




STREAM

 Cousins

 THE TERRACE

TERRACE 6

2901 VIA FORTUNA



| SUITE | SIZE | AVAILABLE |
|-------|----------|-----------|
| 175 | 4,456 SF | 4/1/26 |
| 550 | 9,360 SF | Now |

THE TERRACE

visit terraceatx.com

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.

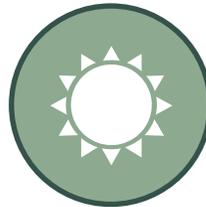
 WATCH THE VIDEO



**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

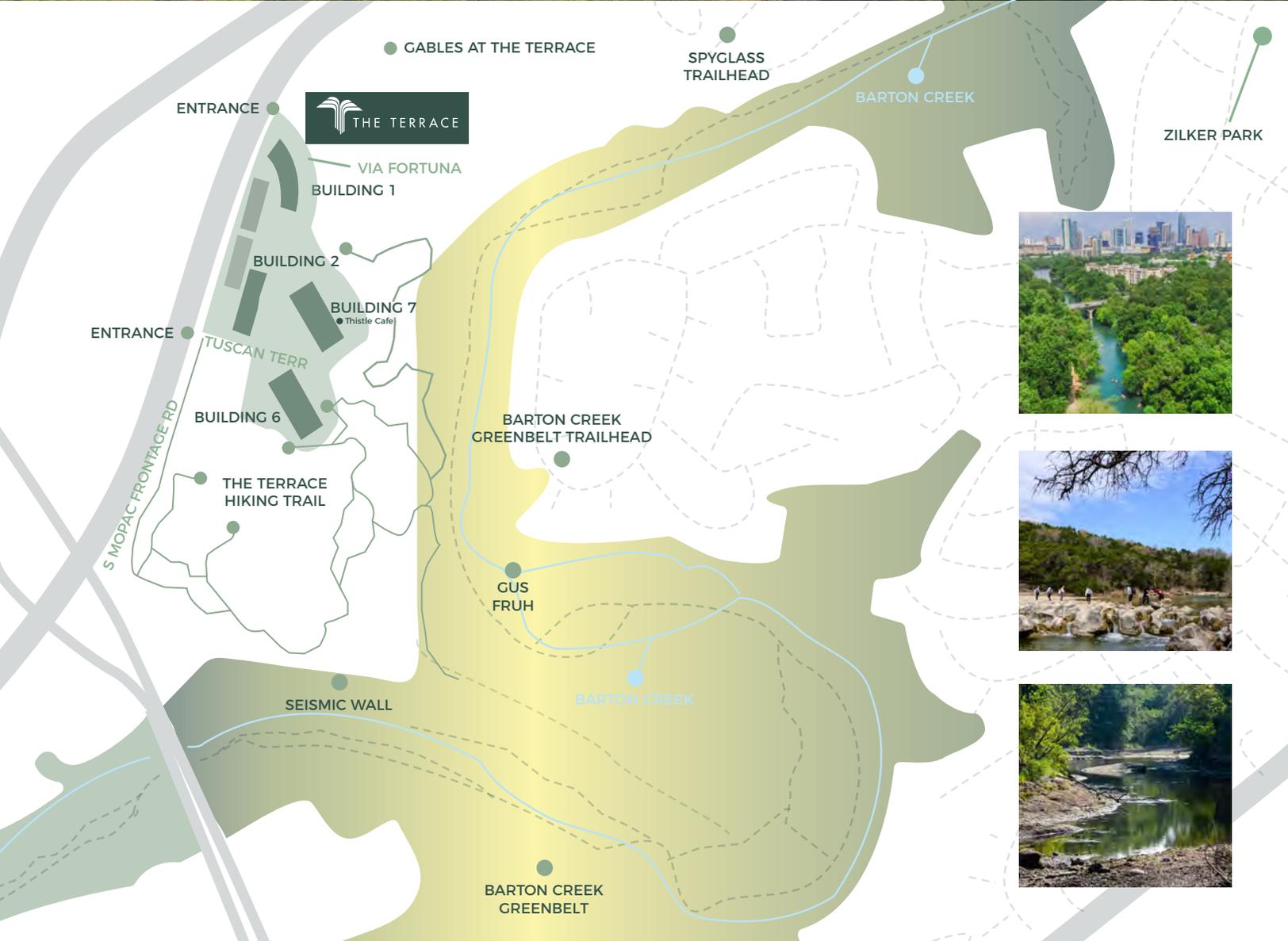
