



  
STREAM

  
Cousins

  
THE TERRACE

# TERRACE 7

2801 VIA FORTUNA



SUITE	SIZE	AVAILABLE
225	4,333 SF	Now
275	5,883 SF	Now
350	10,082 SF	Now
400	15,208 SF	9.1.26
520	2,686 SF	Now
530	4,937 SF	Now
630	4,254 SF	3.1.27

## THE TERRACE

*visit [terraceatx.com](http://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.

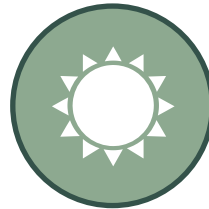




109-ACRE MASTER PLANNED  
DEVELOPMENT



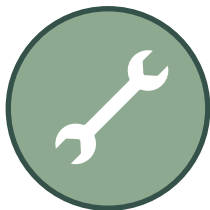
CLOSE PROXIMITY TO  
SHOPS, SERVICES,  
BOUTIQUES AND  
GROCERY OPTIONS



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

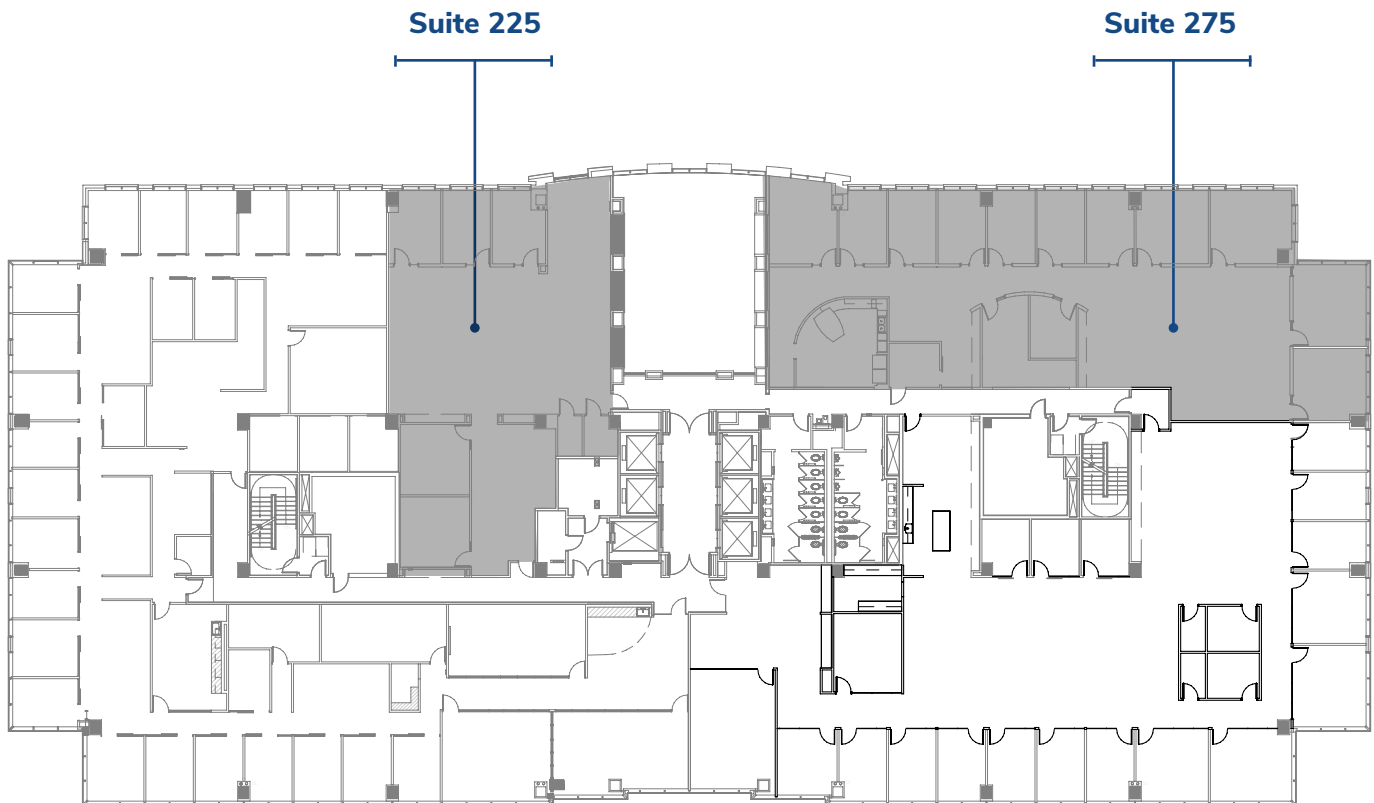
Take a break in the Thistle café and lounge, where nourishing meals and sweeping views come together. With a variety of dining choices, it's the ideal spot to unwind, refuel, and reset.



