




STREAM

 Cousins

 THE TERRACE

TERRACE 7

4,333-15,944 SF AVAILABLE

2801 VIA FORTUNA



SUITE	SIZE	AVAILABLE
100	14,574	NOW
150	7,761	NOW
225	4,333	NOW
250	10,000-15,944	NOW
350	10,082	NOW
450	6,450	9/1/24

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.



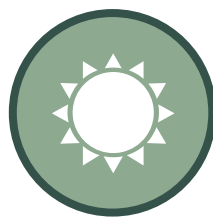
LIVE. WORK. PLAY.



109-ACRE MASTER
PLANNED DEVELOPMENT



CLOSE PROXIMIITY 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

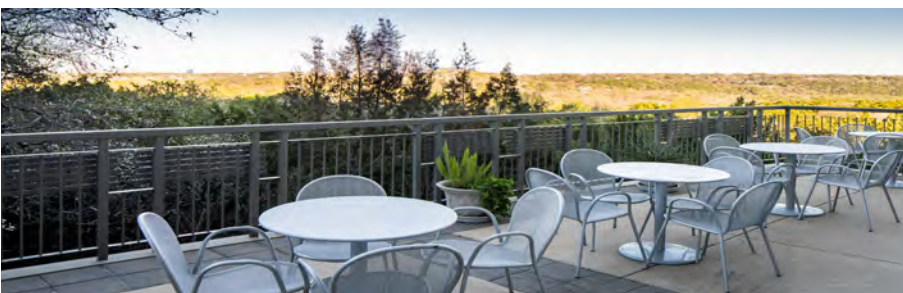


THISTLE CAFE

360° [CLICK TO TOUR](#)

