




STREAM


Cousins


THE TERRACE

TERRACE 1

960 - 16,079 SF AVAILABLE

2600 VIA FORTUNA



| SUITE | SIZE | AVAILABLE |
|-------|-----------|-----------|
| 100 | 13,077 SF | Now |
| 130 | 2,042 SF | Now |
| 140 | 960 SF | Now |
| 220 | 1,742 SF | Now |
| 340 | 2,777 SF | Now |
| 360 | 2,560 SF | 11/1/25 |
| 420 | 2,024 SF | 3/1/25 |
| 450 | 8,103 SF | 11/1/25 |
| 525 | 3,884 SF | Now |
| 575 | 4,757 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.



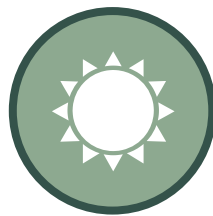
LIVE. WORK. PLAY.



109-ACRE MASTER PLANNED
DEVELOPMENT



CLOSE 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

360° [CLICK TO TOUR](#)

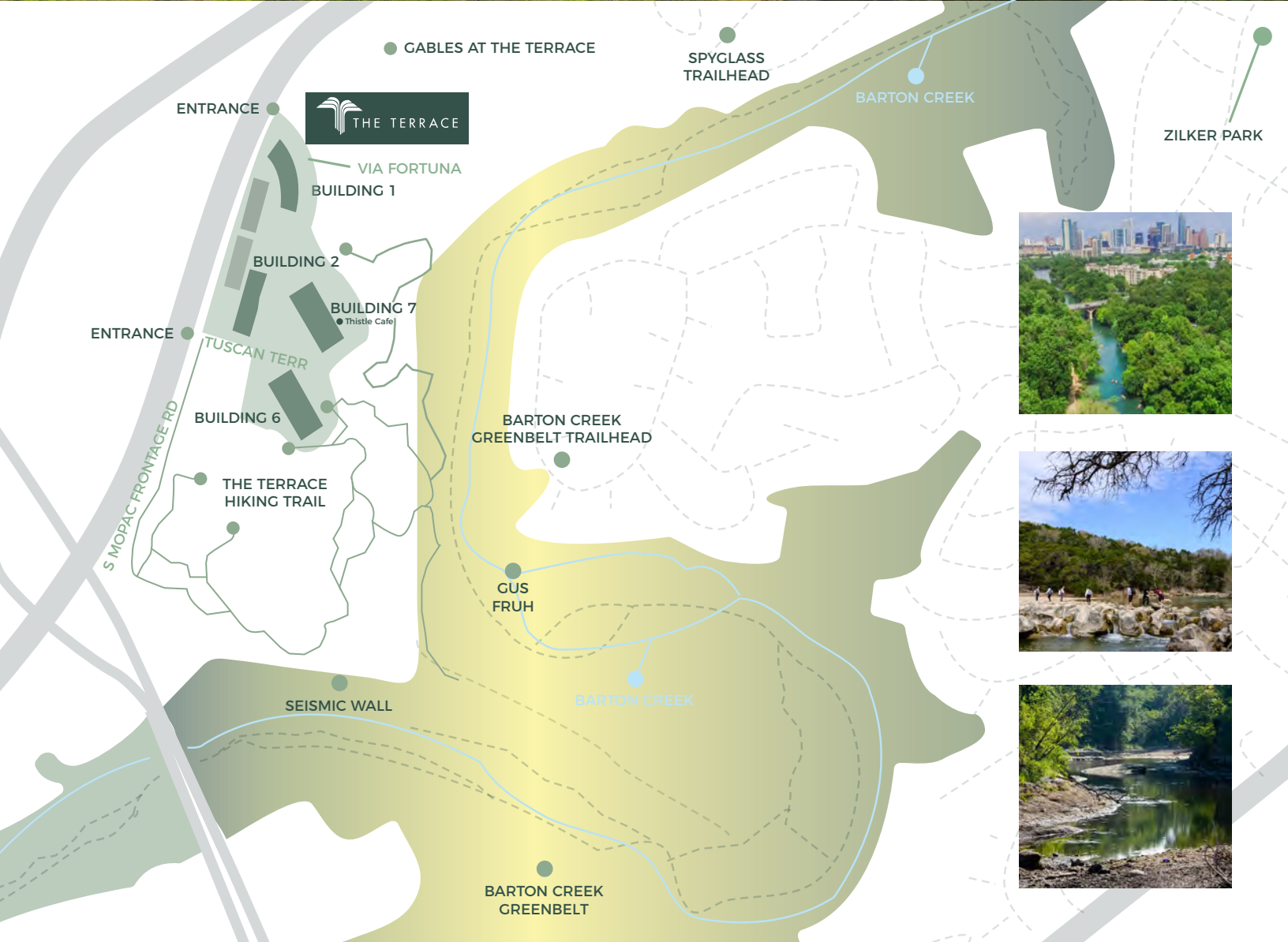
NESTLED ON THE BANKS OF BARTON CREEK WITH ACCESS TO OVER 1.5 MILES OF TRAILS ONSITE

