



  
STREAM

 Cousins

 THE TERRACE

# TERRACE 1

2600 VIA FORTUNA





SUITE	SIZE	AVAILABLE
220	1,742 SF	Now
260	8,859 SF	10/1/26
340	2,777 SF	Now
350	3,677 SF	Now
450	8,103 SF	Now
525	3,884 SF	Now

# 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.

 **WATCH THE VIDEO**

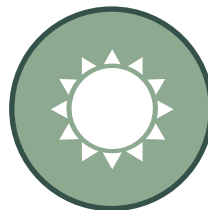




**109-ACRE MASTER PLANNED  
DEVELOPMENT**



**CLOSE PROXIMIITY 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

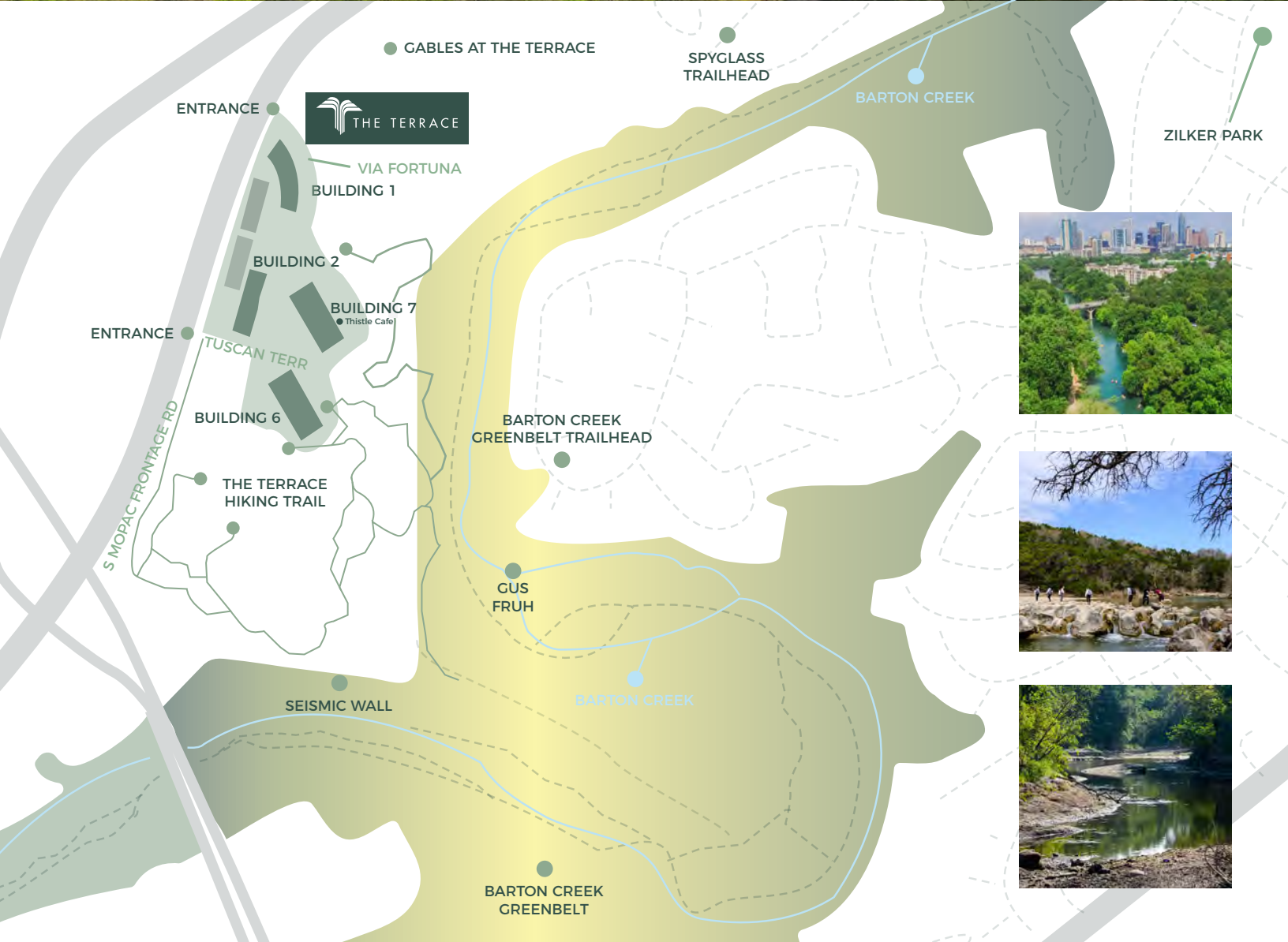
Panera Bread

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.