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

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

Nordstrom Bistro

Modern Market

CAVA

Summer Moon Coffee

Brugger's Bagels

Chipotle

Trader Joe's

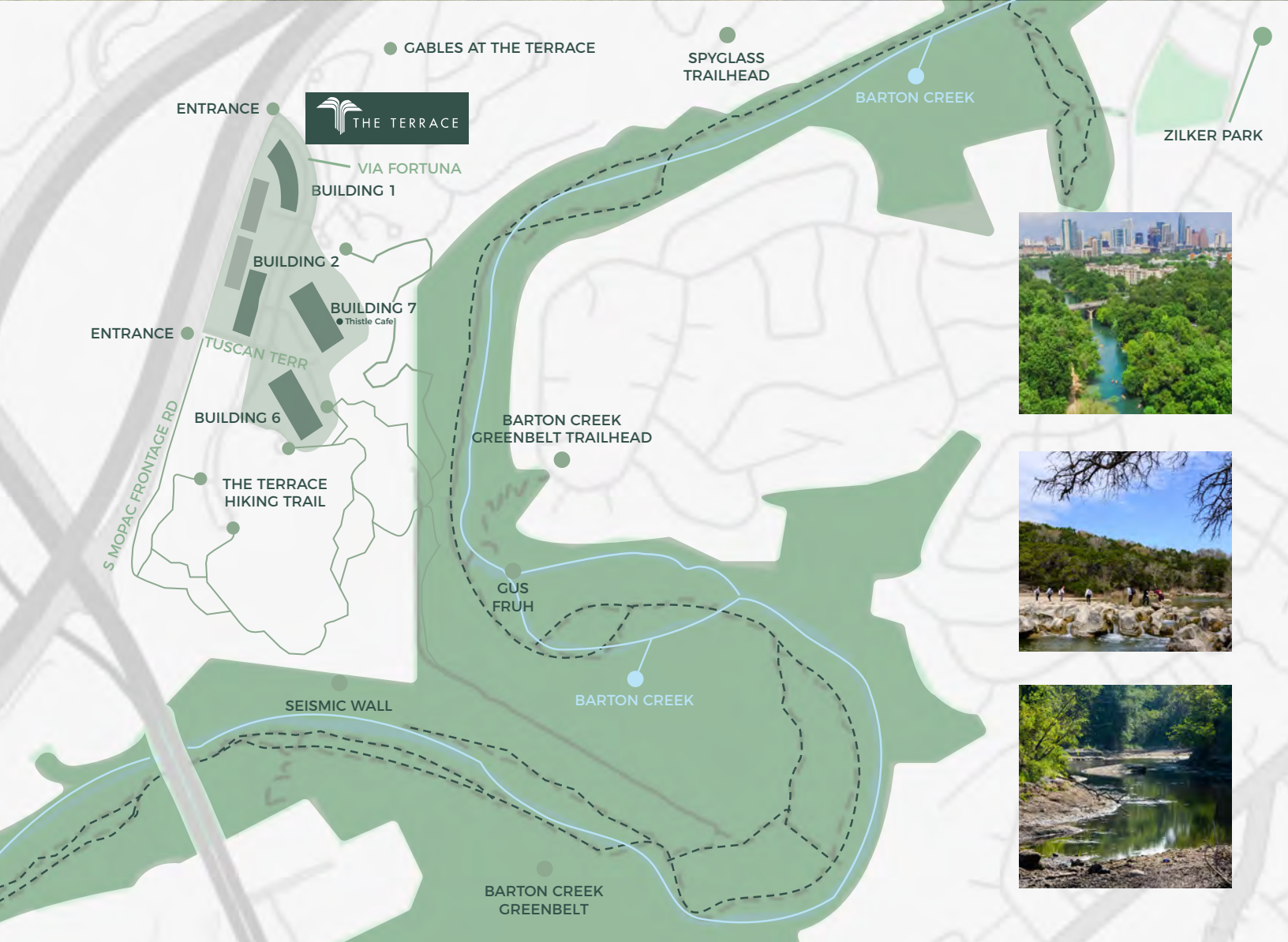
Chinatown

Panera Bread

Starbucks

Sway

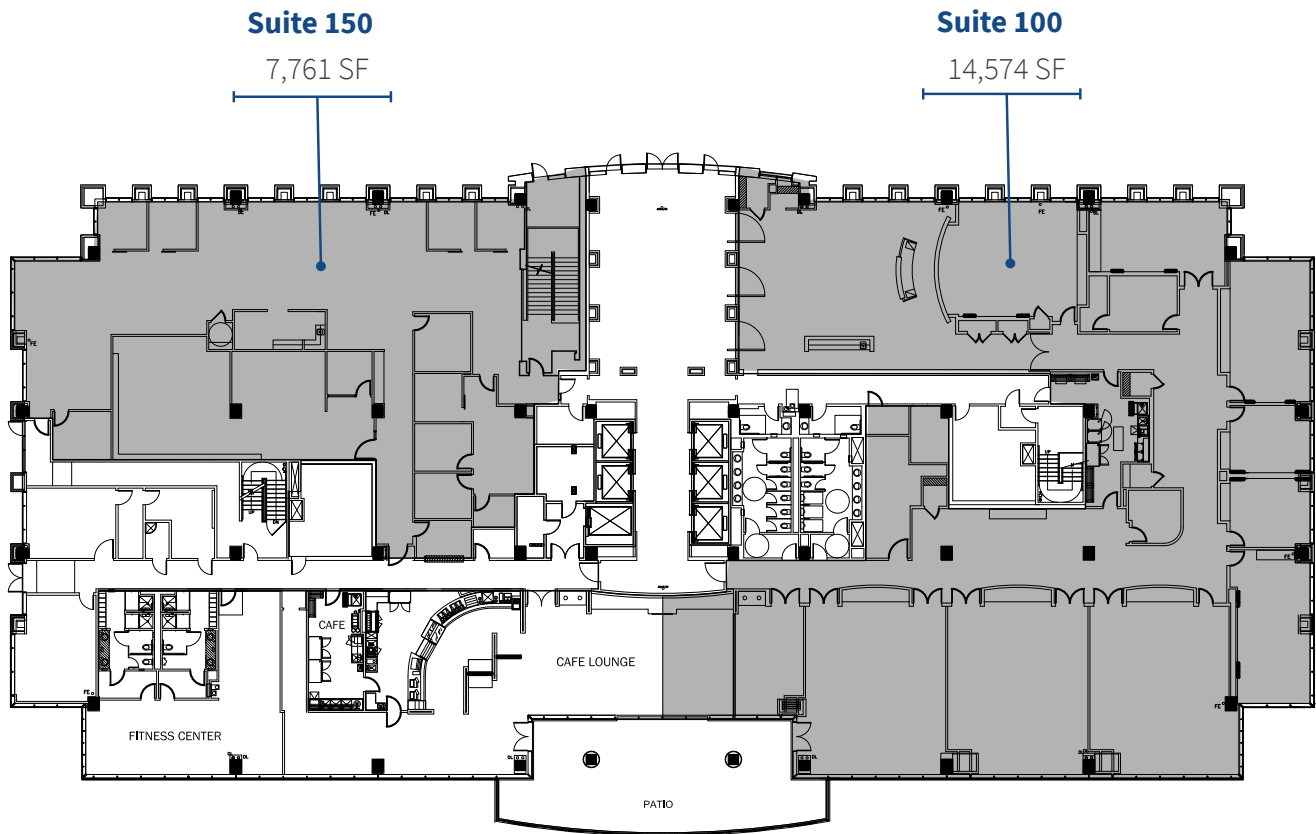
Thundercloud Subs



TERRACE 7

CLICK TO TOUR 

FIRST FLOOR 7,761-14,574 SF



FOR LEASING INFORMATION, PLEASE CONTACT:

