




STREAM

 Cousins

 THE TERRACE

TERRACE 1

1,281 - 19,787 SF AVAILABLE

2600 VIA FORTUNA



SUITE	SIZE	AVAILABLE
100	13,077 SF	Now
130	2,042 SF	9/1/24
140	960 SF	7/1/24
150	3,708 SF	Now
200	1,281 SF	Now
220	2,559 SF	Now
300	6,354 SF	Now
340	2,777 SF	Now
410	1,715 SF	8/1/24
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.



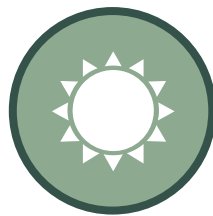
LIVE. WORK. PLAY.



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](#)

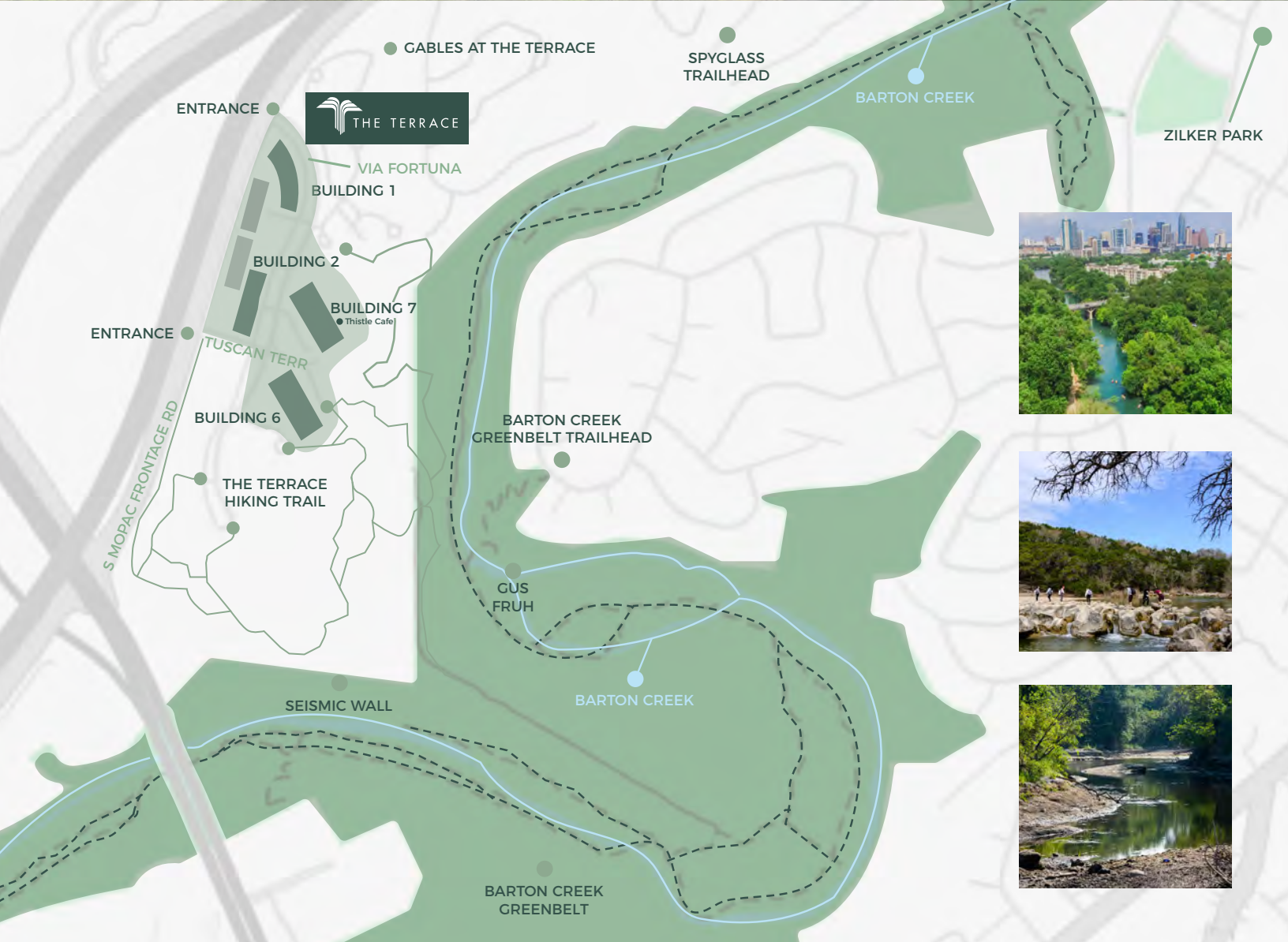
NESTLED ON THE BANKS OF BARTON CREEK WITH ACCESS TO OVER 1.5 MILES OF TRAILS ONSITE

