



TERRACE 1

2600 VIA FORTUNA



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



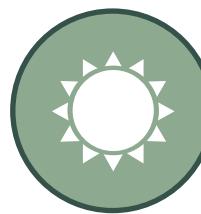
WATCH THE VIDEO



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



THE TERRACE



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



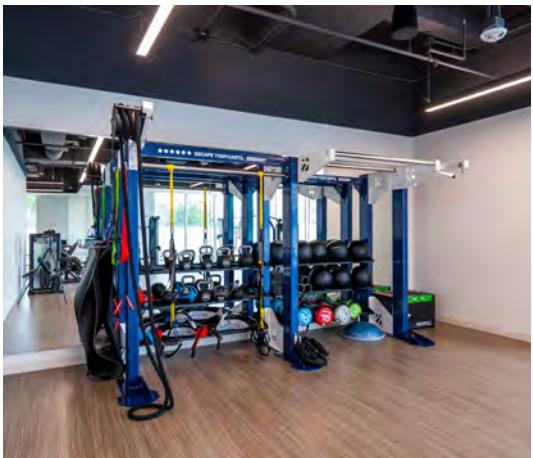


THE TERRACE

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.

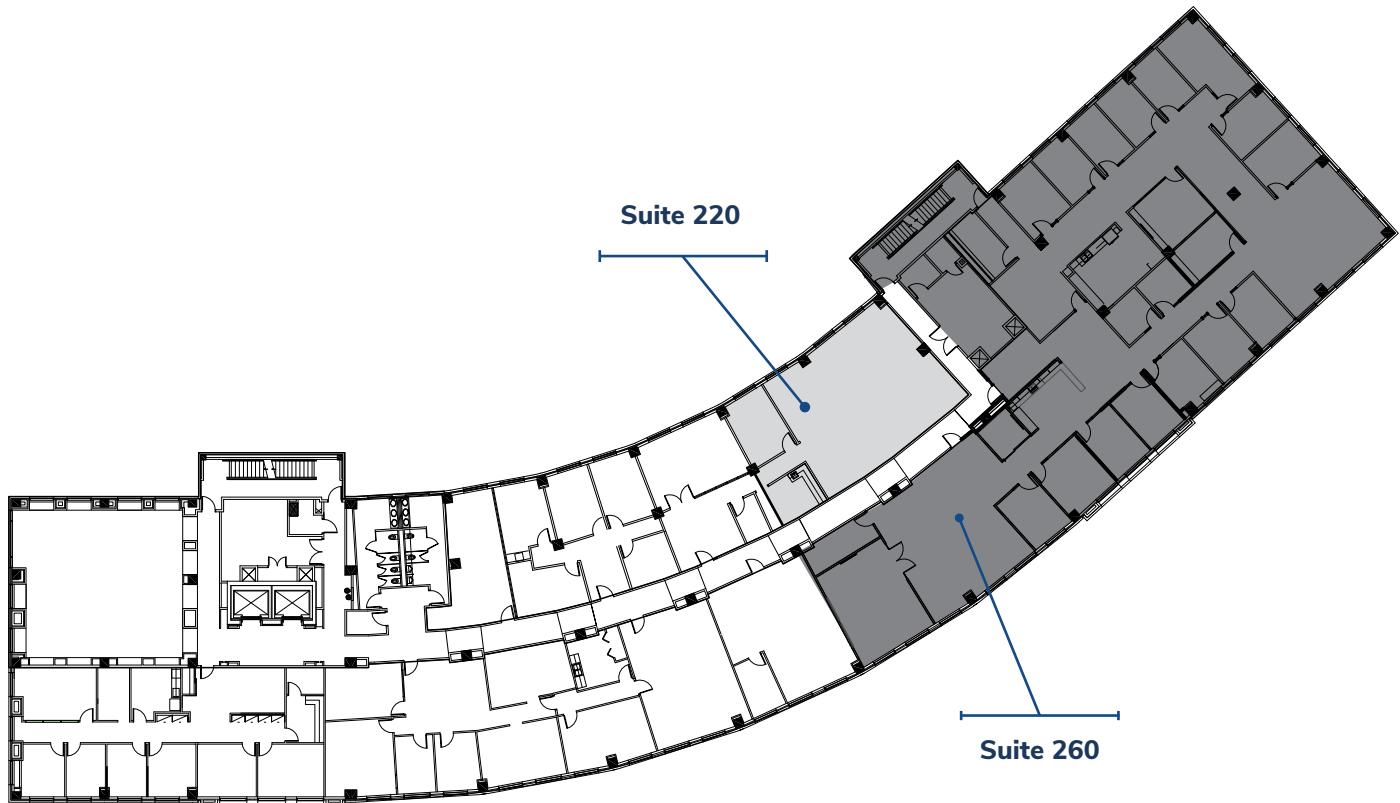


Second Floor



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:

RACHEL COULTER

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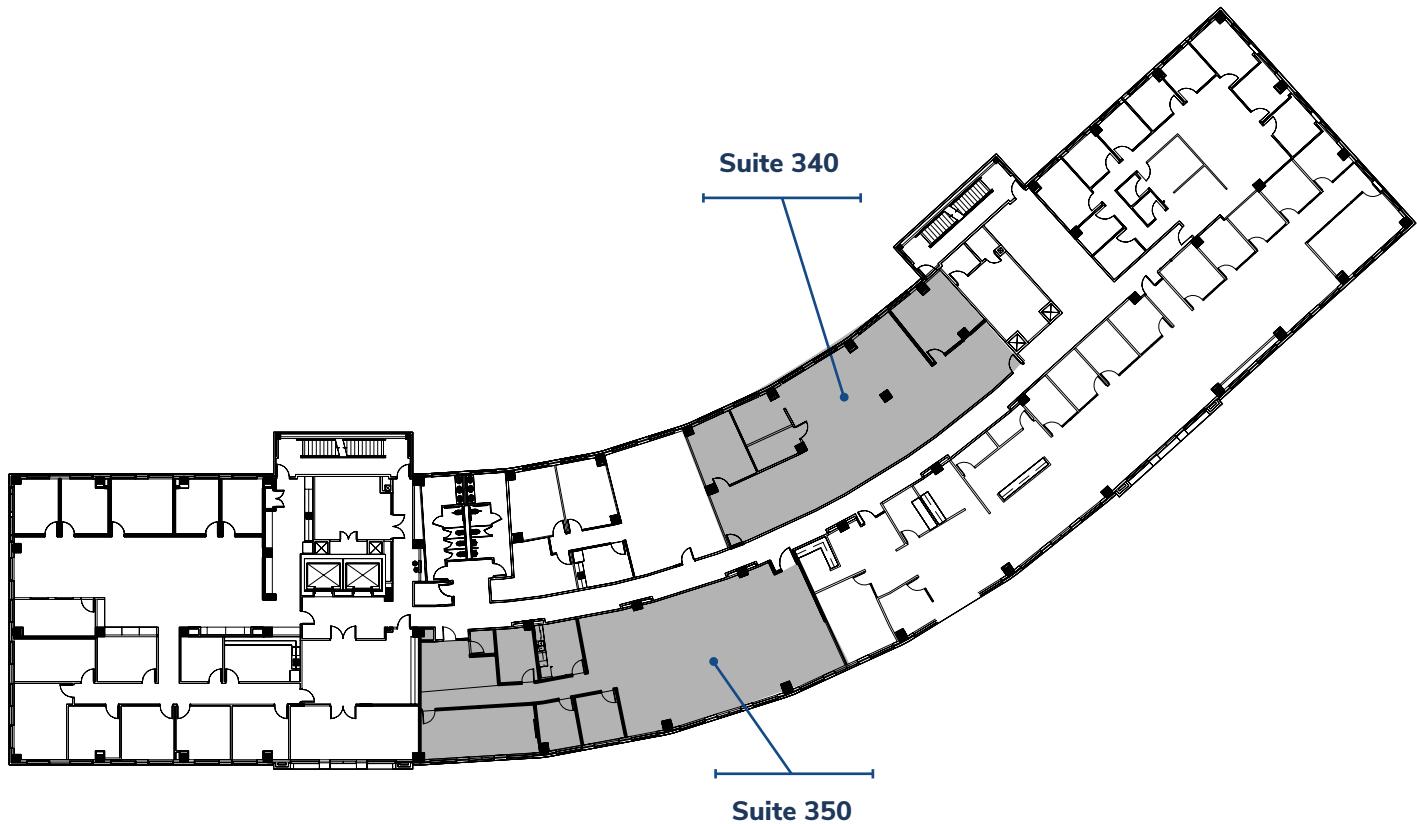


