



FOR IMMEDIATE RELEASE
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Stonelake Capital Partners Signs Lease with Texas Capital in Downtown Austin

Stonelake executes office lease with Texas Capital; Swedish Hill opens on ground floor of 415 Colorado

AUSTIN, TEXAS (April 22, 2026) – Stonelake Capital Partners, a real estate private equity firm with offices in Austin, Dallas, and Houston, has signed an office lease with [Texas Capital](#) for over 25,000 square feet at 415 Colorado. Texas Capital is a full-service financial services firm headquartered in Texas with established commercial banking, corporate banking, investment banking, consumer banking and wealth management capabilities. 415 Colorado, developed by Stonelake, is a 47-story tower with 110,000-square-foot of Class-AA office space in the heart of Downtown Austin along with 328 luxury residences.

Texas Capital will occupy the entire 17th floor and part of the 16th floor, representing 25% of 415 Colorado's office square footage. Craig Wilson and Randy Cooper with Stream represented Texas Capital in the transaction. Will Jenkins and Kenneth Aboussie lead lease negotiations on behalf of Stonelake.

The Texas Capital lease, along with current office tenants Stonelake, Edelman, Tree Line Capital Partners, and Valterra Partners will bring the office component of 415 Colorado to approximately 50% leased. Of the remaining available office space, approximately 34,000 square feet lies on contiguous floors (15 & 16) suitable for a large tenant. Multiple spec suites ranging from 4,000 to 11,000 square feet are also available.

415 Colorado received its final Certificate of Occupancy in August 2025 and the residences are approximately 80% leased with expectations to reach 95% in Summer 2026. 415 Colorado was recently recognized as the Commercial Development of the Year by CoStar in March 2026.

In addition to the office leasing momentum, 415 Colorado welcomed Swedish Hill, an MML Hospitality concept, which opened in January 2026. Swedish Hill serves specialty coffee, fresh-baked goods, and a curated all-day dining menu to residents, office tenants, and the broader community, reinforcing the building's position as a premier live-work destination in Downtown Austin.

Unlike many mixed-use developments, 415 Colorado features a dedicated, privately accessed office environment with its own lobby, elevator access and amenities separate from the residences. Office tenants enjoy a suite of hospitality-inspired amenities on the 18th floor including fitness center with locker rooms, conference center, terrace lounge and collaboration space, as well as the signature High Bar event space and lounge on the 46th floor.

Please contact Bo Beacham (bo.beacham@cbre.com) and John Barksdale (john.barksdale@cbre.com) for inquiries about leasing office space at 415 Colorado.

About Stonelake Capital Partners (www.stonelake.com)

Stonelake Capital Partners is a real estate private equity firm with offices in Austin, Dallas and Houston. Stonelake acquires and develops industrial, multifamily and select office properties and owns over \$5.0 billion of commercial real estate in Sunbelt Markets including Atlanta, Austin, Charlotte, Dallas, El Paso, Houston, Nashville, Orlando, Phoenix, Raleigh, San Antonio, Southern California, South Florida and Tampa. Stonelake owns, is developing or has developed over 34 million square feet of industrial warehouses, 8,155 multifamily units and 3.3 million square feet of office buildings.

Stonelake manages institutional capital through discretionary private equity investment partnerships and counts among its investors some of the country's largest college endowments, charitable foundations, hospital systems and pension funds. Stonelake has raised \$3.2 billion of equity across nine (9) private equity funds over the last 19 years. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz.