

# TERRACE 6

5,725 - 18,351 SF Available

### 2901 VIA FORTUNA

FOR MORE INFORMATION, CONTACT:

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### **The Campus**



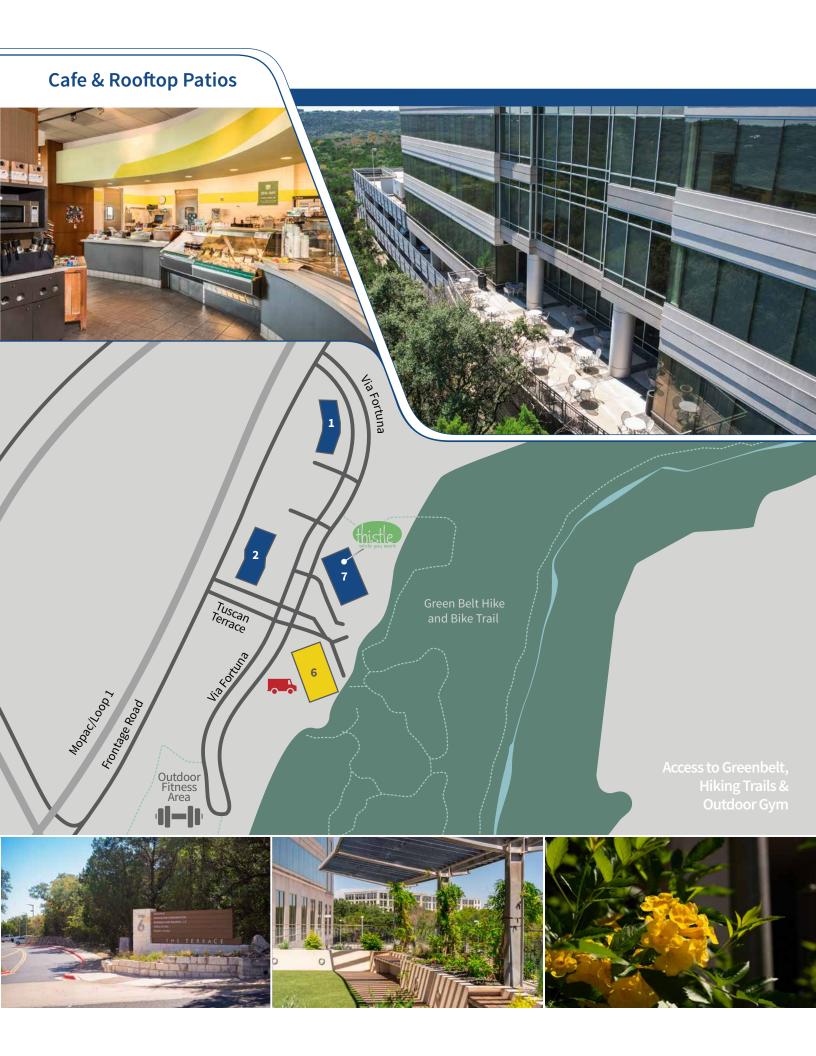
## **Building Overview**

- 109-acre master planned development
- Adjacent to Barton Creek greenbelt with access to an outdoor running trail
- Rotating food trucks
- Trailside gym
- 4:1000 structured parking
- Thistle Café on-site providing breakfast and lunch
- Premium fitness center with lockers and showers
- Common area wireless internet
- Terrace with incredible views of Downtown Austin and Texas Hill Country
- Property management and engineers on-site