# Second Floor

2801 Via Fortuna Austin, TX 78746

## TERRACE 7



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 225	4,333 SF	Now	360°
SUITE 275	5,883 SF	Now	360°

FOR LEASING INFORMATION, PLEASE CONTACT:

**RACHEL COULTER**

rachel.coulter@streamrealty.com  
512.481.3058

**TRAVIS ROGERS**

travis.rogers@streamrealty.com  
512.481.3059

**COLEMAN JACKSON**

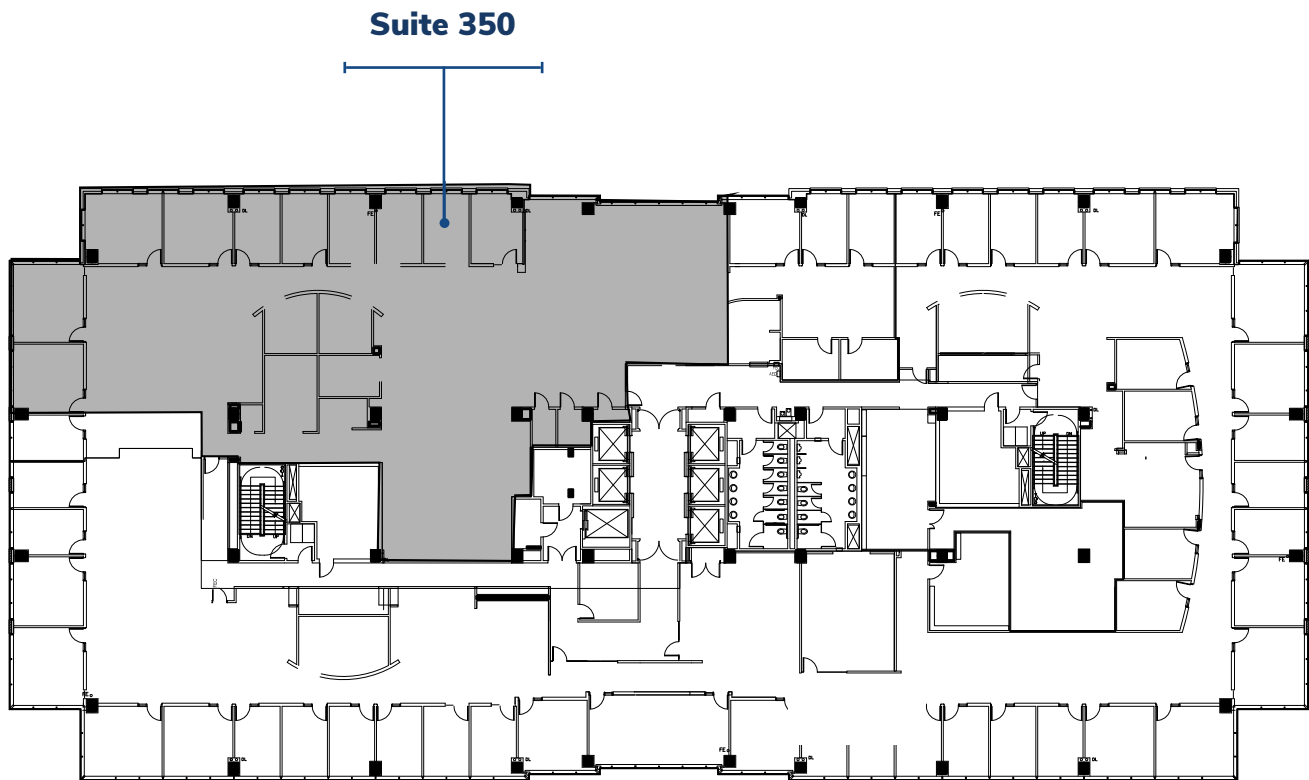
coleman.jackson@streamrealty.com  
512.481.3060



