




STREAM


Cousins


THE TERRACE

TERRACE 7

2,052 - 10,082 SF AVAILABLE

2801 VIA FORTUNA



SUITE	SIZE	AVAILABLE
150	4,925 SF	Now
225	4,333 SF	Now
275	5,883 SF	Now
350	10,082 SF	Now
520	2,686 SF	4/1/25
660	2,052 SF	10/1/25

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.



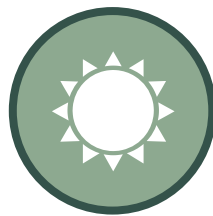
LIVE. WORK. PLAY.



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](#)

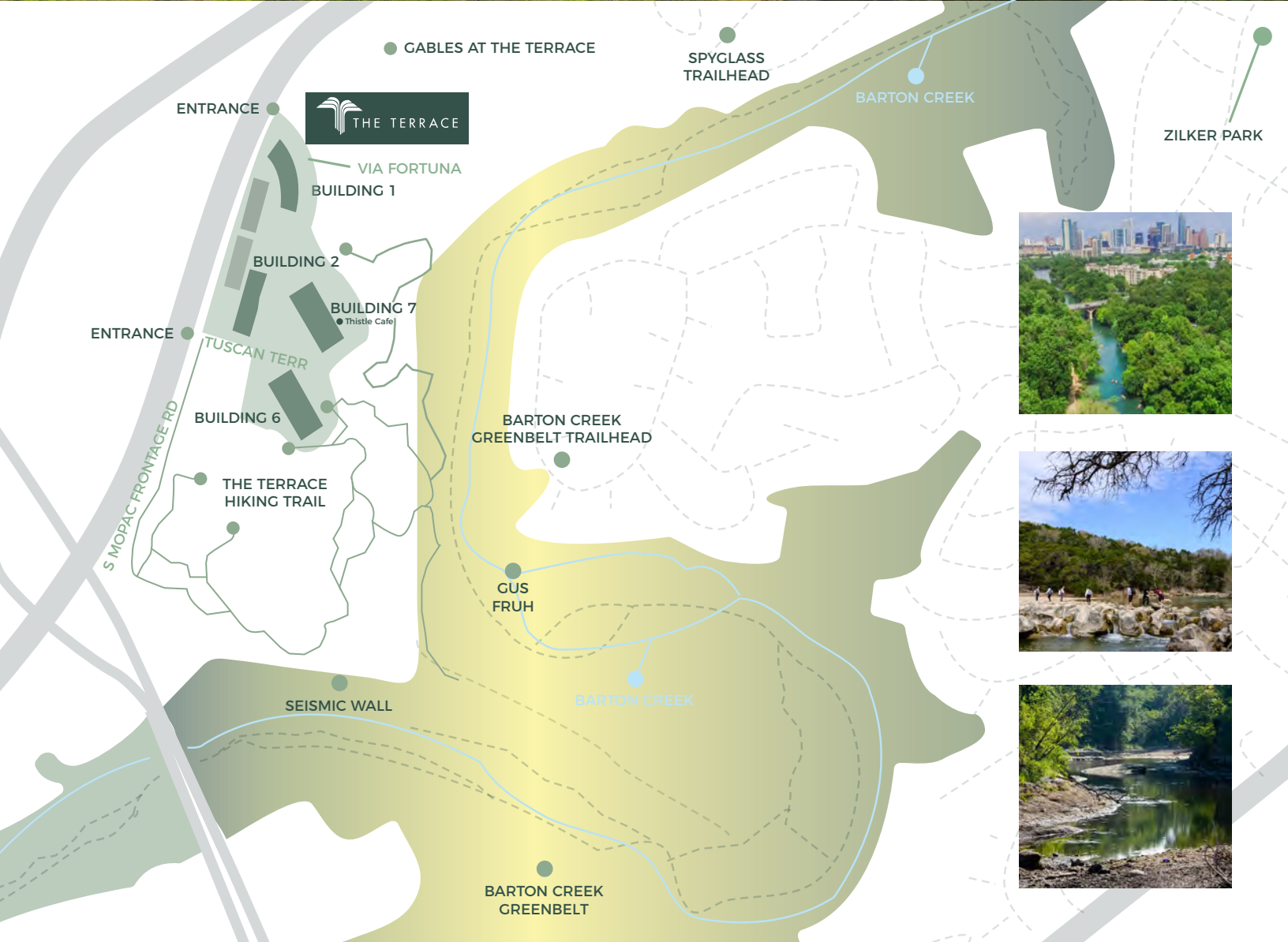
NESTLED ON THE BANKS OF BARTON CREEK WITH ACCESS TO OVER 1.5 MILES OF TRAILS ONSITE

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.