Third Floor



2600 Via Fortuna Austin, TX 78746

TERRACE 1



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 340	2,777 SF	Now	360°
SUITE 350	3,677 SF	Now	COMING SOON

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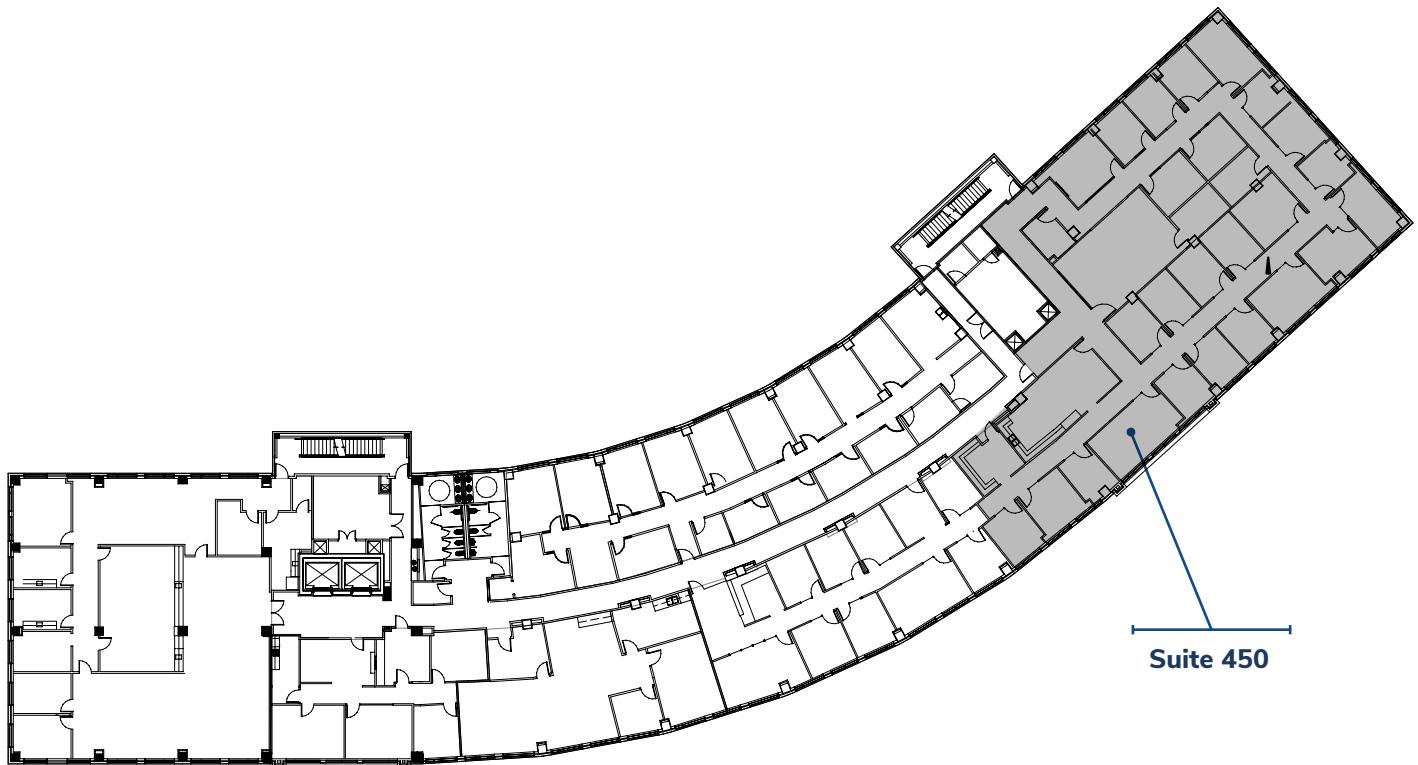
Cousins
STREAM

