




STREAM


Cousins


THE TERRACE

TERRACE 1

2600 VIA FORTUNA



SUITE	SIZE	AVAILABLE
220	1,742 SF	Now
340	2,777 SF	Now
350	3,677 SF	Now
410	1,715 SF	10/1/26
450	8,103 SF	Now
525	3,884 SF	Now

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.

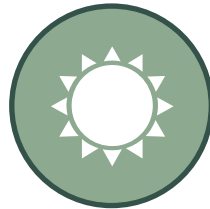




109-ACRE MASTER PLANNED
DEVELOPMENT



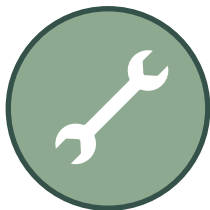
CLOSE PROXIMITY TO
SHOPS, SERVICES,
BOUTIQUES AND
GROCERY OPTIONS



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

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

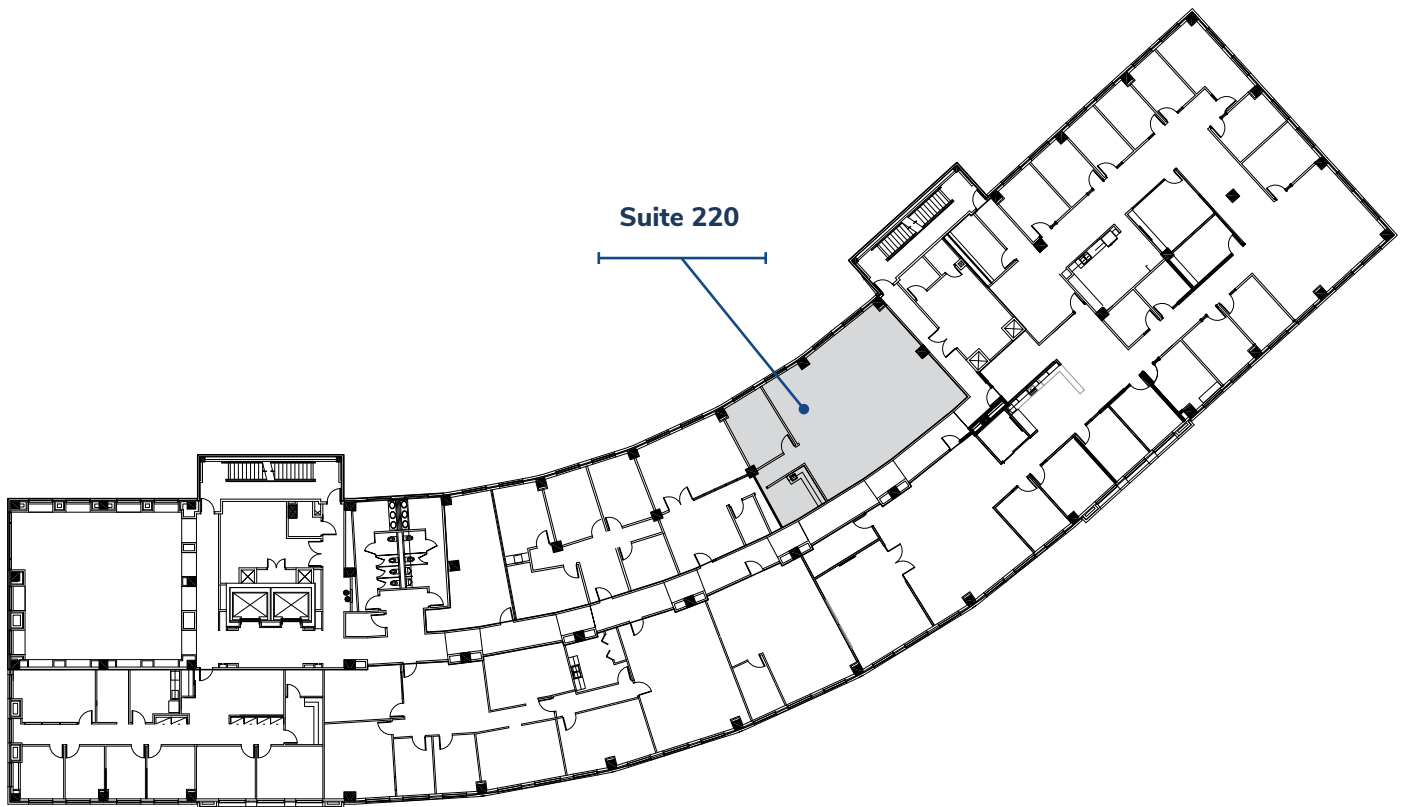
Take a break in the Thistle café and lounge, where nourishing meals and sweeping views come together. With a variety of dining choices, it's the ideal spot to unwind, refuel, and reset.



