




STREAM


Cousins


THE TERRACE

TERRACE 2

2,722-9,358 SF AVAILABLE

2700 VIA FORTUNA



SUITE	SIZE	AVAILABLE
100	7,303 SF	Now
145	2,722 SF	2.1.25
375	9,358 SF	Now
400	8,186 SF	Now

VIEW THE ADVANTAGE

The Terrace is truly in a class by itself. The 109-acre master planned office development in SW Austin sits in a prime location with dreamy views of Downtown and the Texas Hill Country. The campus is surrounded by some of Austin's premier neighborhoods and best restaurants. Its central location allows easy access to Downtown via Mopac and Loop 360. The Terrace features an onsite café and a premium fitness center with lockers and showers. If tenants want to take advantage of the outdoors, the campus has direct access to the Barton Creek greenbelt, hiking trails and a trailside gym, as well as a relaxing rooftop patio with one-of-a-kind views of the Austin skyline.



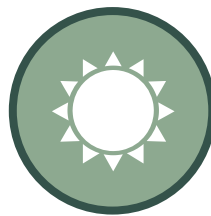
LIVE. WORK. PLAY.



109-ACRE MASTER
PLANNED DEVELOPMENT



CLOSE PROXIMITY TO
SHOPS, SERVICES,
BOUTIQUES AND
GROCERY OPTIONS



ACCESS TO OUTDOOR
HIKING TRAILS



ADJACENT TO BARTON
CREEK GREENBELT AND
LIMITLESS, LUSH VIEWS



PROPERTY MANAGEMENT
AND ENGINEERS ON-SITE



PREMIUM FITNESS CENTER
WITH LOCKERS AND
SHOWERS



THISTLE CAFE ONSITE



5 MINUTES TO DOWNTOWN
& EASY ACCESS TO
MOPAC EXPY



NESTLED ON THE BANKS OF
BARTON CREEK WITH ACCESS TO
OVER 1.5 MILES OF TRAILS ONSITE

THISTLE CAFE

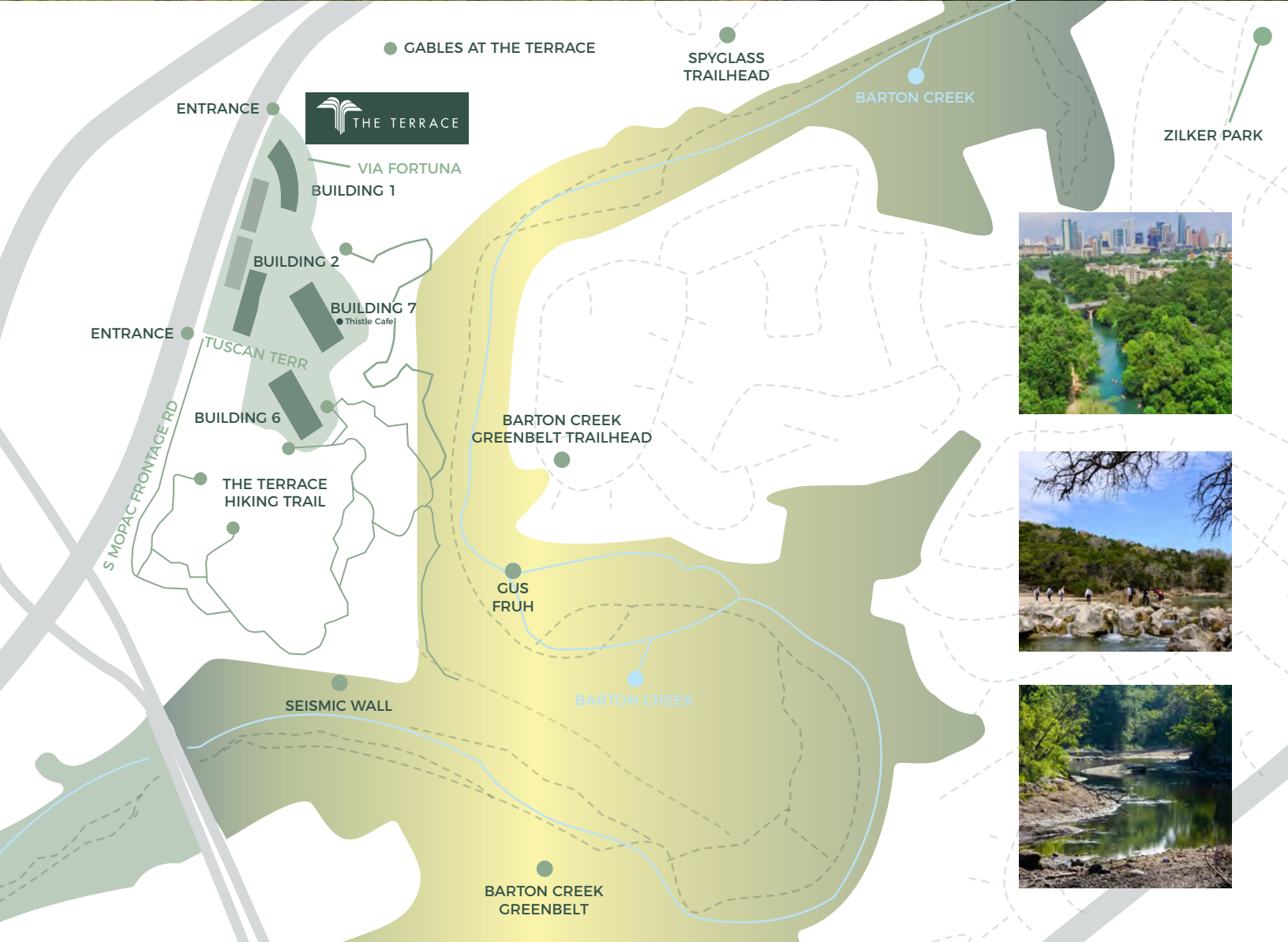
360° [CLICK TO TOUR](#)

On-site eatery serving a variety of fresh and delicious fare for breakfast and lunch. Grab a breakfast taco and pull up a seat in the café, take your salad out to the terrace overlooking downtown, or order a sandwich online and pick it up for a quick bite at your desk or on the trails.