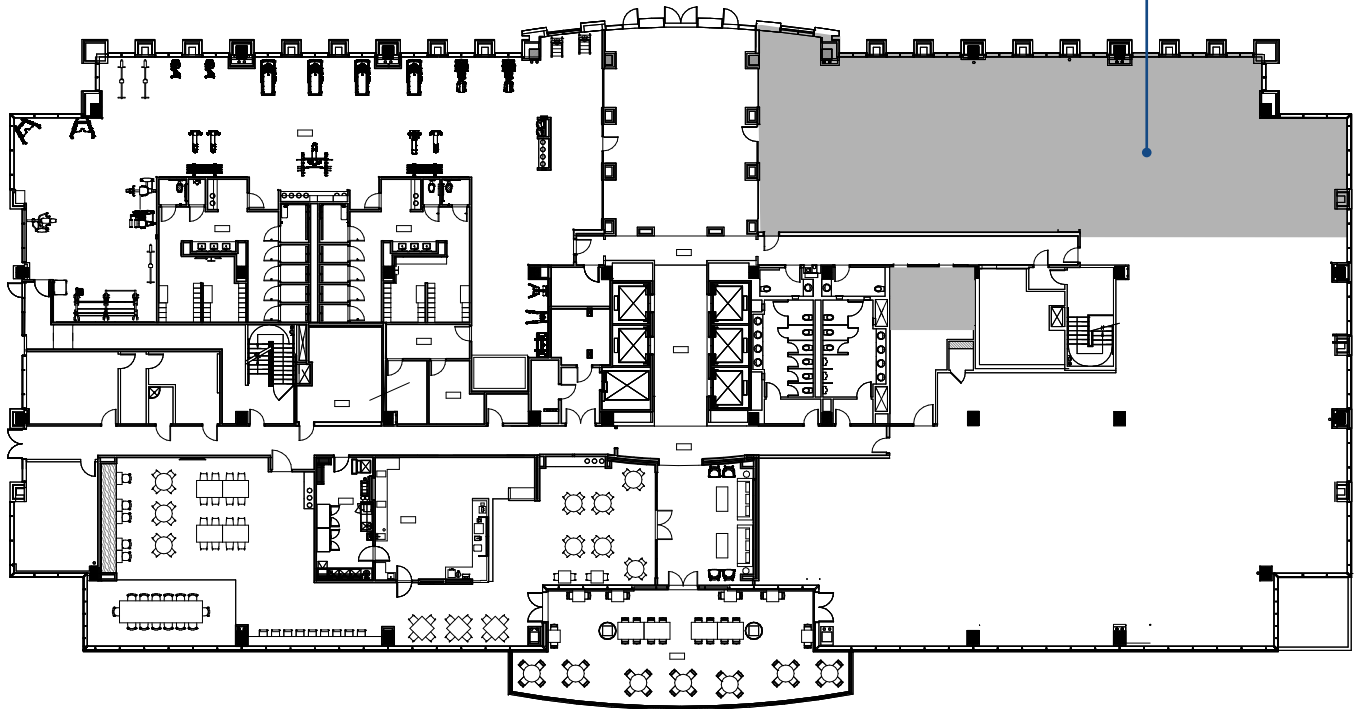


TERRACE 7

FIRST FLOOR 4,925 SF

Suite 150

4,925 SF



FOR LEASING INFORMATION, PLEASE CONTACT:

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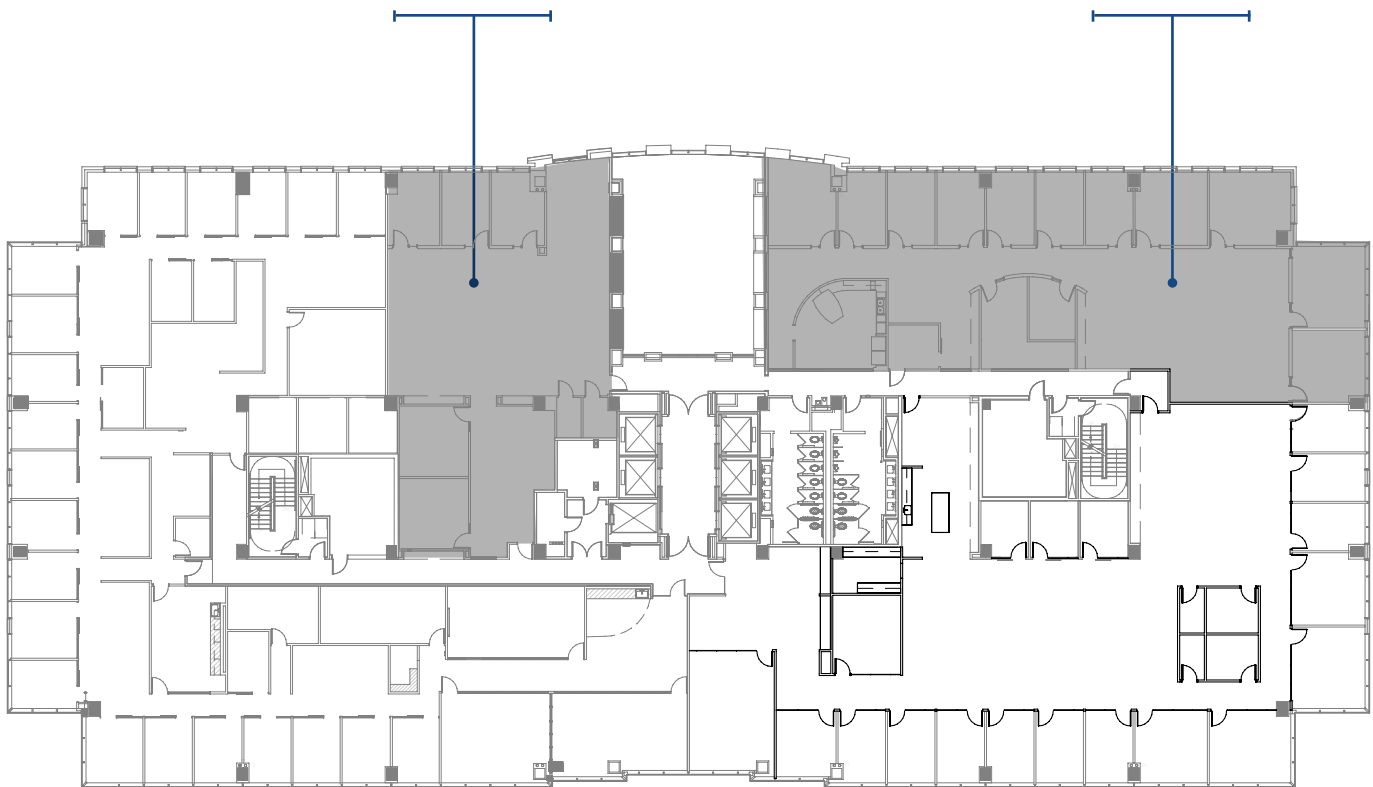
TERRACE 7