# Third Floor

2801 Via Fortuna Austin, TX 78746

## TERRACE 7



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 350	10,082 SF	Now	360°

FOR LEASING INFORMATION, PLEASE CONTACT:

**RACHEL COULTER**

rachel.coulter@streamrealty.com  
512.481.3058

**TRAVIS ROGERS**

travis.rogers@streamrealty.com  
512.481.3059

**COLEMAN JACKSON**

coleman.jackson@streamrealty.com  
512.481.3060

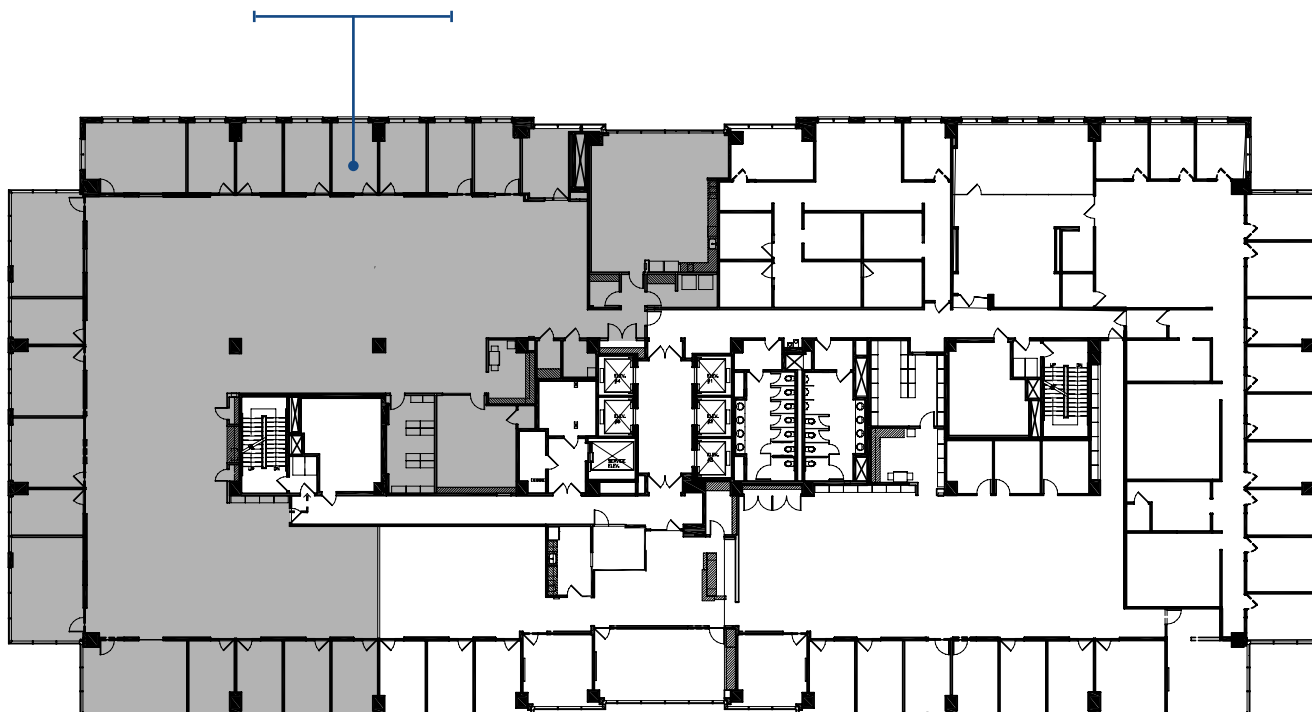


# Fourth Floor

2801 Via Fortuna Austin, TX 78746

## TERRACE 7

Suite 400



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 400	15,208 SF	9.1.26	COMING SOON