LOCAL EATS

- Tacodeli
- Salt Traders Coastal Cooking
- The Cheesecake Factory
- California Pizza Kitchen
- Nordstom Bistro
- Modern Market
- CAVA
- Summer Moon Coffee
- Brugger's Bagels
- Chipotle
- Trader Joe's
- Chinatown
- Panera Bread
- Starbucks
- Sway
- Thundercloud Subs







Elevated Wellness Underway

Occupiers of The Terrace will enjoy access to all new amenities, including a newly built onsite fitness studio and a fully renovated café and lounge. The gym will feature modern exercise equipment and luxurious spa-like locker rooms, while the café and lounge area will offer multiple dining options with scenic views.

DELIVERING Q1 2025





TERRACE 2

FIRST FLOOR 2,722-7,303 SF

Suite 145
2,722 SF
Available 2.1.25



Suite 100
7,303 SF

FOR LEASING INFORMATION, PLEASE CONTACT:

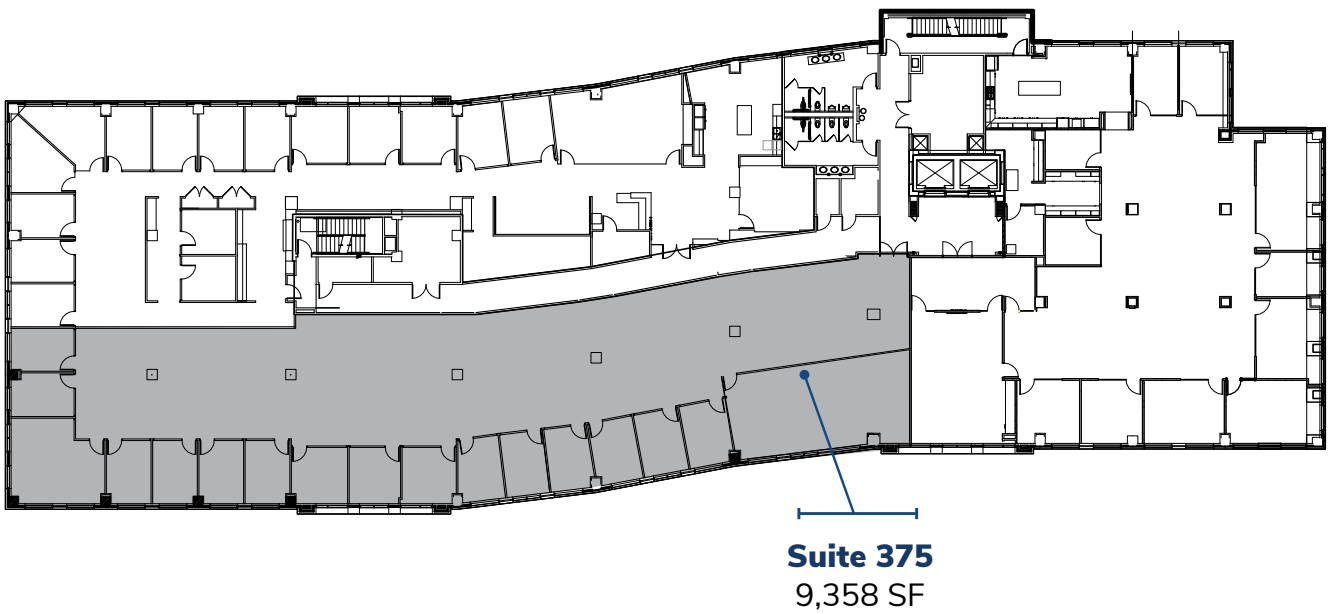
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TERRACE 2

THIRD FLOOR 9,358 SF



Suite 375
9,358 SF

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TERRACE 2

FOURTH FLOOR 8,186 SF



Suite 400
8,186 SF

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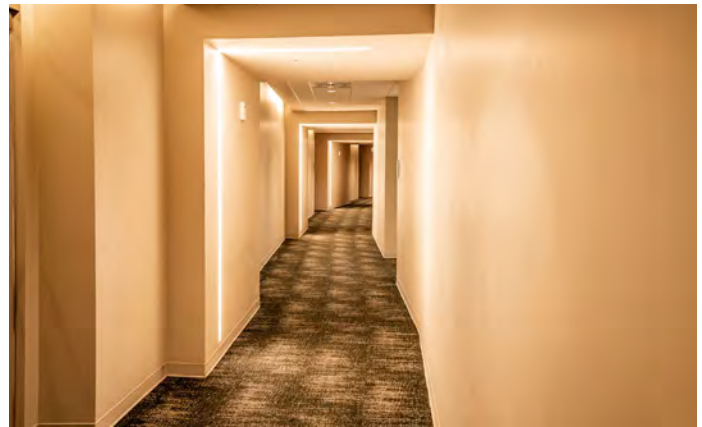
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