THISTLE CAFE

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

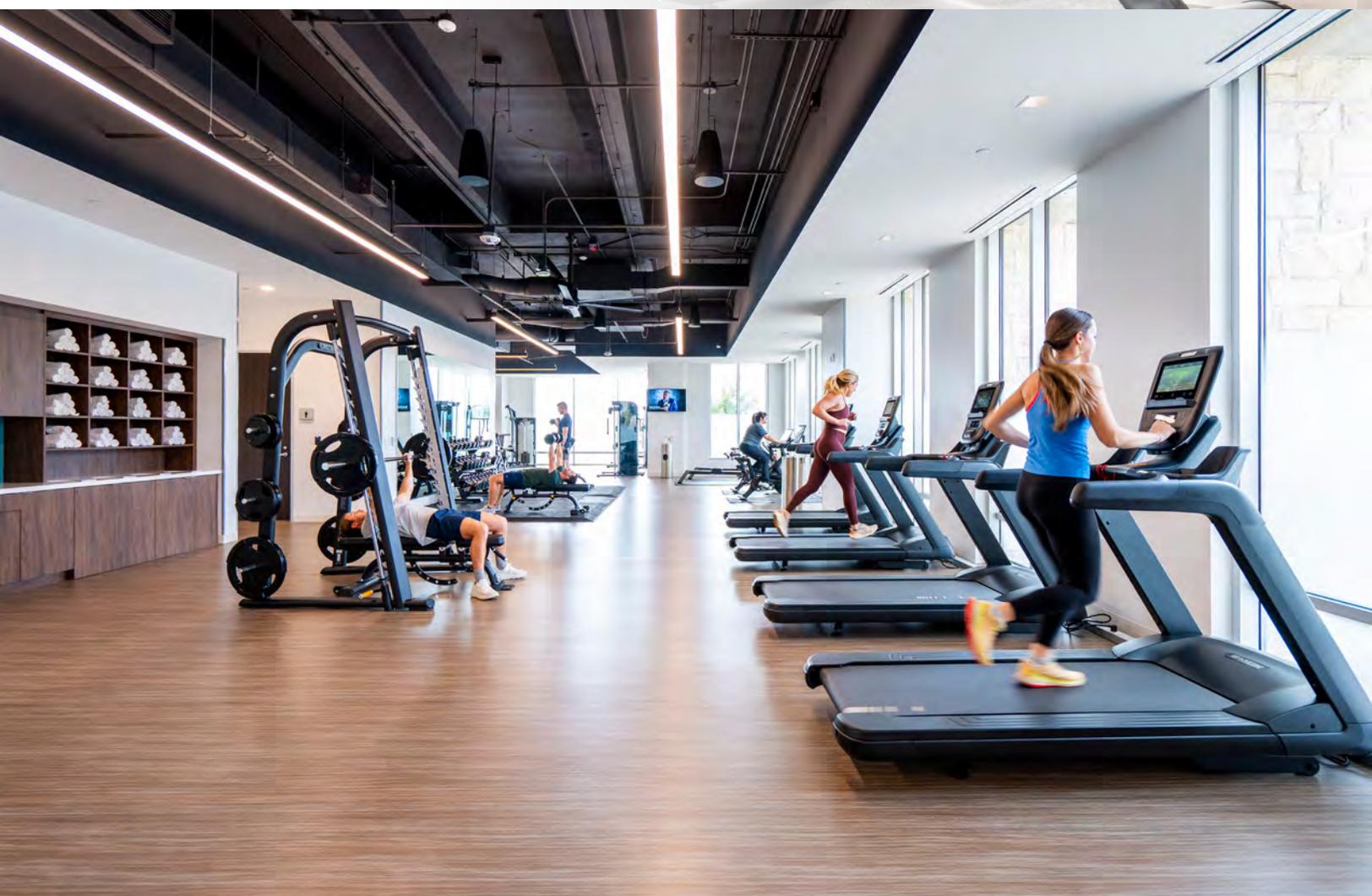
- Tacodeli
- Salt Traders Coastal Cooking
- The Cheesecake Factory
- California Pizza Kitchen
- Nordstrom Bistro
- Modern Market
- CAVA
- Summer Moon Coffee
- Brugger's Bagels
- Chipotle
- Trader Joe's
- Chinatown
- Panera Bread
- Starbucks
- Sway
- Thundercloud Subs





