



  
STREAM

  
Cousins

  
THE TERRACE

# TERRACE 6

9,360 - 33,917 SF AVAILABLE

2901 VIA FORTUNA



400 24,337 SF 7/1/25

450 9,580 SF 5/1/25

510 13,354 SF Now

550 9,360 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.



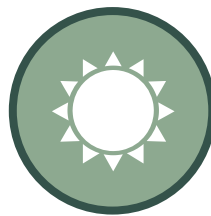
# LIVE. WORK. PLAY.



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



# THISTLE CAFE

360° [CLICK TO TOUR](#)

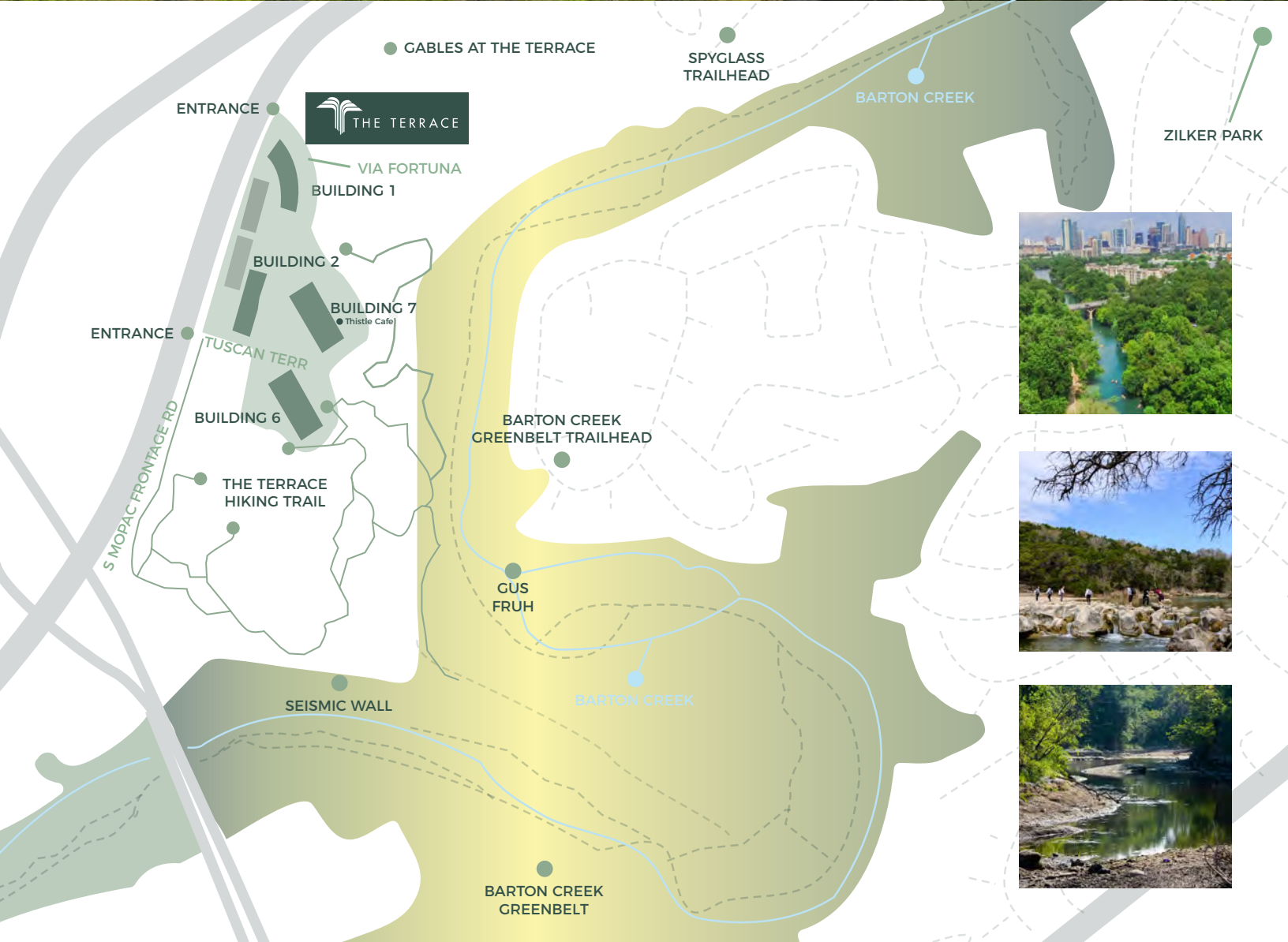
NESTLED ON THE BANKS OF BARTON CREEK WITH ACCESS TO OVER 1.5 MILES OF TRAILS ONSITE