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





Elevated Wellness Underway

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 will feature modern exercise equipment and luxurious spa-like locker rooms, while the café and lounge area will offer multiple dining options with scenic views.

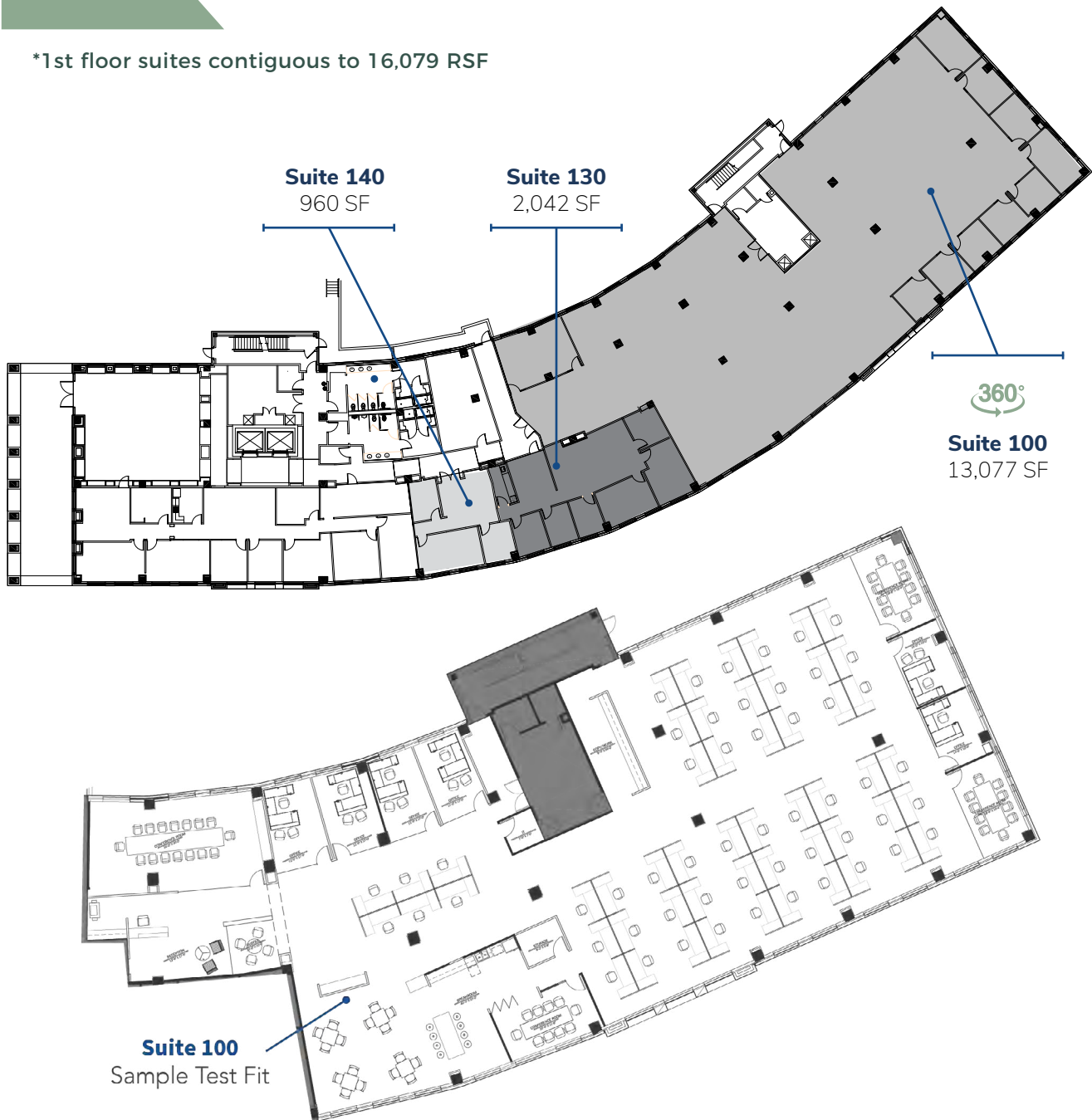




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FIRST FLOOR 960 - 16,079 SF

*1st floor suites contiguous to 16,079 RSF



FOR LEASING INFORMATION, PLEASE CONTACT:

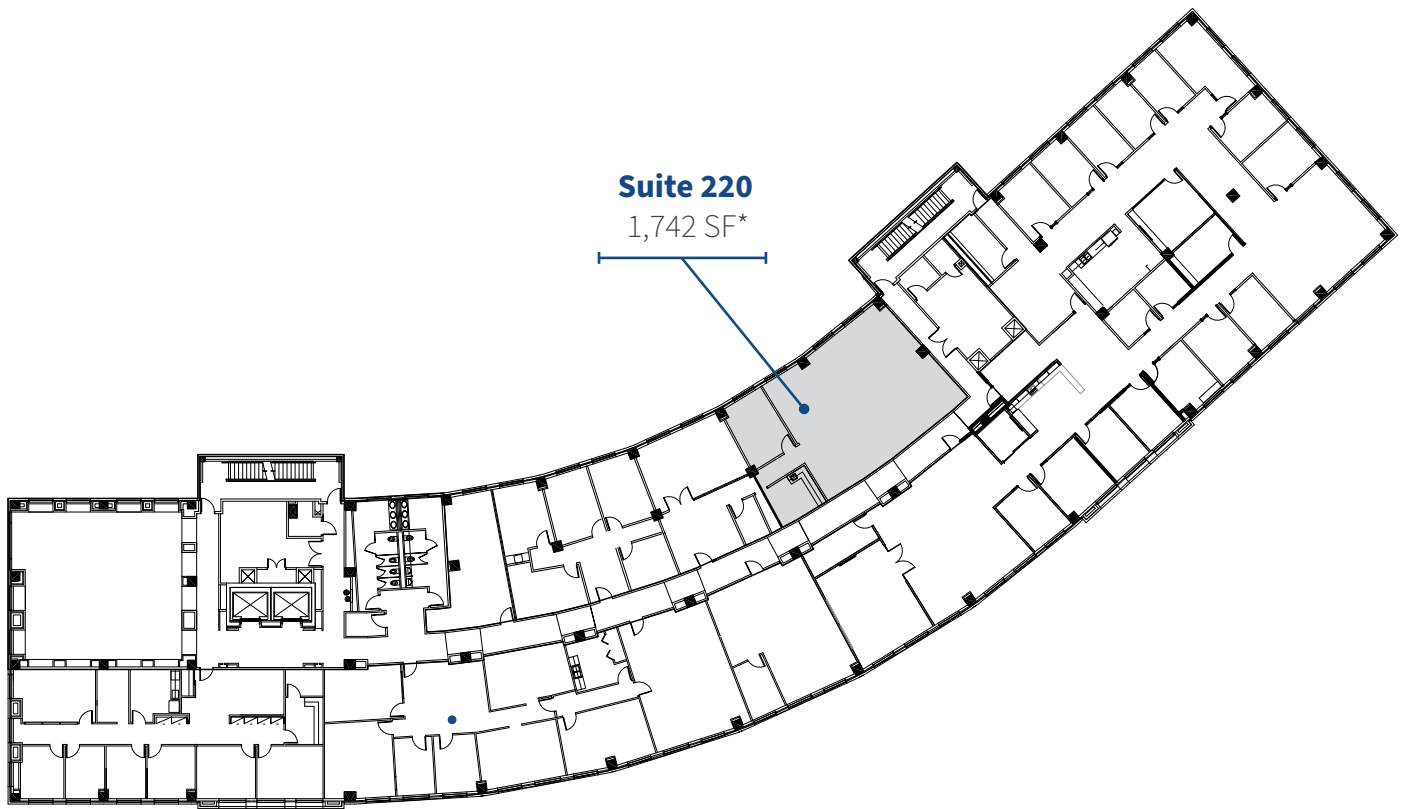
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TERRACE 1