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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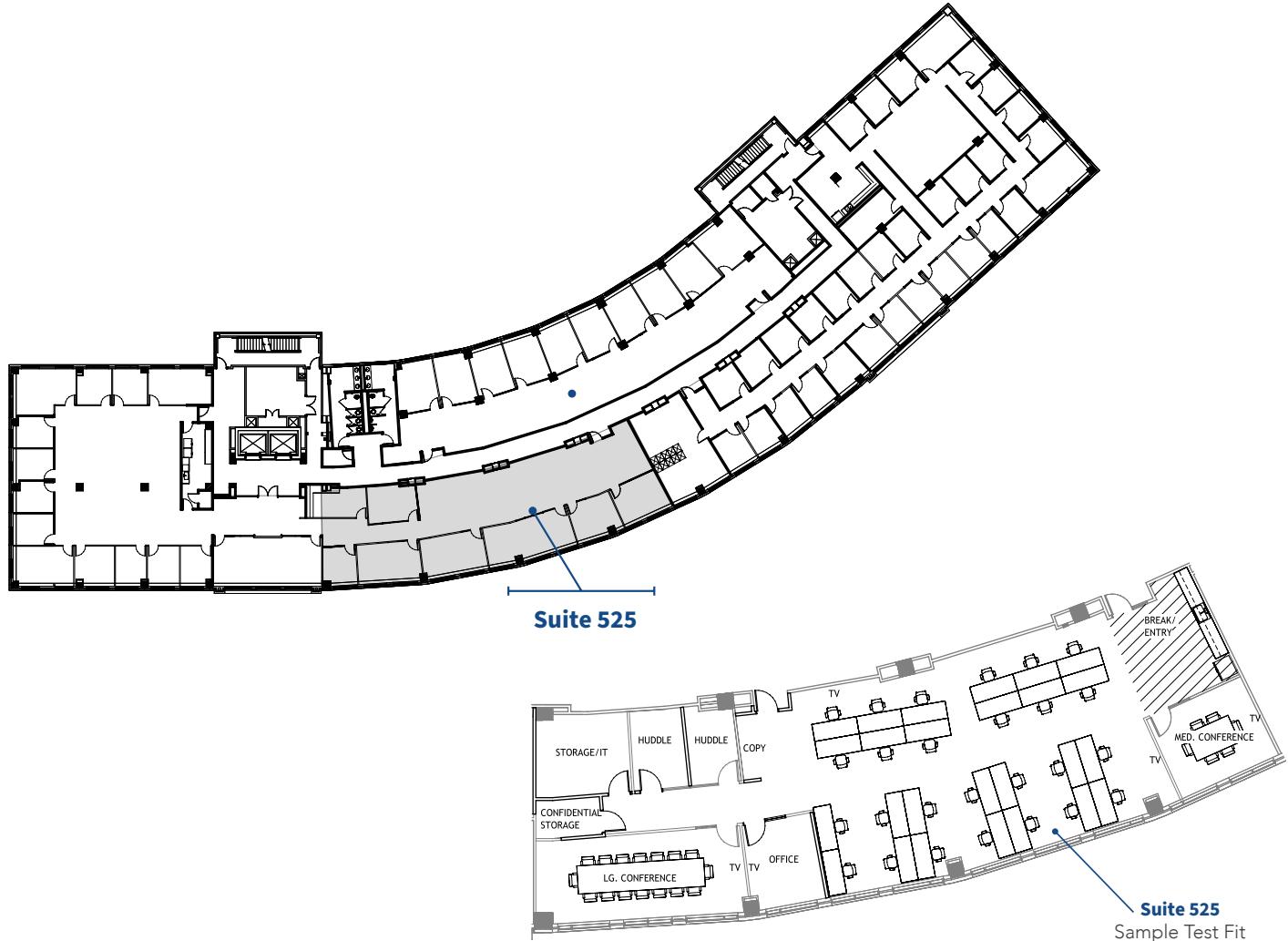

Cousins
STREAM

Fifth Floor



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

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