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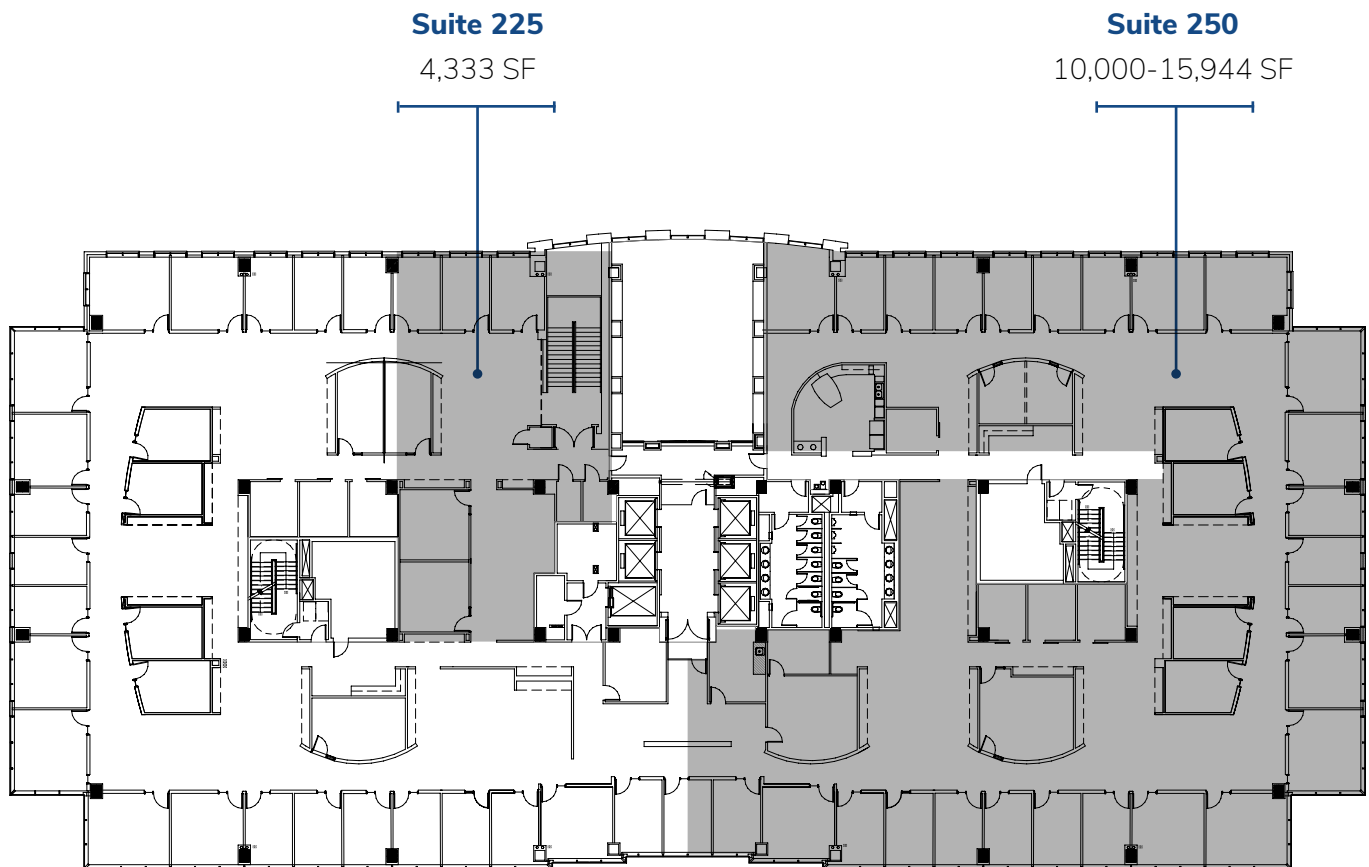
COLEMAN JACKSON
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SECOND FLOOR 4,333-15,944 SF