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





## Elevated Wellness Underway

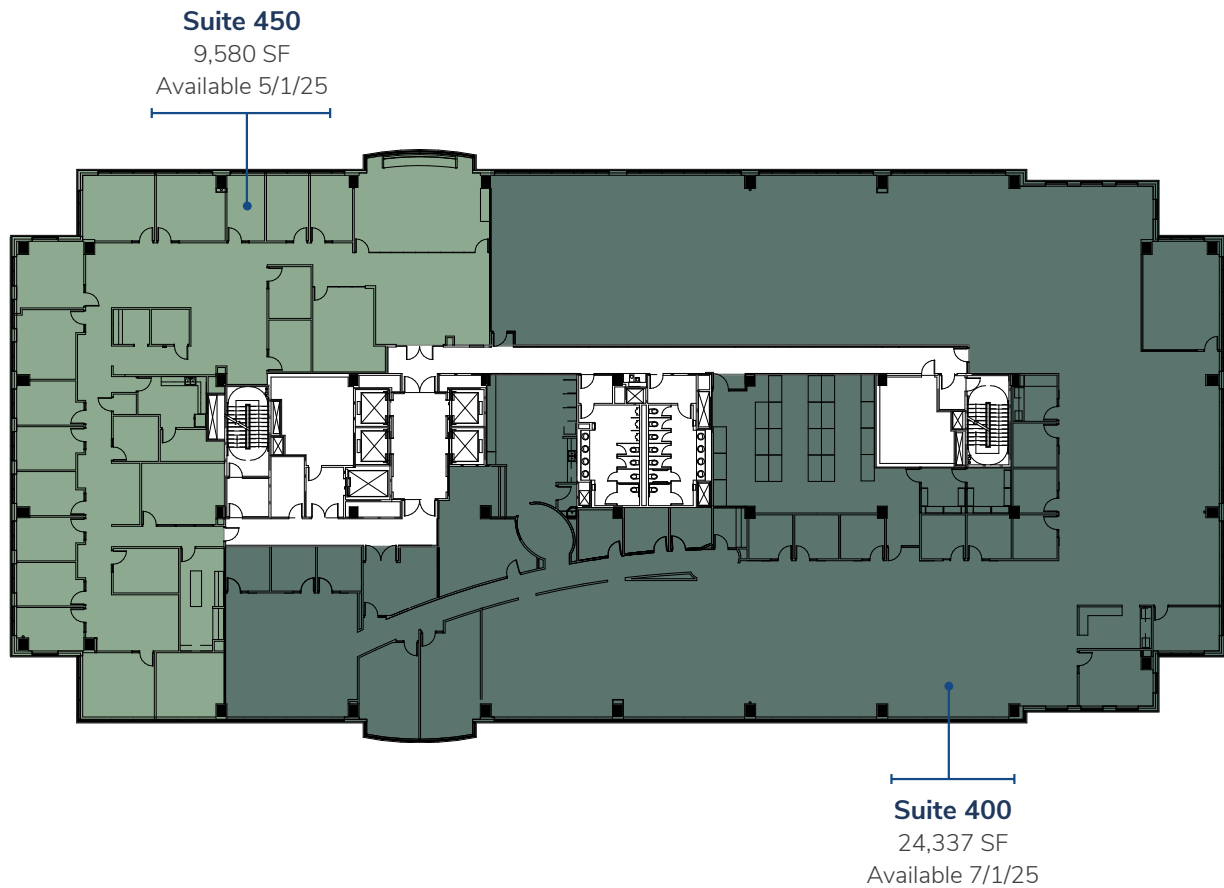
Occupiers of The Terrace will enjoy access to all new amenities, including a newly built onsite fitness studio and a fully renovated café and lounge. The gym will feature modern exercise equipment and luxurious spa-like locker rooms, while the café and lounge area will offer multiple dining options with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





