




STREAM

 Cousins

 THE TERRACE

TERRACE 7

2801 VIA FORTUNA



SUITE	SIZE	AVAILABLE
225	4,333 SF	Now
275	5,883 SF	Now
400	15,208 SF	9.1.26
530	4,937 SF	Now
630	4,254 SF	3.1.27

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.

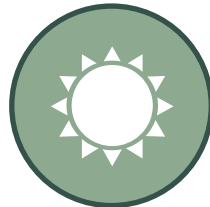
 WATCH THE VIDEO



109-ACRE MASTER PLANNED
DEVELOPMENT



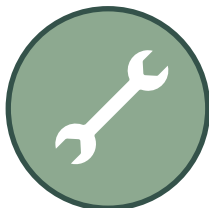
CLOSE PROXIMITY TO
SHOPS, SERVICES,
BOUTIQUES AND
GROCERY OPTIONS



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



THISTLE CAFE

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

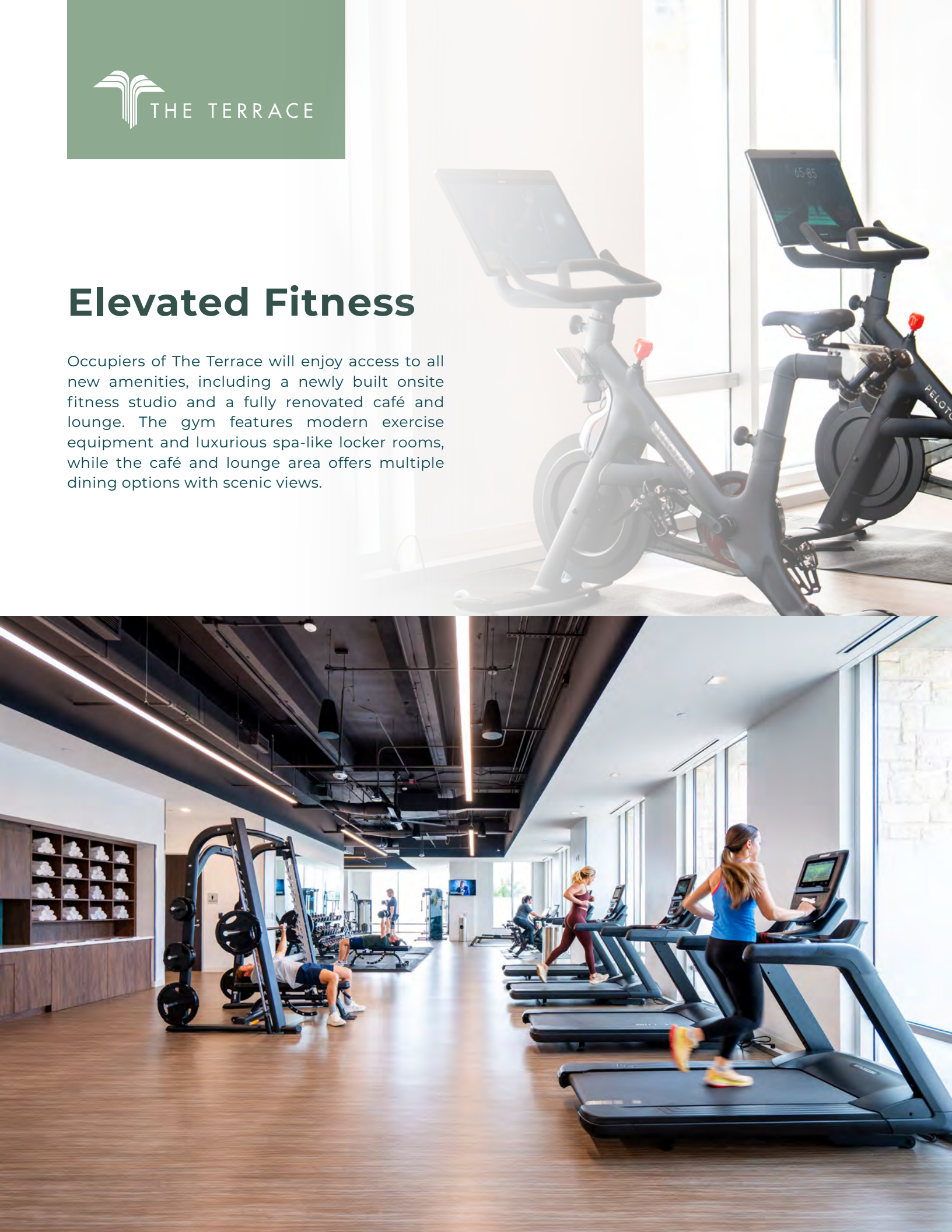
Thundercloud Subs





Elevated 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.