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

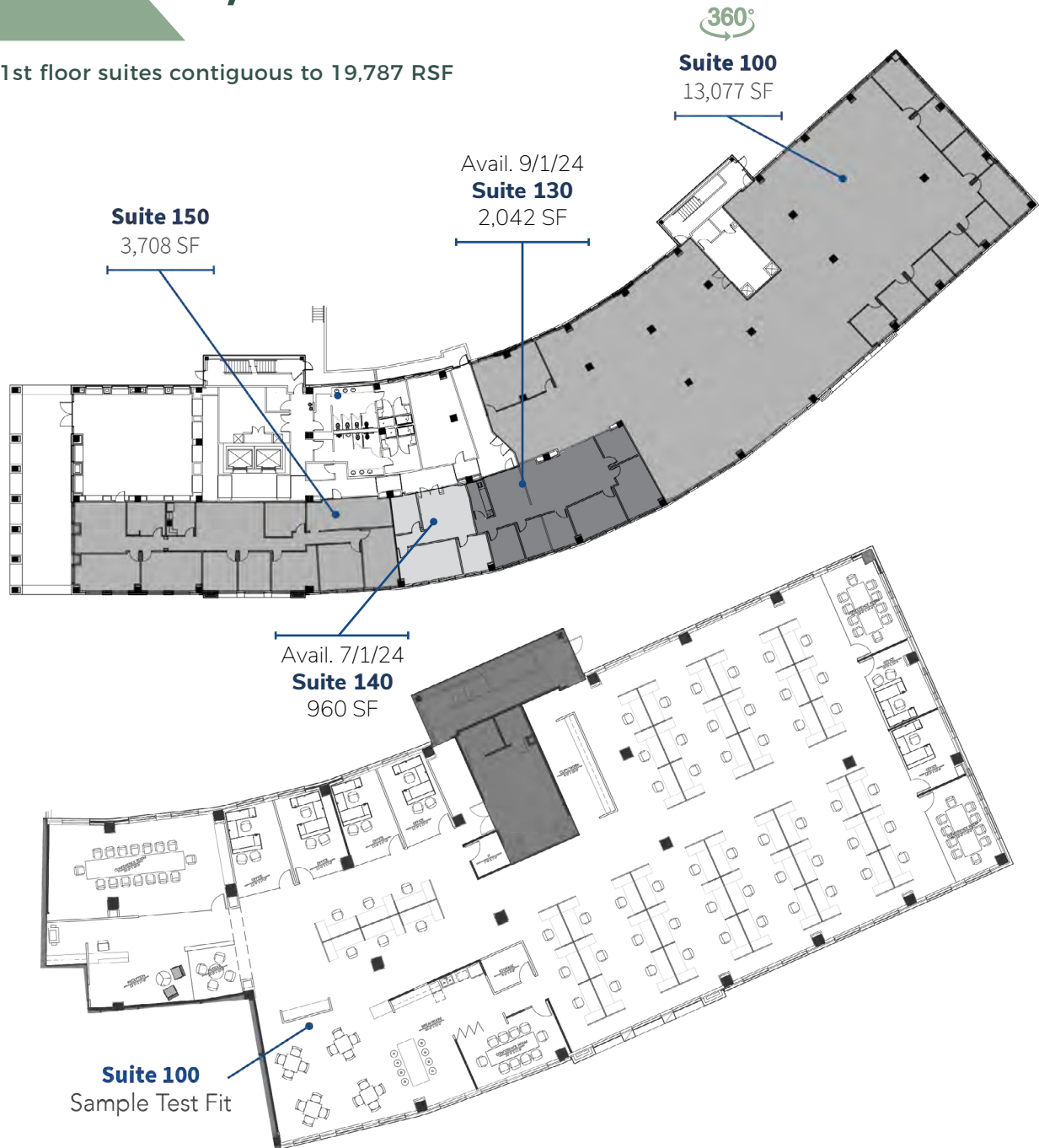




TERRACE 1

FIRST FLOOR 960 - 19,787 SF

*1st floor suites contiguous to 19,787 RSF



FOR LEASING INFORMATION, PLEASE CONTACT:

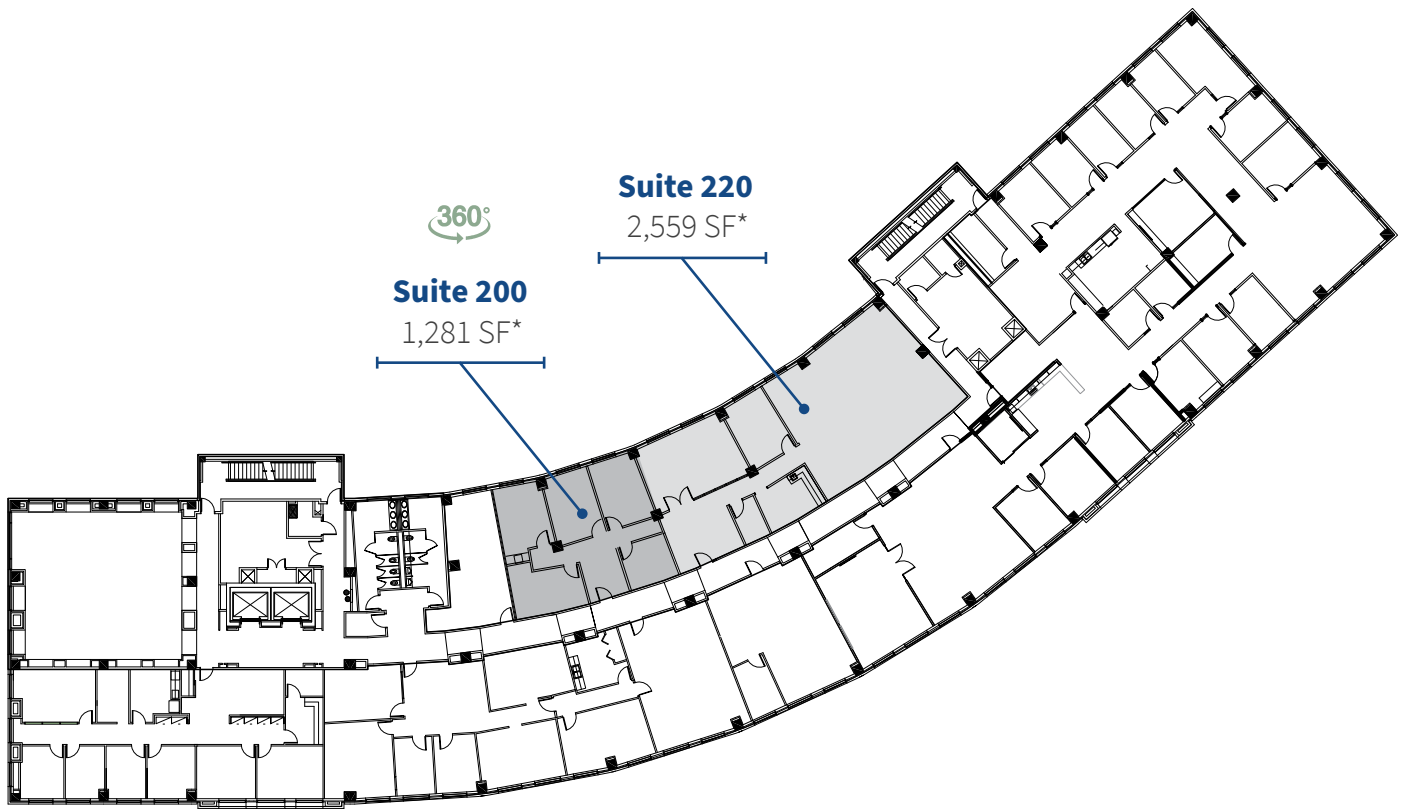
RACHEL COULTER
rachel.coulter@streamrealty.com
512.481.3058

TRAVIS ROGERS
travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON
coleman.jackson@streamrealty.com
512.481.3060

TERRACE 1

SECOND FLOOR 1,281 - 3,840 SF



FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER
rachel.coulter@streamrealty.com
512.481.3058