Second Floor

2600 Via Fortuna Austin, TX 78746

TERRACE 1



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 220	1,742 SF	Now	360°

FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER
rachel.coulter@streamrealty.com
512.481.3058

TRAVIS ROGERS
travis.rogers@streamrealty.com
512.481.3059

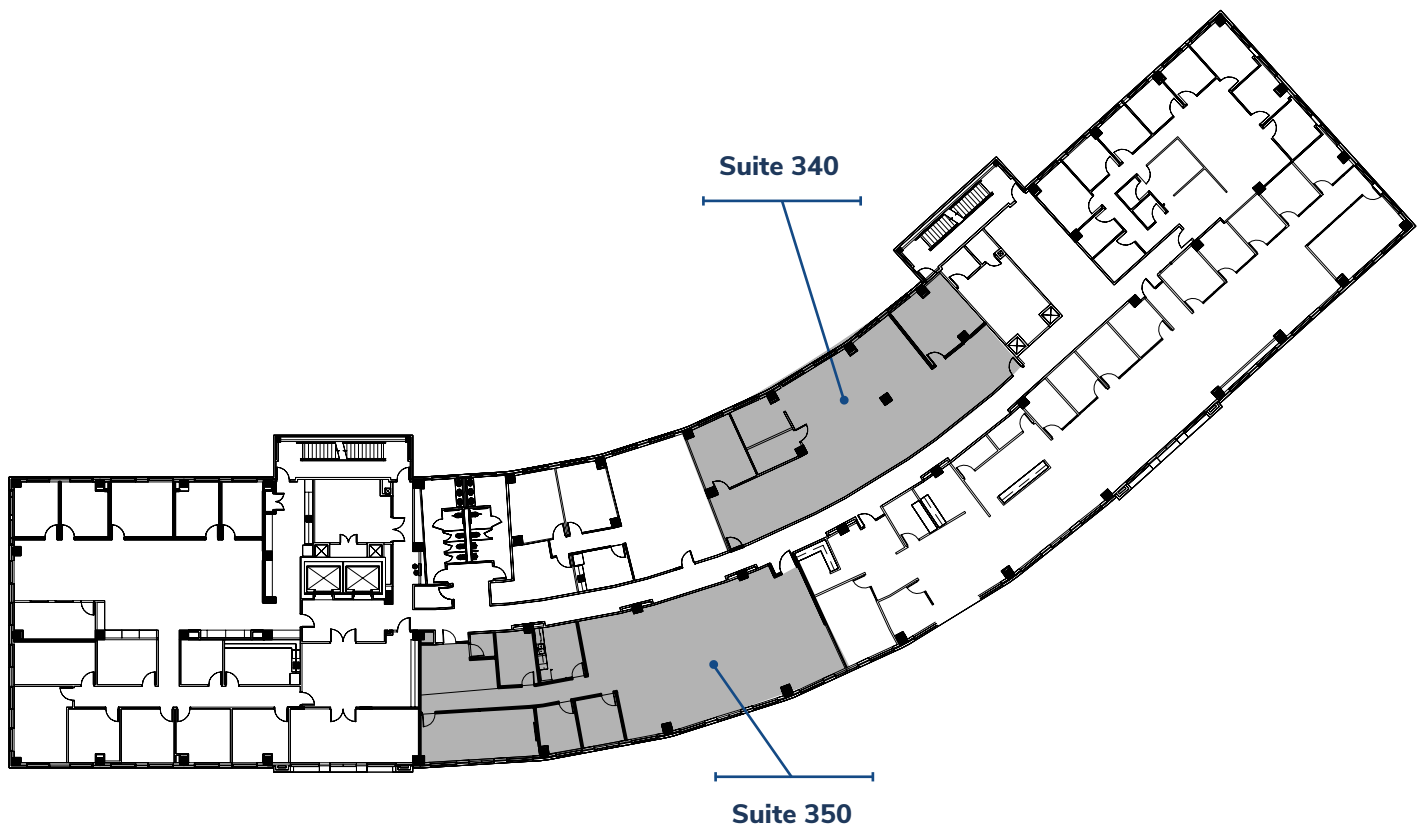
COLEMAN JACKSON
coleman.jackson@streamrealty.com
512.481.3060





