged by a panel of real estate professionals in Austin.

**About the project:** Designed by Ziegler Cooper Architects, 415 Colorado's residential and office portions prioritize openness, light and connectivity. The office space is on floors 13 to 18 with terraces on every level. The 18th floor includes a collaboration lounge with plush seating as well as a spin room with spa-quality lockers. The multifamily units are on levels 19 through 47 with two floors of private amenities that include multiple fitness offerings, a full-service sky bar and lounge, pool deck and coworking office space.

**What the judges said:** The 415 Colorado tower is "especially impactful because Stonelake Capital Partners transformed a constrained downtown parcel in Austin into a high-density mixed-use landmark that catalyzes economic activity, introduces new live-work dynamics, and sets a new standard for vertically integrated urban development," said Marchelle Levy, vice president of business development for Sutton Land of Texas.

**They made it happen:** Stonelake Capital Partners' development team included Kenneth Aboussie, John Kiltz and Will Jenkins. The architecture team at Ziegler Cooper included Dawna Houchin and Axel Weisheit. Leslie Caffey with RPM Living is part of the property management team. CBRE's Bo Beacham, Kyle Lewis, Paige Suvalsky and John Barksdale are in charge of commercial listings.