Elevated Fitness

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 features modern exercise equipment and luxurious spa-like locker rooms, while the café and lounge area offers multiple dining options with scenic views.







Refuel with a View

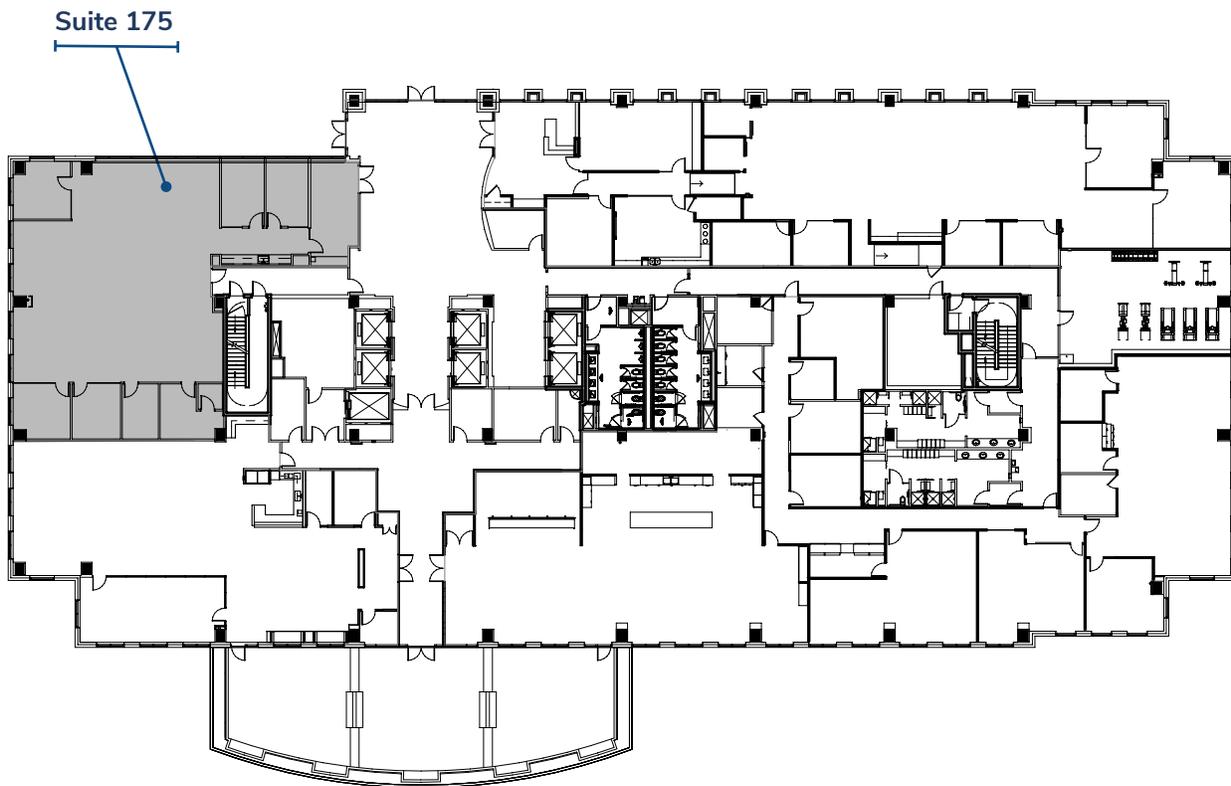
Take a break in the Thistle café and lounge, where nourishing meals and sweeping views come together. With a variety of dining choices, it's the ideal spot to unwind, refuel, and reset.