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	

FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER

rachel.coulter@streamrealty.com
512.481.3058

TRAVIS ROGERS

travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON

coleman.jackson@streamrealty.com
512.481.3060



Fourth Floor

2600 Via Fortuna Austin, TX 78746

TERRACE 1



SUITE	SF	AVAILABLE	VT / IMAGES
SUITE 410	1,715 SF	10/1/26	COMING SOON
SUITE 450	8,103 SF	Now	COMING SOON

FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER

rachel.coulter@streamrealty.com
512.481.3058

TRAVIS ROGERS

travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON

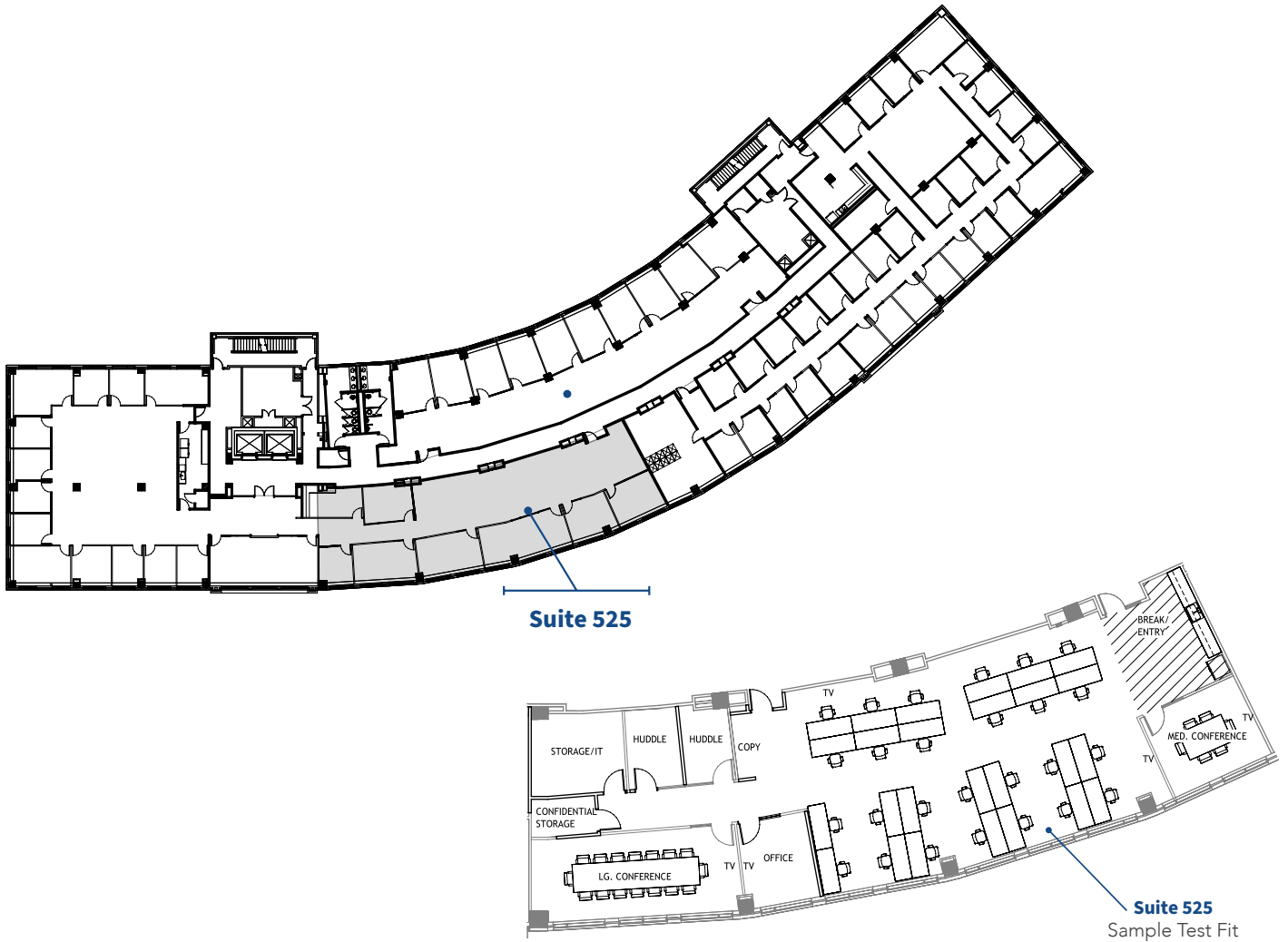
coleman.jackson@streamrealty.com
512.481.3060



Fifth Floor

2600 Via Fortuna Austin, TX 78746

TERRACE 1



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

FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER
 rachel.coulter@streamrealty.com
 512.481.3058

TRAVIS ROGERS
 travis.rogers@streamrealty.com
 512.481.3059

COLEMAN JACKSON
 coleman.jackson@streamrealty.com
 512.481.3060





RACHEL COULTER
rachel.coulter@streamrealty.com
512.481.3058

TRAVIS ROGERS
travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON
coleman.jackson@streamrealty.com
512.481.3060