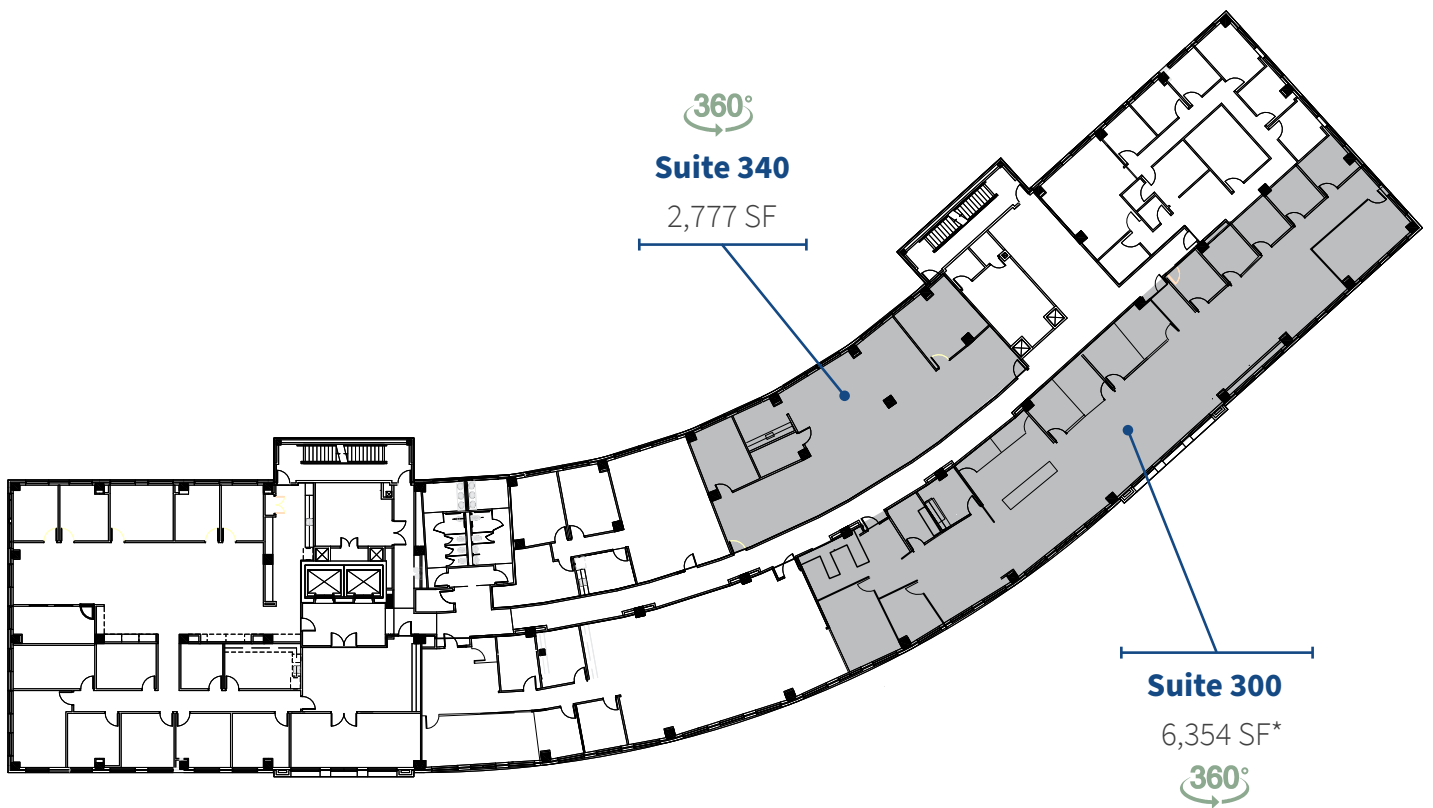
TRAVIS ROGERS
travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON
coleman.jackson@streamrealty.com
512.481.3060



TERRACE 1

THIRD FLOOR 2,777 - 6,354 SF



FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER
rachel.coulter@streamrealty.com
512.481.3058