FOR LEASING INFORMATION, PLEASE CONTACT:

**RACHEL COULTER**  
rachel.coulter@streamrealty.com  
512.481.3058

**TRAVIS ROGERS**  
travis.rogers@streamrealty.com  
512.481.3059

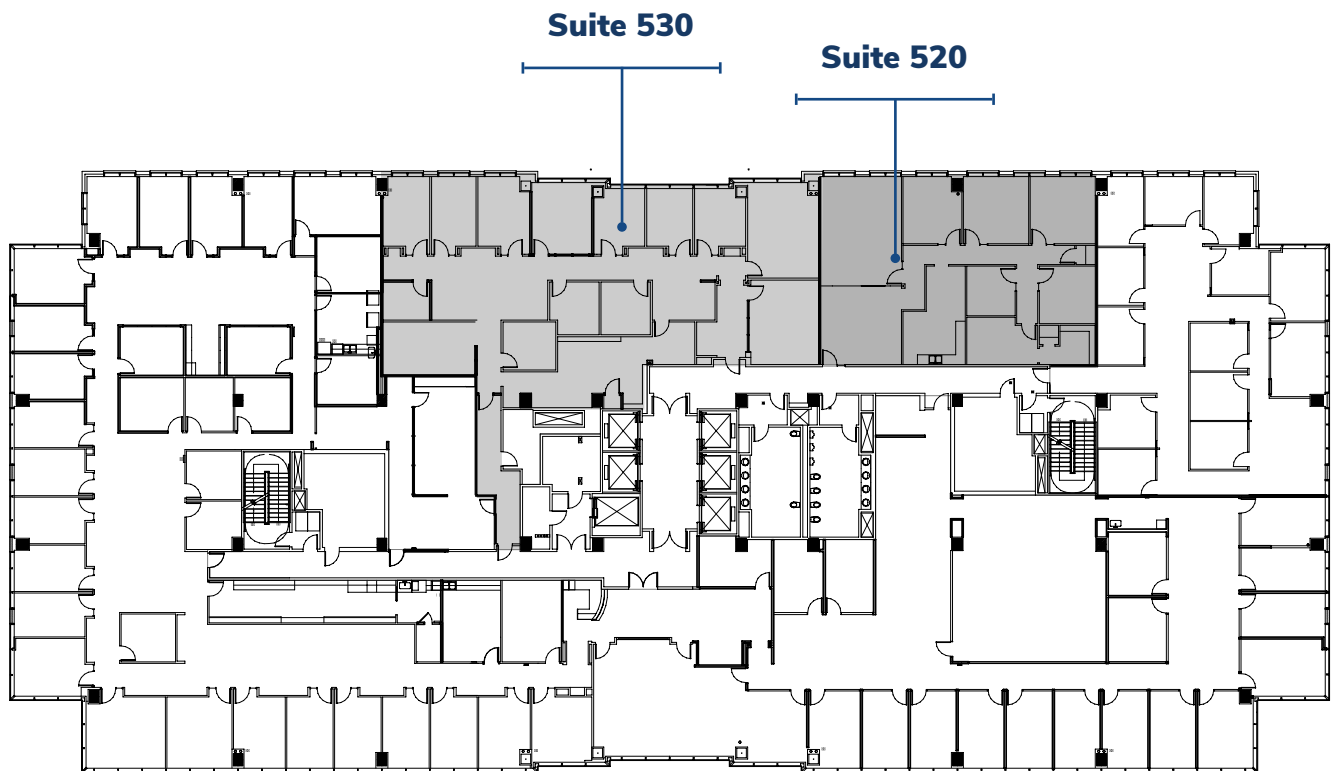
**COLEMAN JACKSON**  
coleman.jackson@streamrealty.com  
512.481.3060