CLICK TO TOUR 

SECOND FLOOR 4,333-5,883 SF

Suite 225
4,333 SF

Suite 275
5,883 SF



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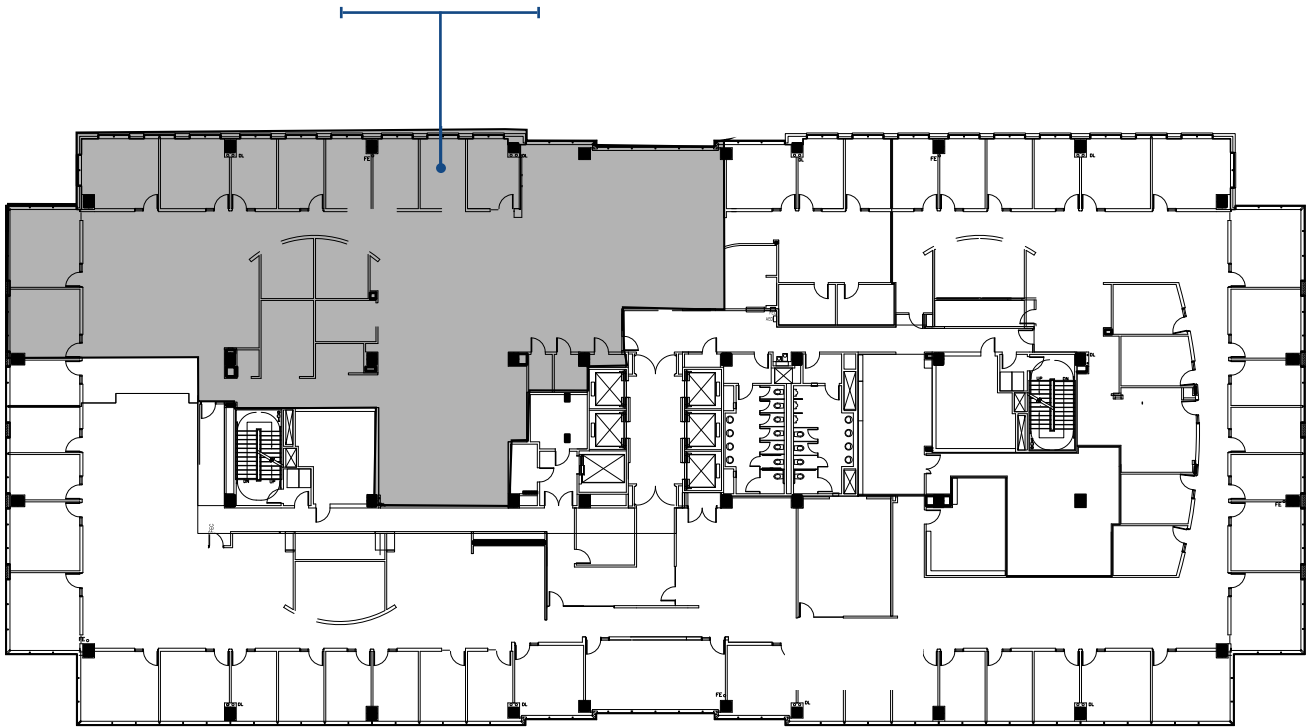
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TERRACE 7

THIRD FLOOR 10,082 SF

Suite 350
10,082 SF



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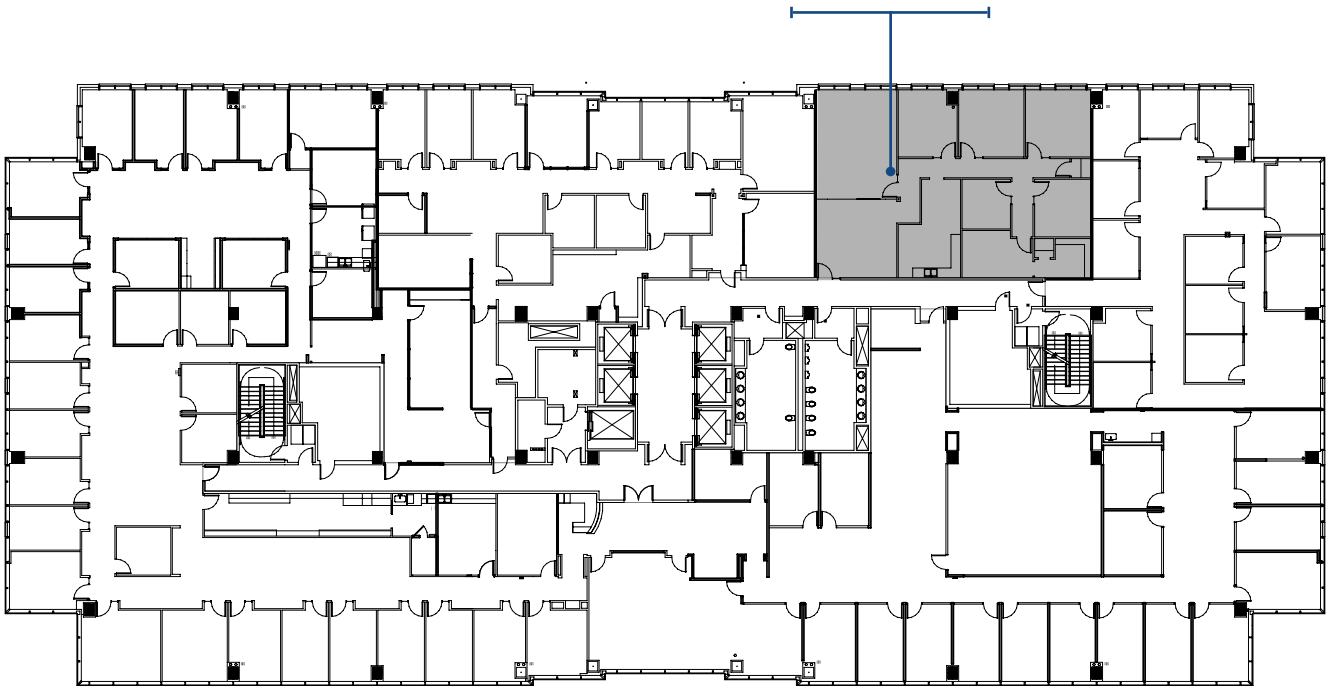
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TERRACE 7

