




STREAM

 Cousins

 THE TERRACE

TERRACE 2

2,722-9,358 SF AVAILABLE

2700 VIA FORTUNA



SUITE	SIZE	AVAILABLE
100	7,303 SF	11/1/24
145	2,722 SF	2/1/24
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.



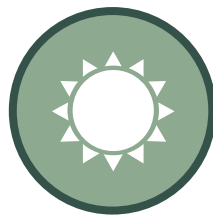
LIVE. WORK. PLAY.



109-ACRE MASTER
PLANNED DEVELOPMENT



CLOSE 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 2

FIRST FLOOR 2,722 SF

Suite 145
2,722 SF
Available 2/1/24



Suite 100
7,303 SF
Available 11/1/24

FOR LEASING INFORMATION, PLEASE CONTACT:

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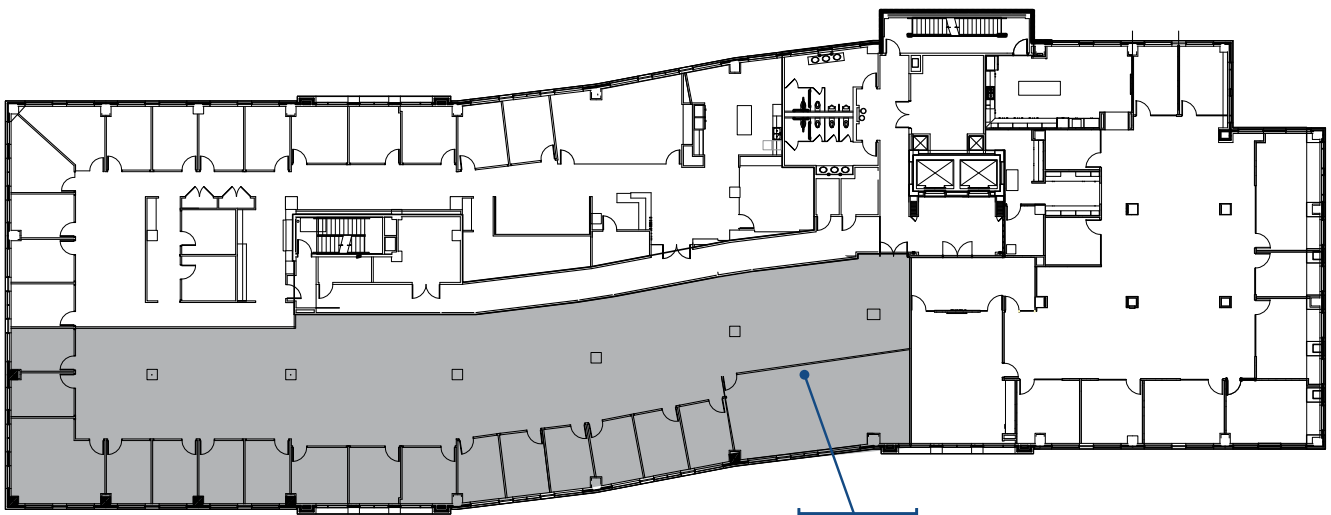
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TERRACE 2

THIRD FLOOR 9,358 SF



Suite 375
9,358 SF

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TERRACE 2

FOURTH FLOOR 8,186 SF



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