

# 405 | COLORADO



A development of

**brandywine**  
REALTY TRUST



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## Austin's Smart, New Address.

*405 Colorado provides  
a seamless transition from  
Austin's vibrant downtown  
street life, outside, to an  
inspiring and creative work  
environment, inside.*

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## DOWNTOWN'S SMART, NEW ADDRESS

As one of the leading owners of Class-A office properties, Brandywine Realty Trust continues to expand its footprint in Austin—arriving downtown with a striking addition to the City's skyline, known currently as 405 Colorado.

Spanning two decades of smart, sustained growth, Brandywine has set precedents for creativity in real estate—anticipating the future and delivering first-class solutions. We've evolved from a start-up office landlord to one of America's most prolific multi-market property owners, inclusive of over \$2 billion in successful development. This new landmark project at 405 Colorado in the Texas state capital will be designed to surpass standards for innovative workplaces and exceed expectations for the modern, urban, lifestyle experience, 405 Colorado embody the spirit of Austin's dynamic culture and vibrant citizenry.

## A NEW AUSTIN ICON

405 Colorado presents a dynamic image from every direction, yet its soul is in the two levels of outdoor spaces—the street level entry and the open Sky Lounge of the office tower where the design opens itself to Austin's new, exciting and active urban lifestyle.

405 Colorado brings a high level of architectural and urban design to meet the City of Austin Great Streets Development Program. 405 Colorado is the first project under the Great Streets Program to be developed along Fourth Street, setting the precedent for the street's future development.



## BUILDING SPECIFICATIONS

EST. OPEX	\$18.50/SF
OFFICE BUILDING SIZE	200,443 SF
SKY LOUNGE	14TH FLOOR
GROUND FLOOR RETAIL	3,665 SF
PARKING	2.6/1,000 SF

## 405 COLORADO DEVELOPMENT TEAM

Composed of some the experts in building the best and most innovative buildings in the country, our team was hand-picked for their ingenuity and comprehensive capabilities.

OWNER & DEVELOPER	Brandywine Realty Trust
ARCHITECT	Duda   Paine
CIVIL ENGINEER	Stantec