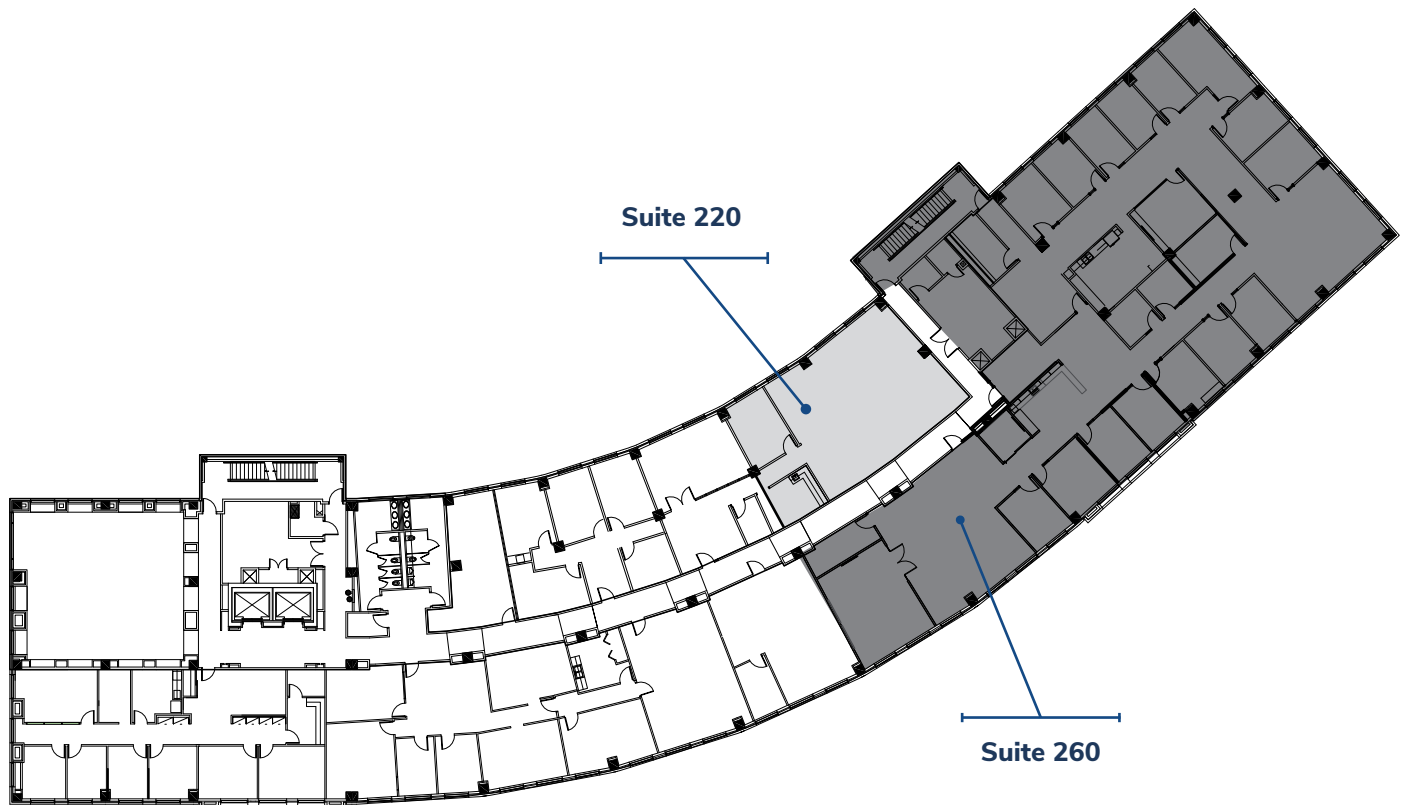



# Second Floor



2600 Via Fortuna Austin, TX 78746

## TERRACE 1



SUITE	SF	AVAILABLE	 VT / IMAGES
SUITE 220	1,742 SF	Now	COMING SOON
SUITE 260	8,859 SF	10.1.26	COMING SOON

FOR LEASING INFORMATION, PLEASE CONTACT:

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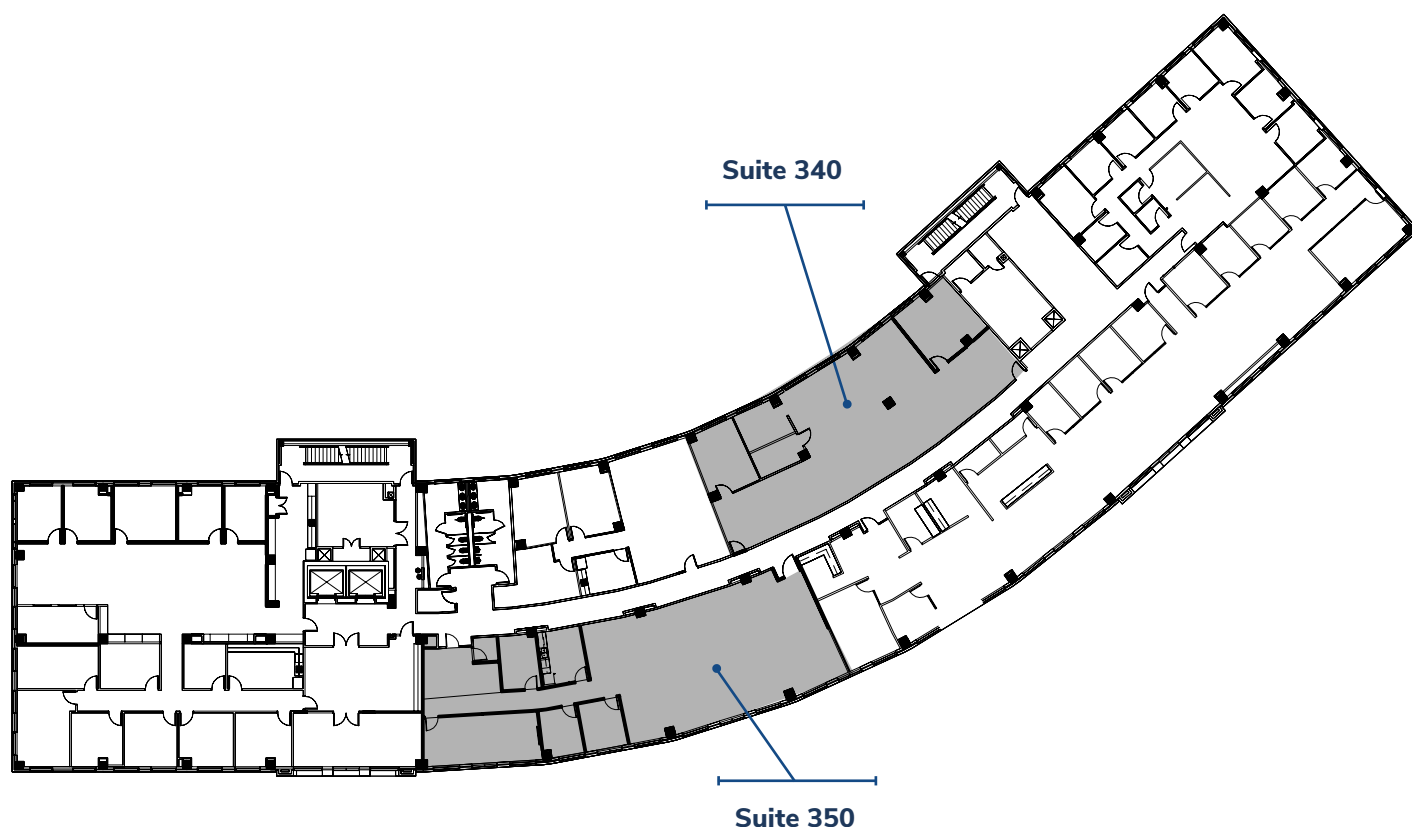