First Floor

2901 Via Fortuna Austin, TX 78746

TERRACE 6



| SUITE | SF | AVAILABLE | VT / IMAGES |
|-----------|----------|-----------|-------------|
| SUITE 175 | 4,456 SF | 4.1.26 | COMING SOON |

FOR LEASING INFORMATION, PLEASE CONTACT:

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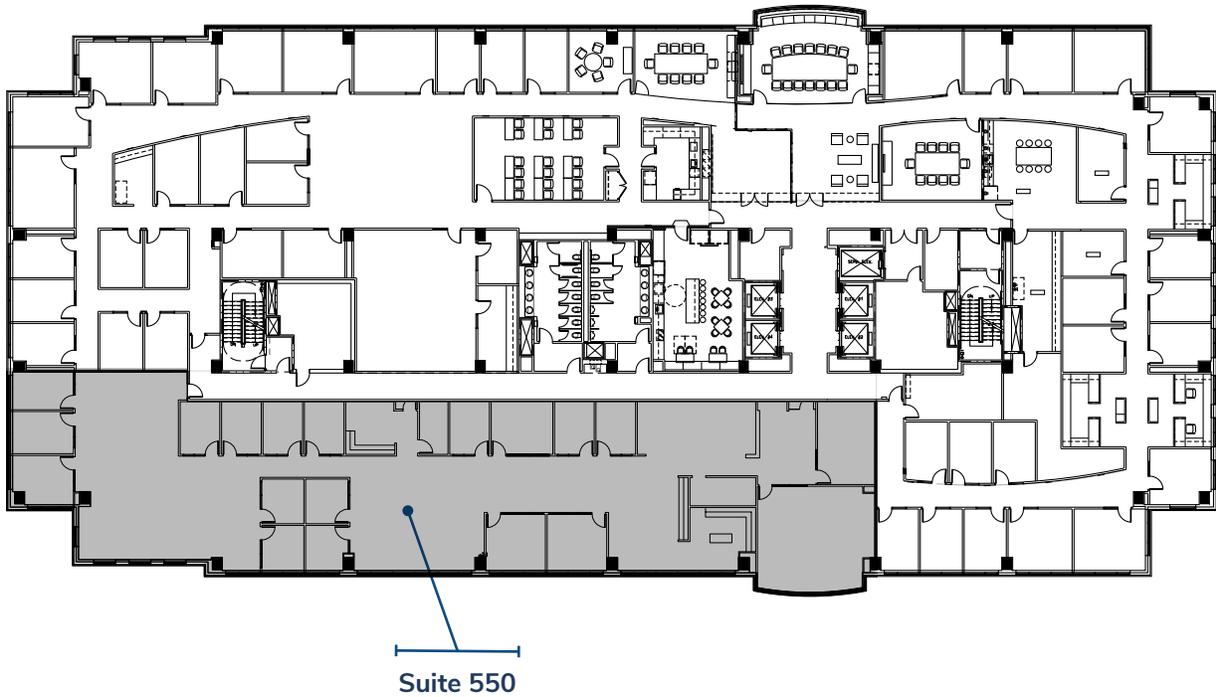
coleman.jackson@streamrealty.com
512.481.3060



Fifth Floor

2901 Via Fortuna Austin, TX 78746

TERRACE 6



| SUITE | SF | AVAILABLE | VT / IMAGES |
|-----------|----------|-----------|-------------|
| SUITE 550 | 9,360 SF | Now | 360° |

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