TERRACE 7

CLICK TO TOUR 



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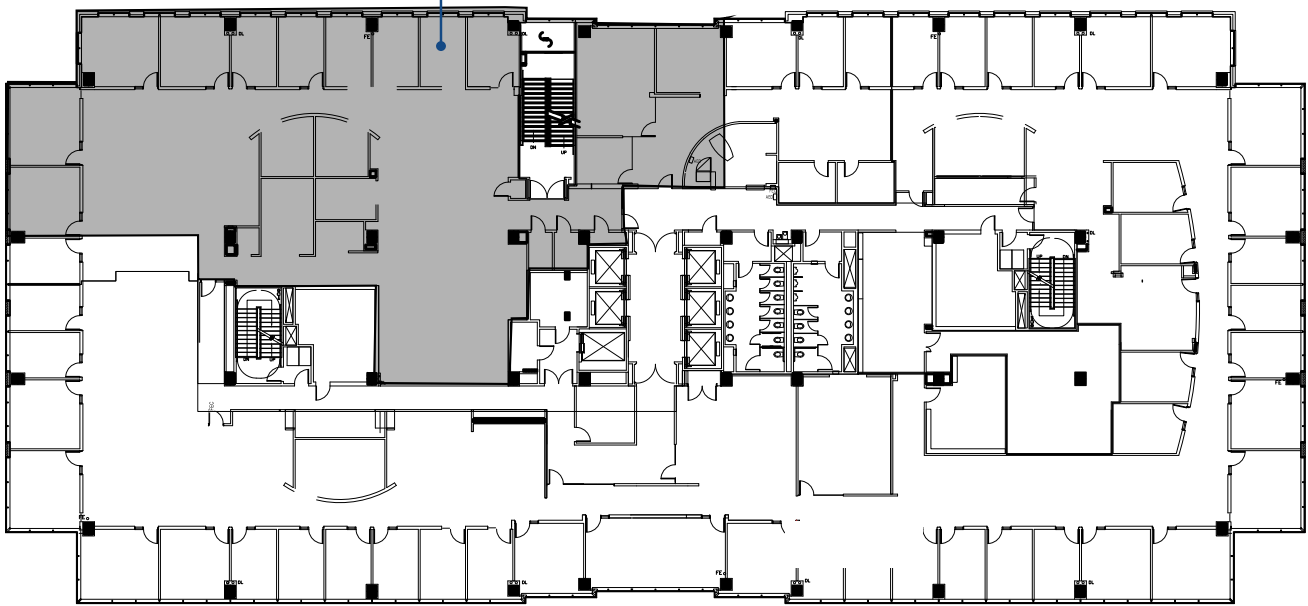


TERRACE 7

THIRD FLOOR 10,082 SF

Suite 350

10,082 SF



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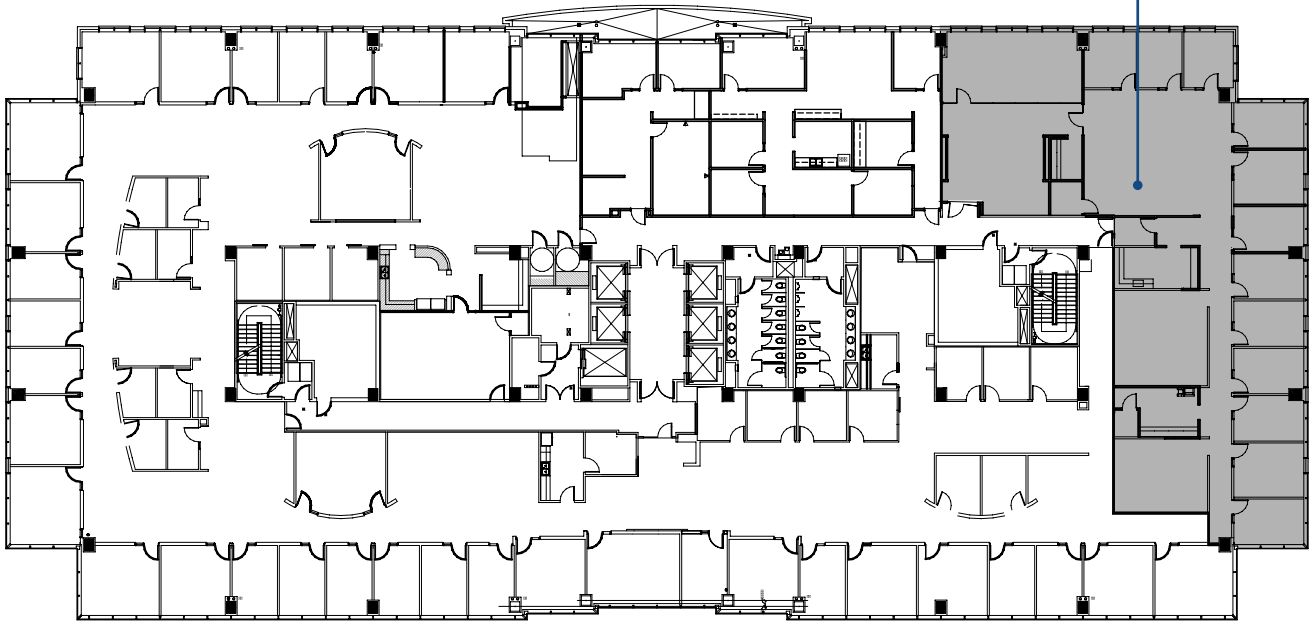
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TERRACE 7

FOURTH FLOOR 6,450 SF

Suite 450
6,450 SF
Avail. 9/1/24



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