SECOND FLOOR 1,742 SF



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TERRACE 1

THIRD FLOOR 2,560 - 2,777 SF



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FOURTH FLOOR 2,024 - 8,103 SF



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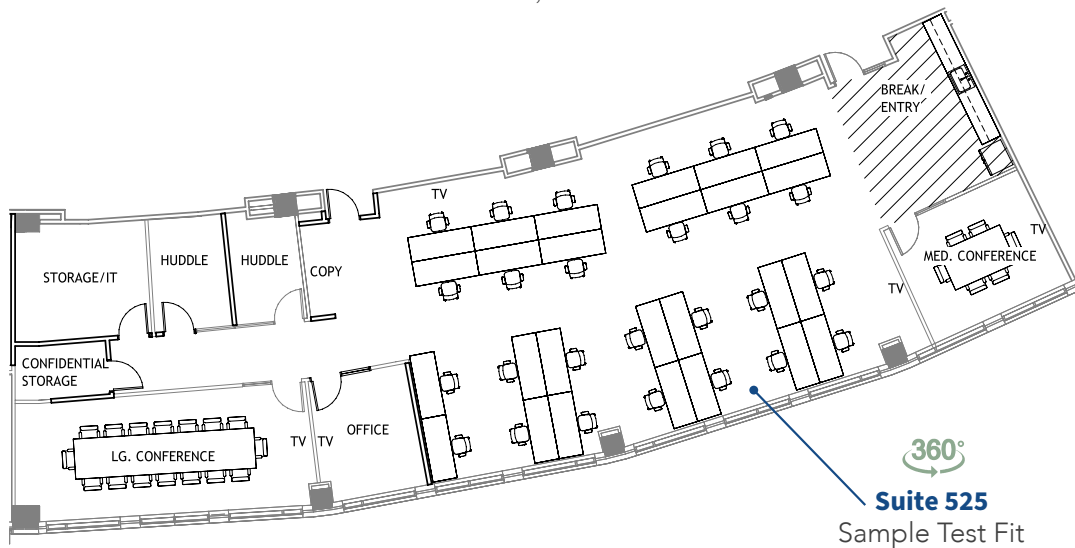
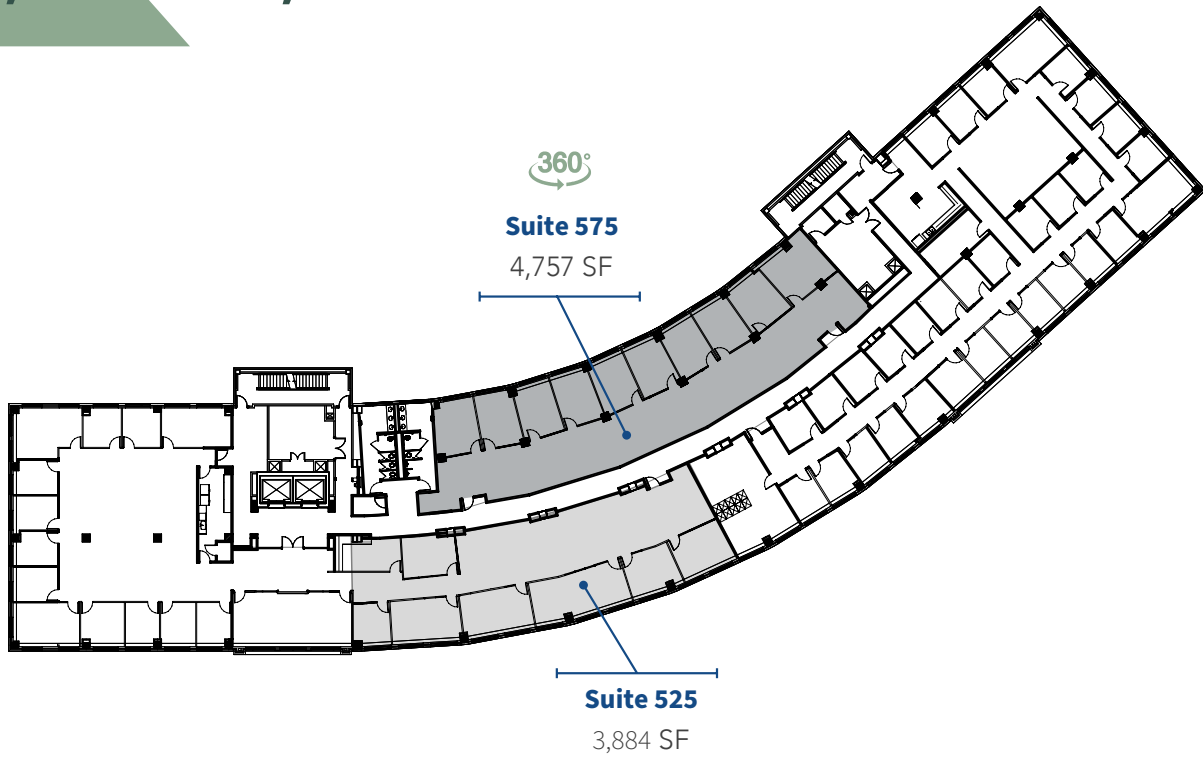
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FIFTH FLOOR 3,884 - 4,757 SF