# Third Floor



2600 Via Fortuna Austin, TX 78746

## TERRACE 1



SUITE	SF	AVAILABLE	 VT / IMAGES
SUITE 340	2,777 SF	Now	
SUITE 350	3,677 SF	Now	COMING SOON

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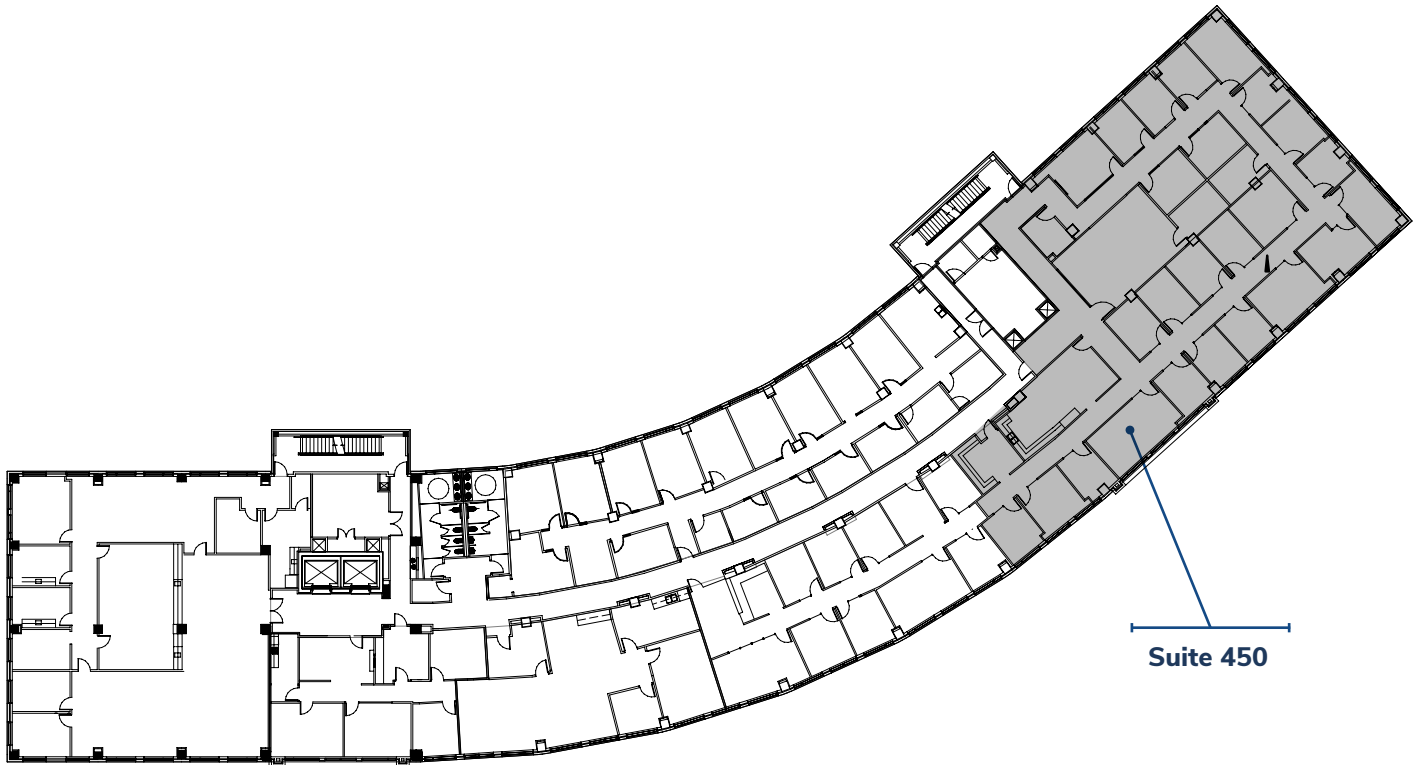