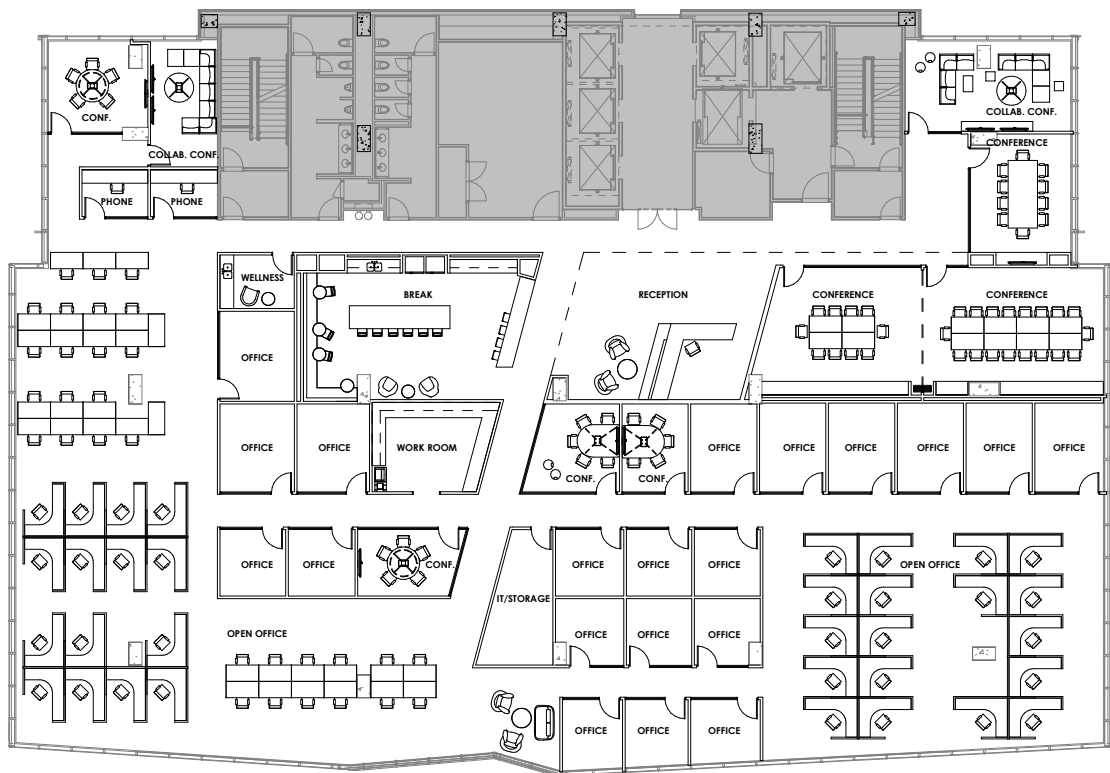
TEST FITS FOR ALL

Open offices accommodate flexible configurations, allowing tenants the opportunity to create unique, custom spaces. With core service and meeting spaces offset to the north, office space on the remainder of the floor opens up for panoramic views.