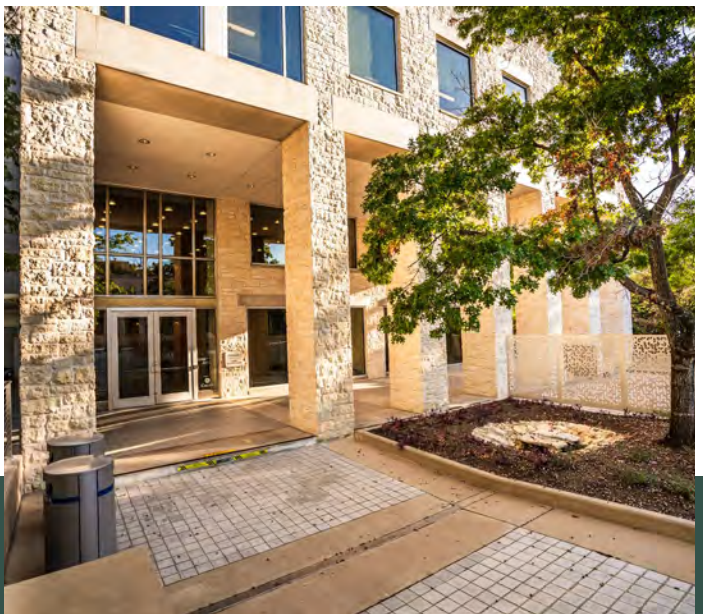


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