# Fourth Floor



2600 Via Fortuna Austin, TX 78746

## TERRACE 1



SUITE	SF	AVAILABLE	 VT / IMAGES
SUITE 450	8,103 SF	Now	COMING SOON

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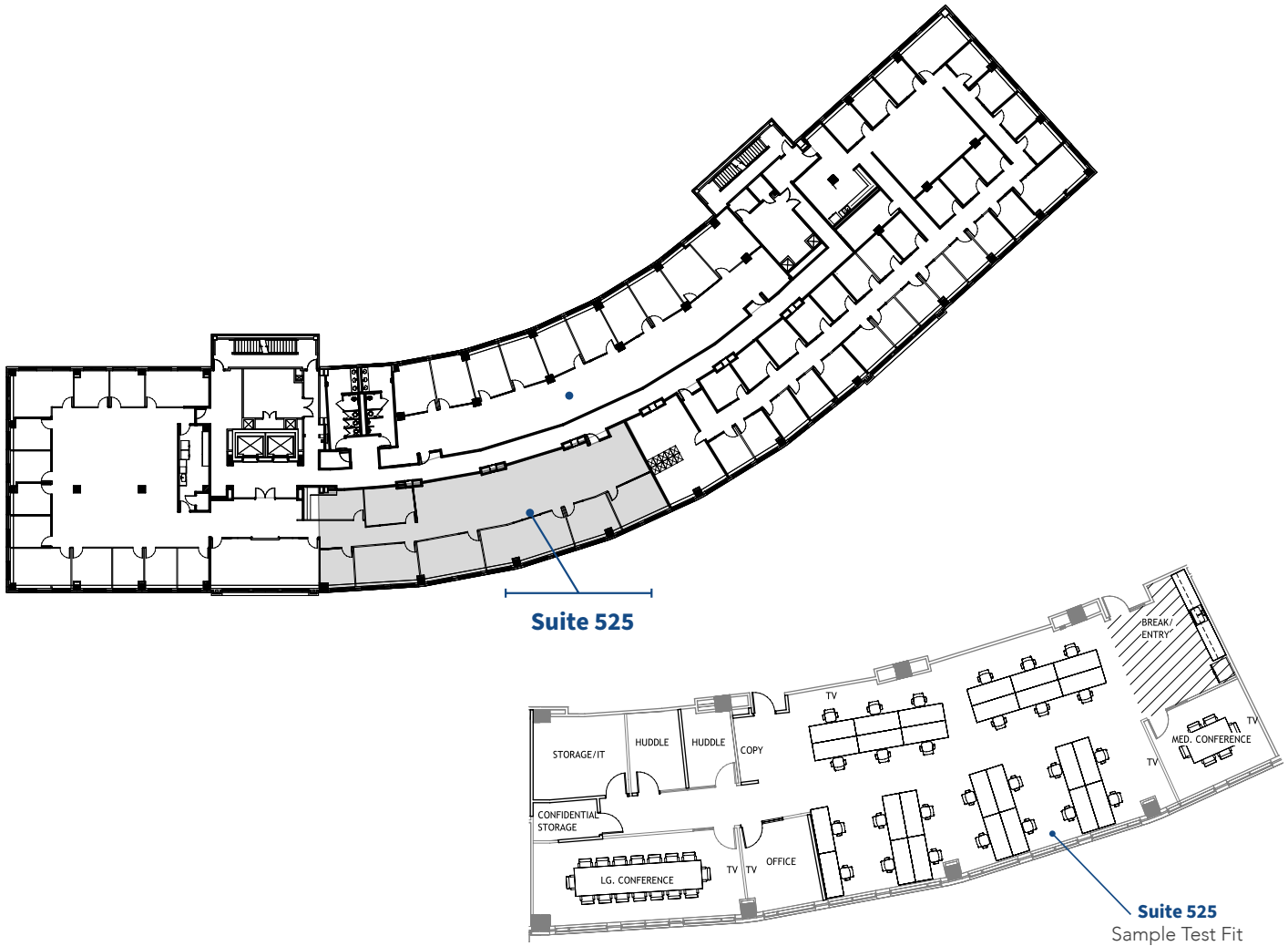


# Fifth Floor



2600 Via Fortuna Austin, TX 78746

## TERRACE 1



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 525	3,884 SF	Now	360°

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