



THE TERRACE

AUSTIN, TX



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THE TERRACE | AUSTIN, TX

ON-SITE AMENITIES

- Whole Foods Express
- On-site Fitness Centers
- Outdoor Dining Areas and Rooftop Patio
- Rotating Food Trucks
- Seminar Room
- Walking Trails and Outdoor Exercise Stations

ACCESS & TRANSPORTATION

- Adjacent to Barton Creek Greenbelt & Barton Creek Mall
- Immediate access to two of Austin's primary transportation corridors: Mopac and Loop 360.

SECURITY/FIRE PROTECTION

- 24/7 security
- Card access at entries and elevators
- Fully sprinklered with fire pump and emergency generator
- Security cameras throughout the property

COMMUNICATIONS SERVICE

- SBC, Time Warner, Grande Communications

BUILDING DETAILS

SIZE

Terrace 1

- 115,460 RSF
- 5 stories

Terrace 2

- 114,635 RSF
- 5 stories

Terrace 6

- 196,717 RSF
- 6 stories

Terrace 7

- 192,214 RSF
- 6 stories

ELEVATORS

Terrace 1 & 2

- 2 passenger elevators
- 1 freight elevator

Terrace 6

- 6 passenger elevators
- 1 freight elevator

Terrace 7

- 5 passenger elevators
- 1 freight elevator

HVAC

- Buildings 1 & 2: cooling tower and chiller with 2 air handling unit per floor
- Buildings 6 & 7: cooling towers with 2 SWUD units

ELECTRICAL SERVICE

- Austin Energy

LOADING DOCK

- Each building has a dedicated loading dock

PARKING

Terrace 1 & 2

- 5.1/1,000 RSF

Terrace 6

- 3.8/1,000 RSF

Terrace 7

- 4/1,000 RSF