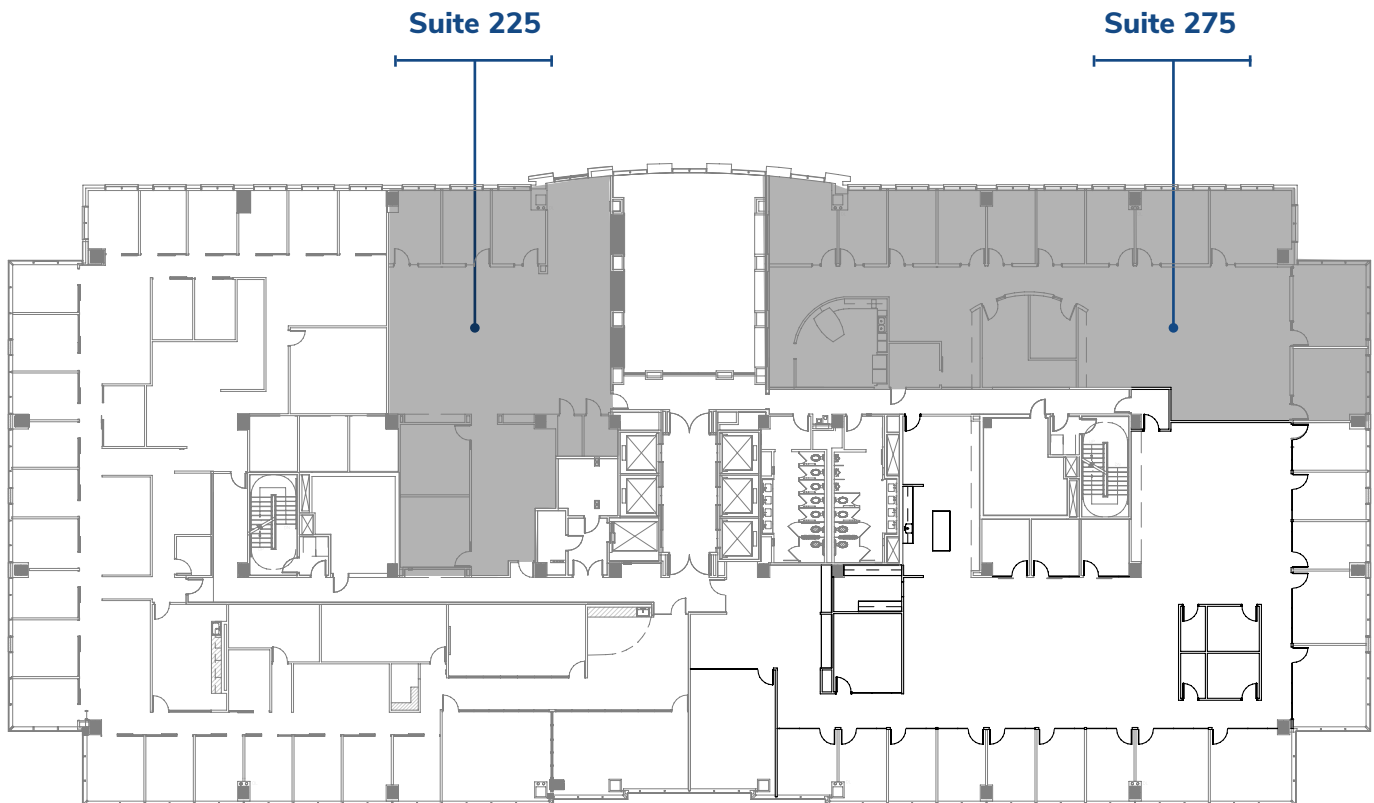


Second Floor



2801 Via Fortuna Austin, TX 78746

TERRACE 7



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



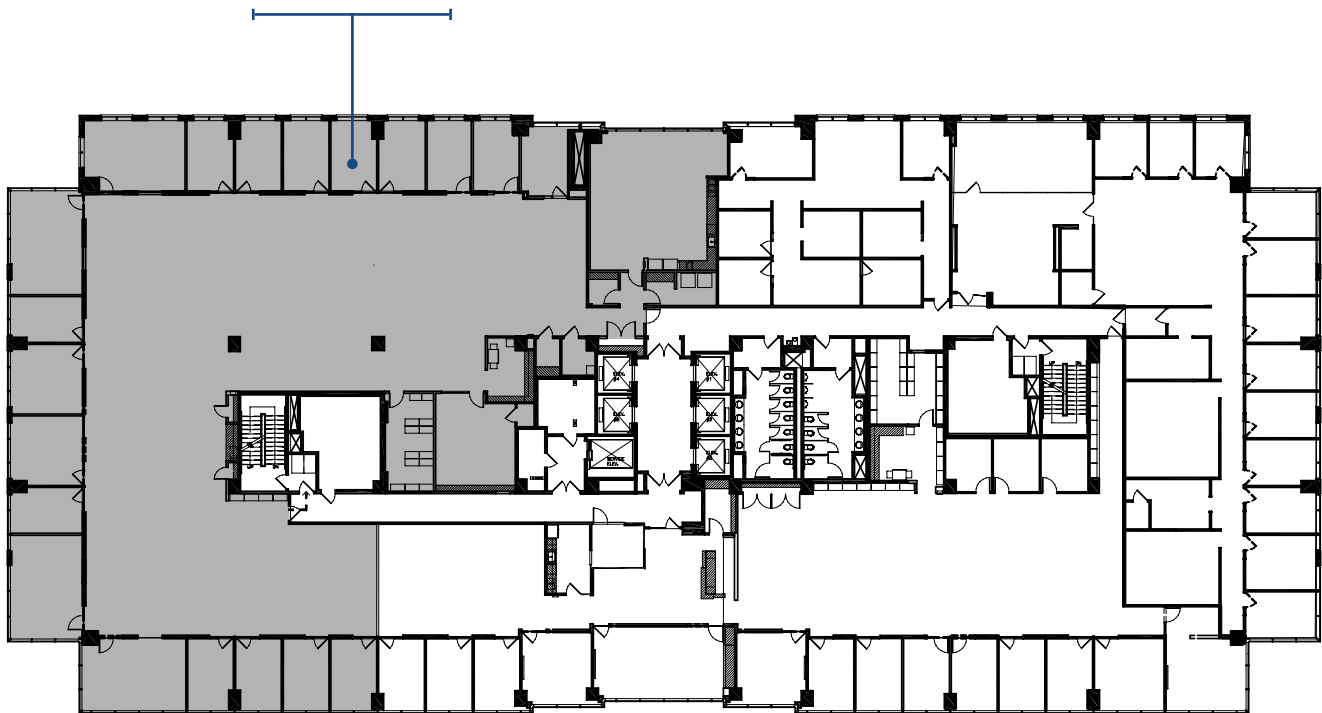
Fourth Floor