# TERRACE 6

## FOURTH FLOOR 9,580 - 33,917 SF



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# TERRACE 6

## FIFTH FLOOR 9,360 - 22,714 SF

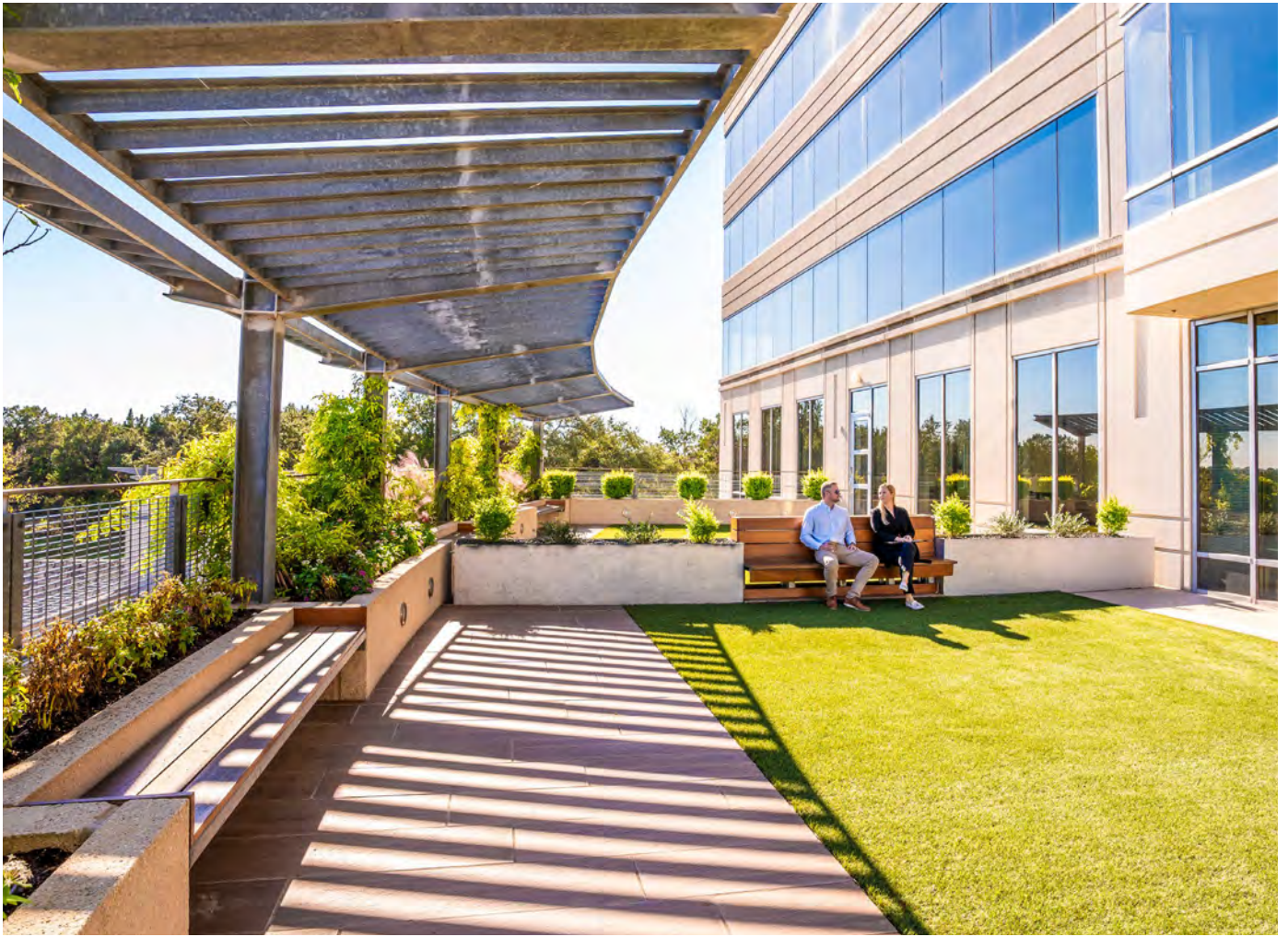


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