OPEN FLOORPLAN

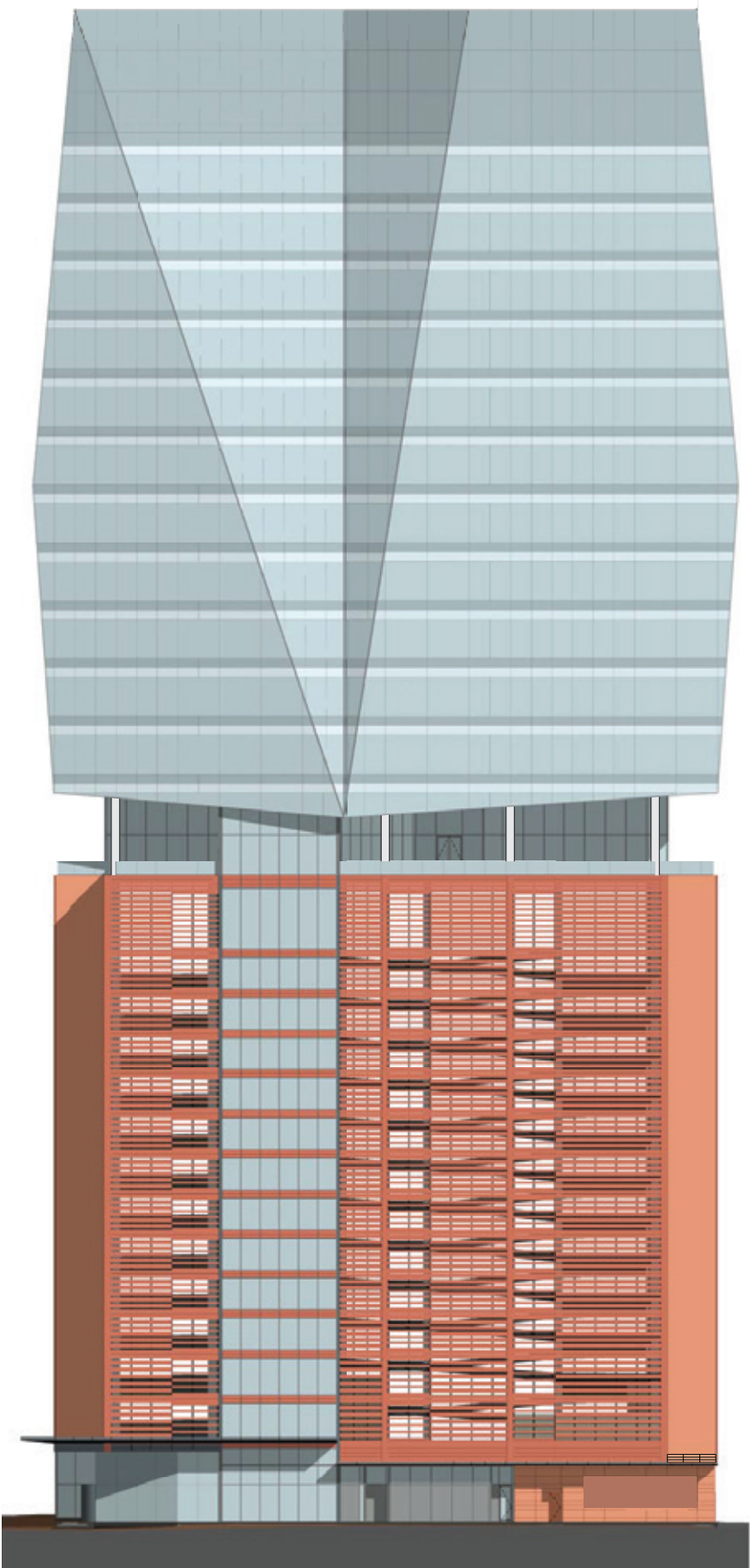


HARDWALL + OPEN FLOORPLAN



AVAILABILITY

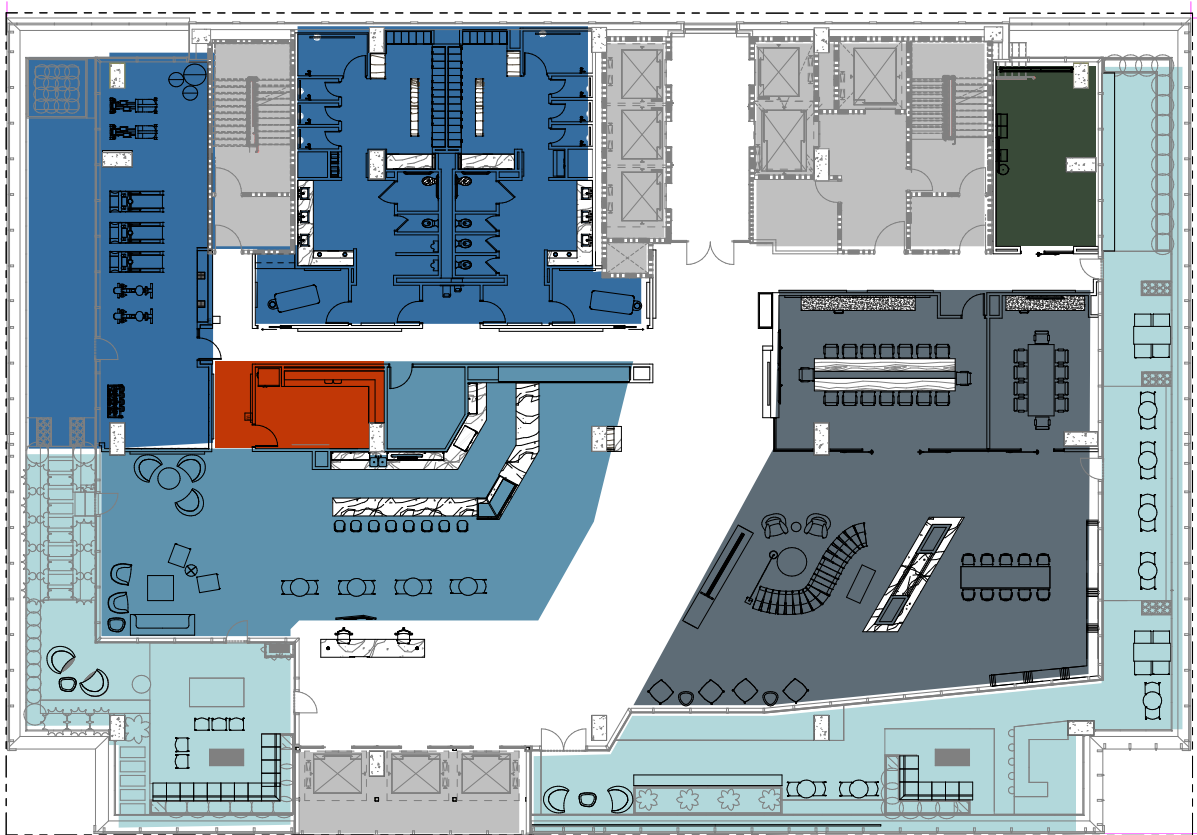
405 Colorado’s sculptural design features glass enclosed office levels atop a strong masonry base of parking. Open entry and upper plaza levels punctuate the form. Multifaceted glass facades fold vertically and horizontally to shape and taper the building’s office levels.