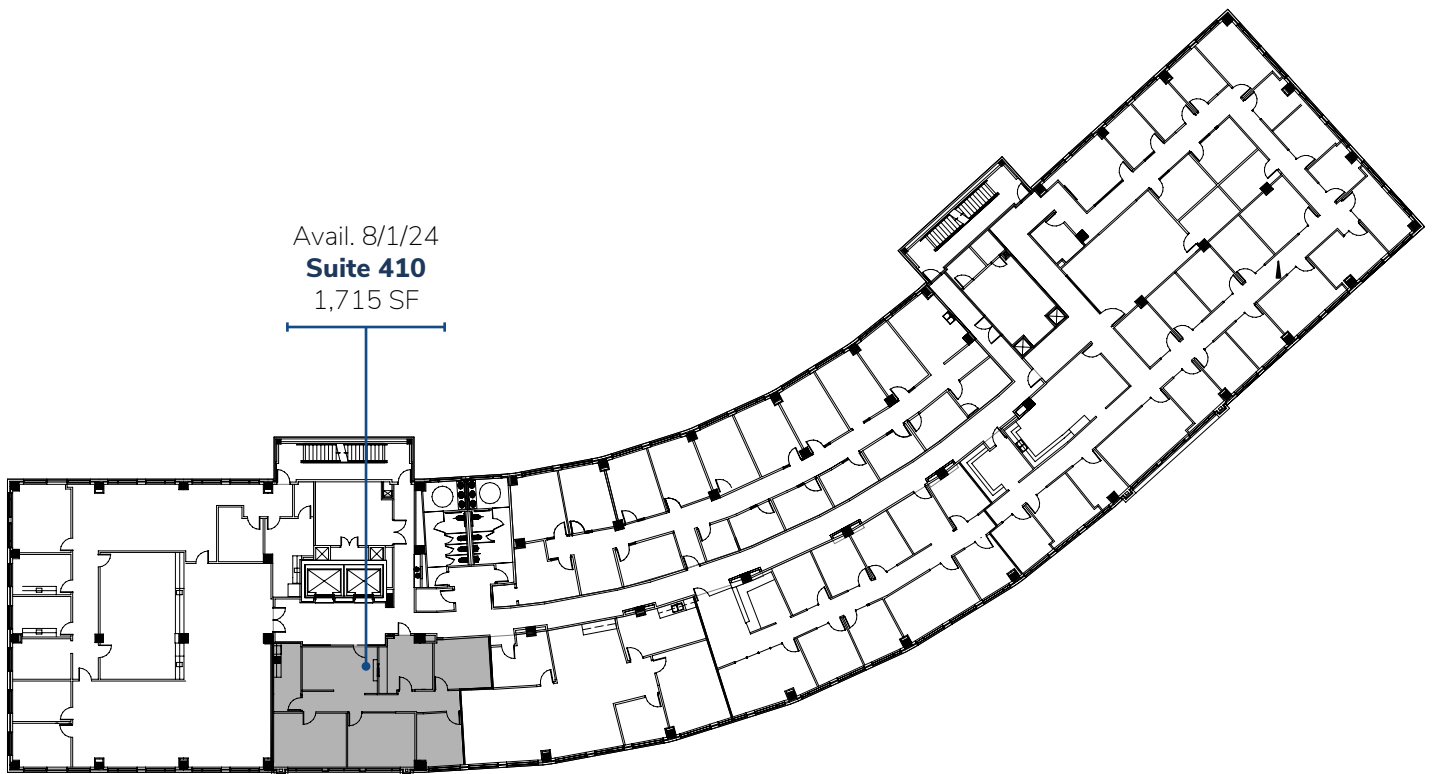
TRAVIS ROGERS
travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON
coleman.jackson@streamrealty.com
512.481.3060



TERRACE 1

FOURTH FLOOR 1,715 SF



Avail. 8/1/24
Suite 410
1,715 SF

FOR LEASING INFORMATION, PLEASE CONTACT:

RACHEL COULTER
rachel.coulter@streamrealty.com
512.481.3058

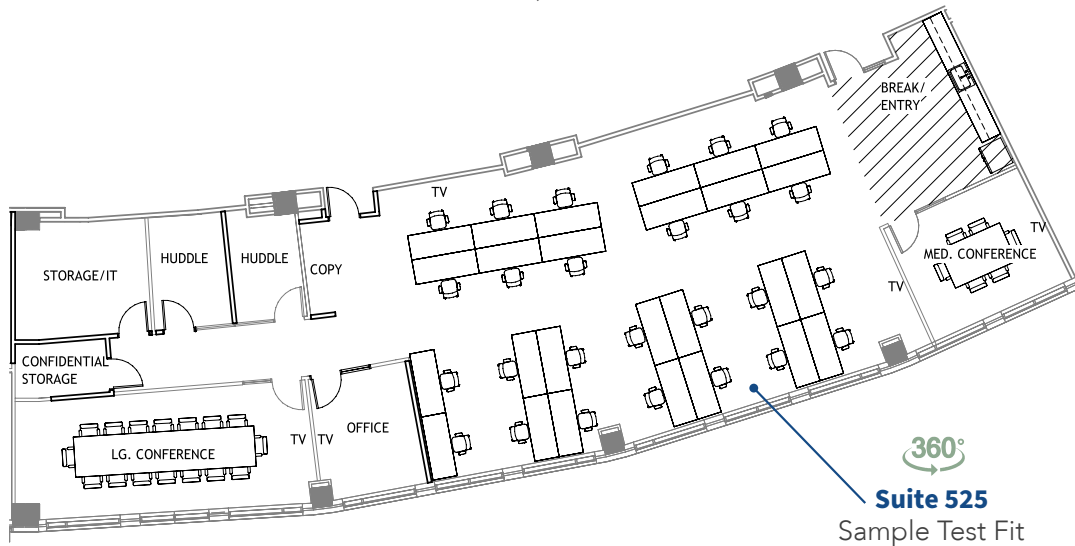
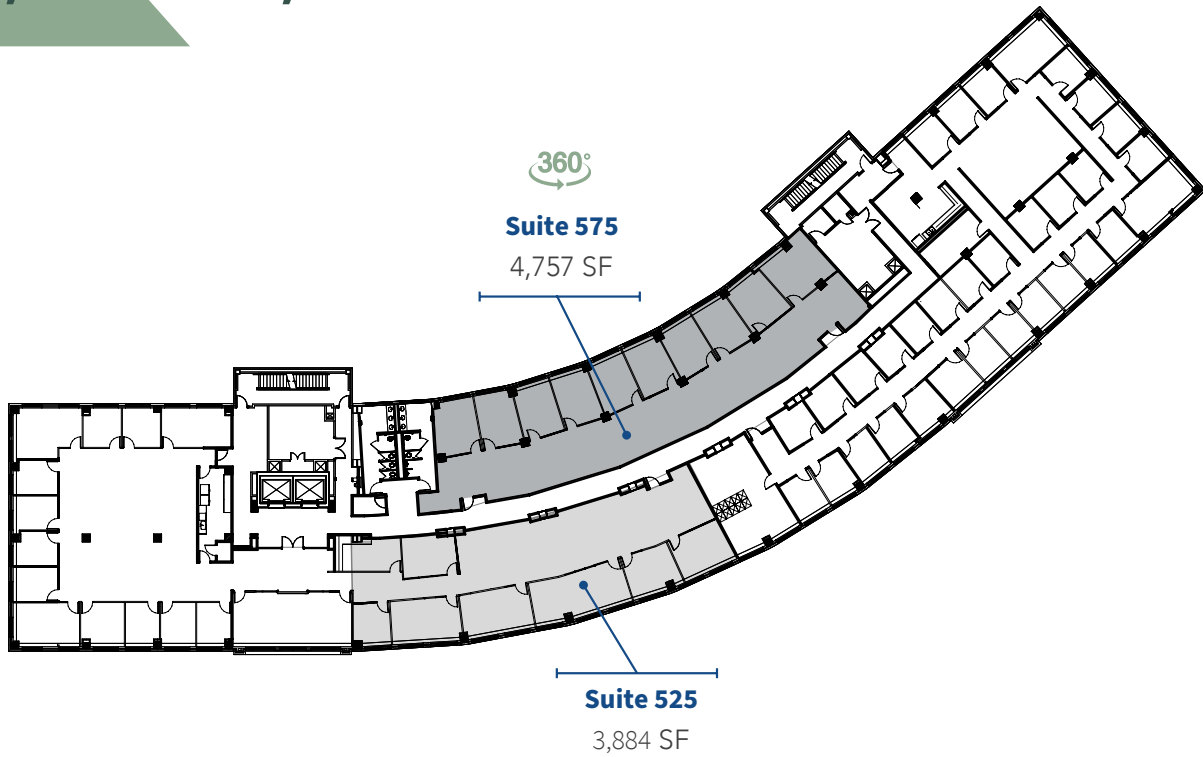
TRAVIS ROGERS
travis.rogers@streamrealty.com
512.481.3059

COLEMAN JACKSON
coleman.jackson@streamrealty.com
512.481.3060



TERRACE 1

FIFTH FLOOR 3,884 - 4,757 SF



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

