

**2600 Via Fortuna  
Austin, TX 78746**

**Sublease Available**



## Property Overview



**SUITE SIZE**  
2,560 SF



**ASKING RATE**  
\$36.05 RSF NNN\*



**SUBLEASE EXPIRATION**  
10/31/2025



**EST 2023 RATE**  
\$19.88 NNN



**TIMING**  
Immediately



**FREE GARAGE PARKING**  
4.0/1000

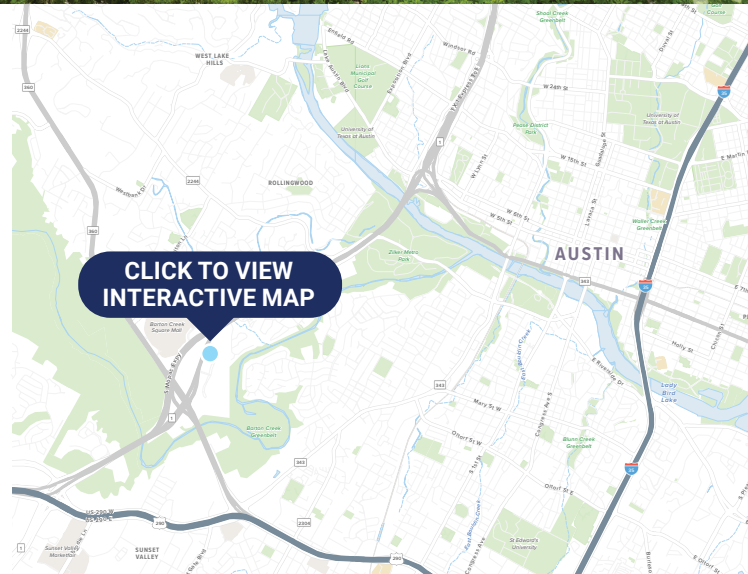


**Class A  
Office Space**



**Plug & Play Space  
with sit/stand desks\***

*\* Negotiable*



## Contact Information

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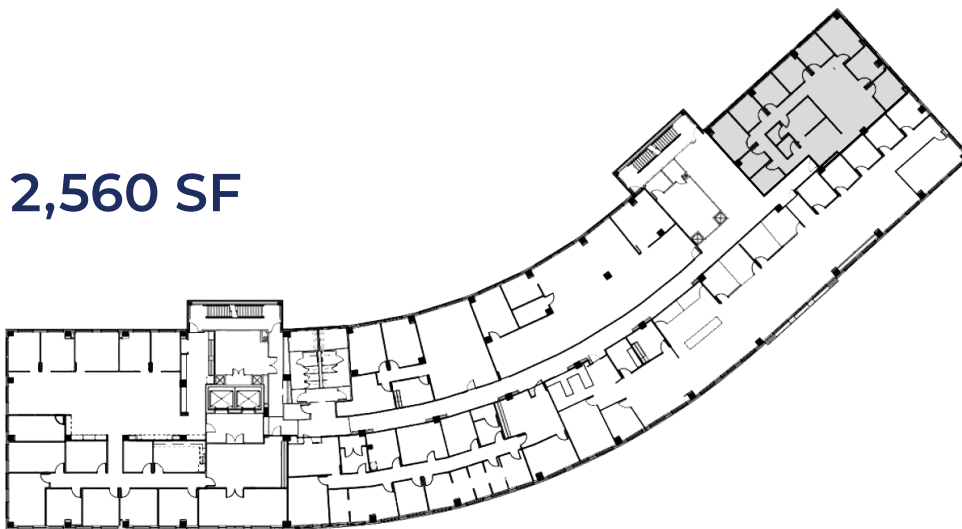


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- On-site eatery
- Fitness Center with shower/locker facilities
- Key access required after normal business hours
- Proprietary jogging trail/fitness circuit system nearby
- Access to adjacent 800 acre Barton Creek Greenbelt
- 5 Min drive to Downtown
- Nearby restaurants, retail, and grocery options



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