FIFTH FLOOR 2,686 SF

Avail. 4/1/25
Suite 520
2,686 SF



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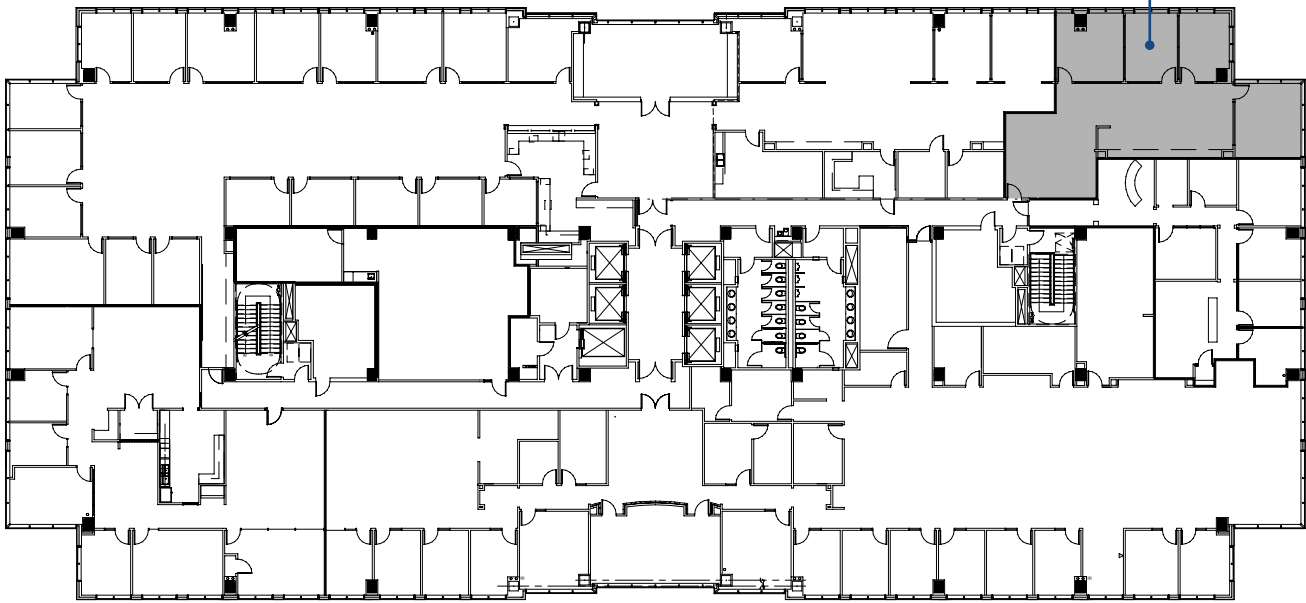
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TERRACE 7

SIXTH FLOOR 2,052 SF

Avail. 10/1/25
Suite 660
2,052 SF



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