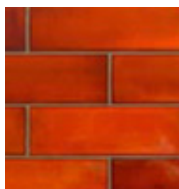
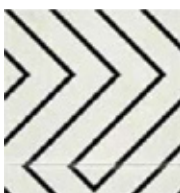
- 25 Office 17,238 SF
- 24 Office 17,627 SF
- 23 Office 18,005 SF
- 22 Office 18,375 SF
- 21 Office 18,739 SF
- 20 Office 19,087 SF
- 19 Office 19,051 SF
- 18 Office 18,914 SF
- 17 Office 18,616 SF
- 16 Office 18,394 SF
- 15 Office 5,169 SF
- 14 Sky Lounge  
Lobby Elevators

- 2-13 Parking  
Bike Storage

- 1 Ground Floor Lobby  
Retail 3,665 SF



- |  |   |   |
|--|---|---|
|  |  |  |
| Indoor Lounge/Cafe   | Outdoor Lounge  | Private & Semi-Private Conferencing   |
|  |  |  |
| Fitness + Locker Rooms   | Catering Kitchen  | Virtual Reality   |
|  | Operational/Mechanical  |   |



## THE SKY LOUNGE

Standing tall at 140 feet above ground, 405 Colorado's 14th floor Sky Lounge boasts ultra-rich amenities. The Sky Lounge seamlessly unfolds inviting living room environments mixed with functional workspace with a thoughtful modern design.

### Conference in Style

Try out one of the unique conference rooms, each varying in size and use. High-end finish-outs combined with cutting edge technology hook-ups make this the optimal place to host any type of meeting.

### The Café

The Sky Café is an idyllic, transitional space, where it is convenient to grab your morning coffee and/or an afternoon cocktail.

### The Terrace

Austin lives outside; queue the expansive Sky Terrace - a rare amenity in Downtown Austin. Picture late afternoon meetings outside with a Topo Chico and lime. Take in the views from tucked-in spaces with office floors overhanging above.



Ground Floor Street View



Ground Floor Lobby Interior



Luxury Locker Rooms

## MEET THE AMENITIES

405 Colorado's glass elevators offer panoramic views toward the south and arrive atop the structured parking at the Sky Lounge one level below the office tower. Outdoor terraces, semi-permeable lounge spaces, and a fitness and conference center greet those working in or visiting the office tower.

### Conference Room Facilities

Multi-functional rooms designed for customizable tenant needs and equipped with modern technology.

### Event Space

Host your corporate function in the high-design, living room style Sky Lounge.

### Security

Card key access and security on-site 24 hours a day, 7 days a week.

### Bike Storage

Located four blocks from the Lady Bird Lake hike & bike trail, spacious room for bike storage onsite.

### Concierge Services

Offering an array of services from car washes to dry cleaning pick-up and delivery.

### Locker Rooms

After a jog or paddle on Lady Bird Lake, tenants can unwind in the expansive, spa-like dressing rooms complete with showers, oversized vanity stations and lockers.

### Sky Café

The Sky Café is an idyllic, transitional space, catering to the breakfast, lunch and afternoon crowds, making it convenient to grab your morning coffee and/or an afternoon cocktail.

### Sky Terrace

Austin lives outside; queue the expansive Sky Terrace - a rare amenity in Downtown Austin. Picture late afternoon meetings outside with a Topo Chico and lime. Enjoy the refreshing Austin skyline outdoors on 405 Colorado's signature 14th floor terrace.

### Parking

Above market parking with lighted parking space counter and direct elevator access to the Sky Lounge. The 13th level garage acts as a podium for the office tower, creating a sense of solidity at the tower's base. Alternate arrangements of solid and screening elements minimize the visibility of cars, enclosing an open-air garage configuration that eliminates mechanical ventilation.

### Downtown Vibe

Beneath 405 Colorado's signature profile, generous sidewalks shape an inviting and active pedestrian zone - where natural elements, including wood and masonry, and features such as public art, ample seating areas and shade trees welcome street life into the building. The character of the neighboring warehouse district inspired a more modern approach to materiality, which reflects the new urban purposes of commercial, residential and retail.

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## AS CENTRAL AS IT GETS

Accessibility and parking are uncommon features for downtown buildings in Austin. 405 Colorado boasts an above market parking ratio of 2.6/1,000, making it one of the easiest places to park in Austin's thriving entertainment and work districts. Located at 4th and Colorado, 405 Colorado is four blocks from Lake Bird Lake and less than a block from Austin's own main street, Congress Avenue.



## ABOUT BRANDYWINE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio. Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.

[www.405Colorado.com](http://www.405Colorado.com)

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