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



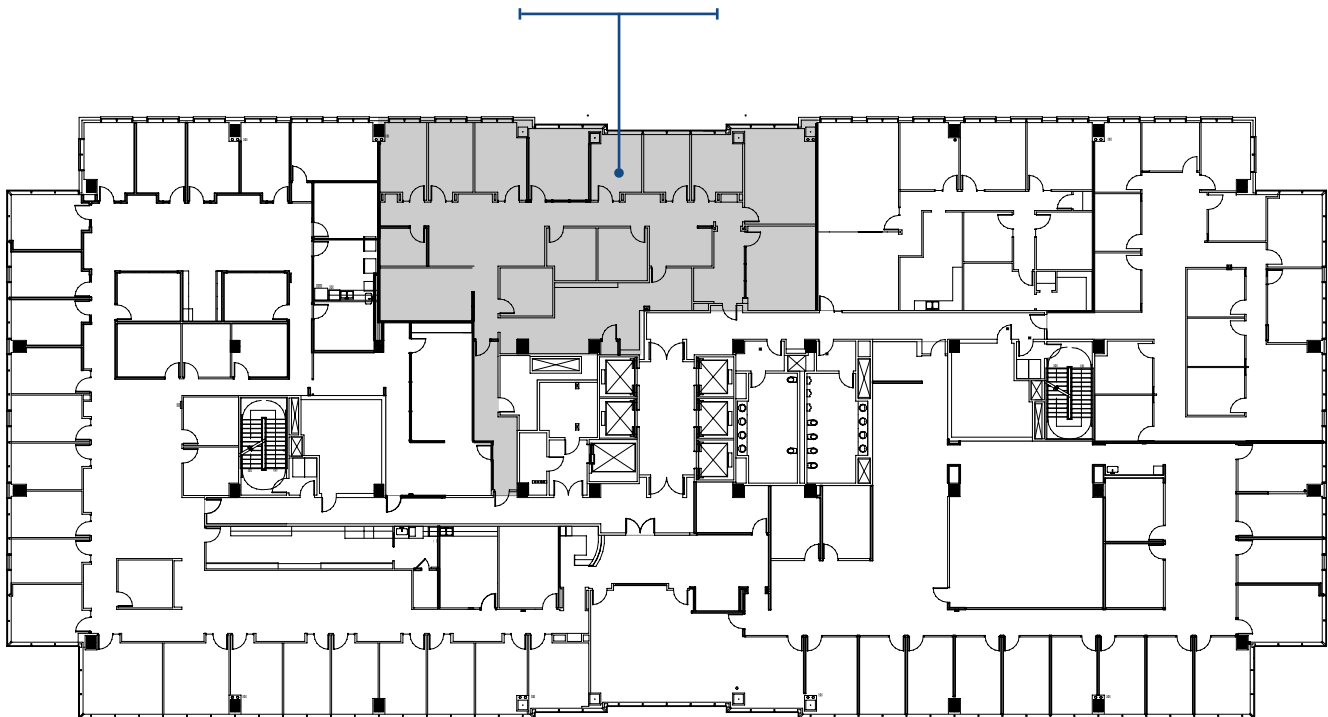
Fifth Floor



2801 Via Fortuna Austin, TX 78746

TERRACE 7

Suite 530



SUITE	SF	AVAILABLE	 VT / IMAGES
SUITE 530	4,937 SF	Now	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