Suite	Size	Available
625*	5,725 RSF	8/1/2022
650*	12,626 RSF	Now

\*Contiguous up to 18,351 RSF





#### **Nearby Amenities** BEE CAVES ROAD Lotus Hunan Chinese Marye's Gourmet Pizza McDonald's Texas Honey Ham Amy's Ice Cream Thundercloud Subs Austin's Pizza Blenders & Bowls Blue Dahlia Bistro My Fit Foods Tokyo Japanese Nothing Bundt Cakes Panera Bread Trader Joe's Zpizza Bruegger's Bagels Chipotle Gatti's Pizza Pinkberry Popeyes Gatti's Pizza Great Harvest Bread Co. Howdy Donuts Jason's Deli Las Palomas Raising Cane's Starbucks Pilates 360 PuraVida Spa Subway Taco Bell Pure Barre **SOUTH MOPAC** EAT Salt Traders Taco Deli Thom's Market BARTON CREEK SQUARE MALL Abuelo's Mexican Starbucks California Pizza Kitchen The Cheesecake Factory Nordstrom Cafe Bistro PLAY AMC Barton Creek Square Rudy's Bar-B-Q SOUTH LAMAR EAT 360 Pizza Austin's Pizza Stouthaus Coffee & Pub Backbeat Barlata Patika Wine and Coffee Ramen Tatsu-Ya 35 Black Sheep Lodge Caffe Medici Cantine Sazon Shake Shack Snooze Chi'Lantro Sonic Combo Donuts Corner Bar Southside Flying Pizza The Golden Goose Domino's Torchy's SUNSET VALLEY Tiny Pies Uchi East Side King El Meson Mighty Fine Pizza Hut Gibson Vox Applebee's BJ's Brewhouse Gourdough's La Feria Lick Honest Ice Cream Potbelly Schlotzsky's City Surf Fitness Crossfit South Lamar DEFINE MOD Fitness Chick-fil-A Chipotle WESTGATE Kerbey Lane Cafe Maria's Taco Xpress Maudie's Serranos Spec's Fine Foods Craig O's Doc's Backyard Fire Bowl Cafe Amy's Ice Cream Subway Taco Cabana Taco Ranch Tarka Indian Kitchen Wendy's Zoe's Kitchen Arby's Buffet Palace Central Market Matt's Famous El Rancho McDonald's Mr. Natural Sanctuary Yoga Sukha Yoga IM Thai Red Robin La Madeleine

MOVE Black Swan Yoga

PLAY Regal Cinemas

Westgate

Odd Duck

Olivia Opa Coffee and Wine

Tipping Cow Creamery Cane Rosso's

Alamo Drafthouse

Peter Pan Mini Golf

Saxon Pub

The Highball

Hyde Park Bar & Grill Juiceland Sap's Fine Thai

Sichuan River Chinese

#### **Drive Times**

Downtown Austin: 3 Miles, 7 Minutes University Of Texas: 5.9 Miles, 16-20 Minutes

Larry's Giant Subs

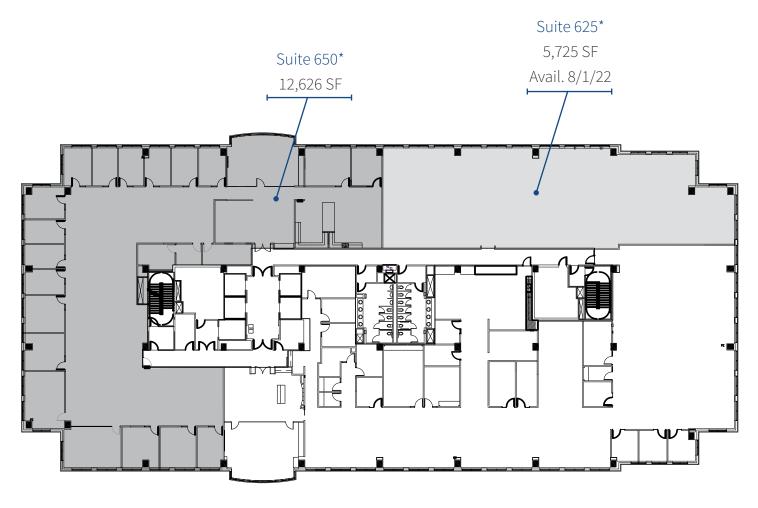
Mama Fu's

Luby's Longhorn Steakhouse

Coffee Bean & Tea Leaf

Austin-Bergstrom International Airport: 12.4 Miles, 16-22 Minutes

Extended Stay America Holiday Inn Express La Quinta Inn



\*Floor Contiguous - 18,351 RSF



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