# Fifth Floor

2801 Via Fortuna Austin, TX 78746

## TERRACE 7



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 520	2,686 SF	Now	
SUITE 530	4,937 SF	Now	COMING SOON
SUITE 520+530	7,623 SF	Now	-

FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER

rachel.coulter@streamrealty.com  
512.481.3058

TRAVIS ROGERS

travis.rogers@streamrealty.com  
512.481.3059

COLEMAN JACKSON

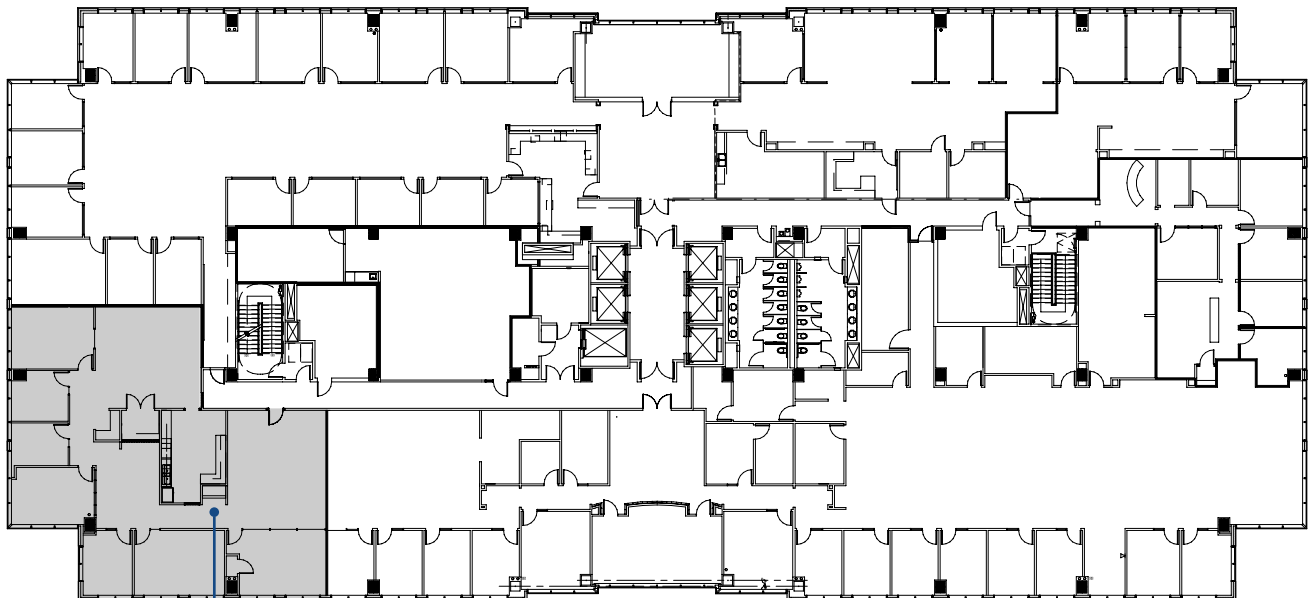
coleman.jackson@streamrealty.com  
512.481.3060



# Sixth Floor

2801 Via Fortuna Austin, TX 78746

## TERRACE 7



Suite 630

SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 630	2,254 SF	3/1/27	COMING SOON

FOR LEASING INFORMATION, PLEASE CONTACT:

**RACHEL COULTER**  
rachel.coulter@streamrealty.com  
512.481.3058

**TRAVIS ROGERS**  
travis.rogers@streamrealty.com  
512.481.3059

**COLEMAN JACKSON**  
coleman.jackson@streamrealty.com  
512.481.3060





RACHEL COULTER  
rachel.coulter@streamrealty.com  
512.481.3058

TRAVIS ROGERS  
travis.rogers@streamrealty.com  
512.481.3059

COLEMAN JACKSON  
coleman.jackson@streamrealty.com  
512.481.3060