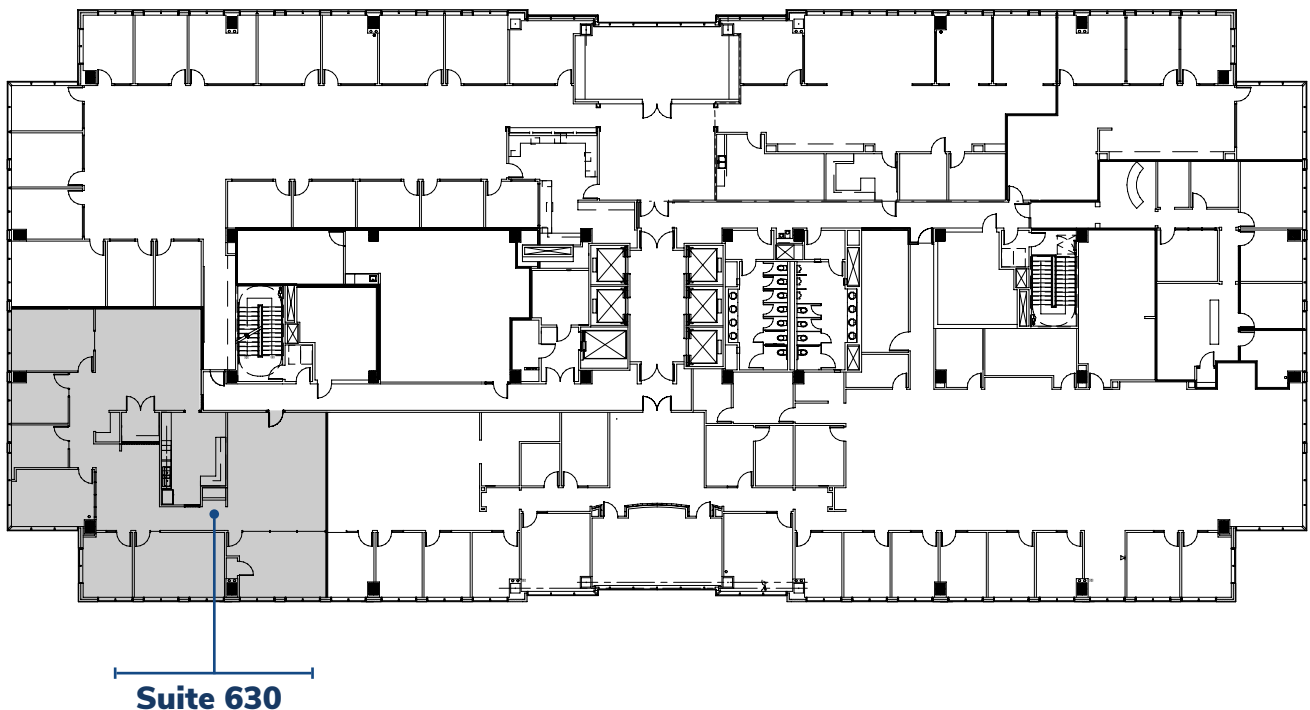
STREAM

Sixth Floor



2801 Via Fortuna Austin, TX 78746

TERRACE 7



SUITE	SF	AVAILABLE	 VT / IMAGES
SUITE 630	4,254 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

