



# IV

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THE NATURAL ENVIRONMENT FOR BUSINESS



FOUR POINTS  
CENTRE **IV**

11040 FOUR POINTS DRIVE • AUSTIN, TX





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# COME TO THE QUIET.

If the bustling, trendy Eastside, Domain and I-35 corridors are not quite the right fit for your company's vision, we invite you to consider Austin's natural side, where the Balcones Preserve and Lake Travis meet. Welcome to Four Points Centre IV.



# THERE'S A REASON AMERICA'S TOP TECH COMPANIES CHOOSE GREEN-BELTED SITES AND CREATE PARK-LIKE ATMOSPHERES.

Two of Austin's most trusted names in commercial real estate—Brandywine and AQUILA—are partnering to offer Four Points Centre IV in the rolling hill-country of Austin's lush Northwest to discerning business leaders.





Four Points Centre IV is surrounded by approximately  
**180 acres** of lush green habitat at Four Points Association Preserve.



Four Points Centre IV completes Phase II of Four Points Centre and pairs all you'd expect from the best in Class A office space with the luxury and exhilaration of “Lake Life” living.

Positioning your firm here will elevate your company's image while providing your talent the full work-live-play experience. From water skiing to hiking and golf; beautiful neighborhoods to top rated schools, shopping and amenities—Austin's thriving hill country offers you and your workforce amazing value.

HERE, YOUR FIRM WILL BE ABLE TO  
ATTRACT AND RETAIN A WORKFORCE  
FOCUSED ON LONG-TERM CAREER  
GOALS AND FAMILY VALUES.

Located in Austin's Northwest submarket at 11040 Four Points Drive, Four Points Centre currently consists of three, three-story, LEED Certified office buildings totaling 357,396 square feet. 170,000-square-foot, three-story Four Points Centre IV will be ready for occupancy in spring of 2021.

CALL TODAY TO DISCUSS YOUR NEEDS AND  
OUR OFFERINGS WHILE SPACE REMAINS.

IV



# BUILDING BREAKDOWN

- Three-story, +/- 170,000-square-foot building
- +/- 55,000-square-foot floorplates with 45-foot bay depths
- Full building opportunity
- 5-acre site surrounded by Four Points Association Preserve



Enjoy the outdoor deck with sweeping preserve views.



Structured Parking  
4.5/1000

 FOUR POINTS  
CENTRE IV



# IV

## INTERIORS



Floor-to-ceiling glass invites the lush, natural outdoors in. The clean lines of the open, sun-dappled lobby rise to greet circular light panels floating at different heights, suggesting clouds gliding by.

The crisp, natural finishes feature crag-honed, random-cut stone floors and matching base, wood paneled and honed stone walls, and pure white paint with grey accents.

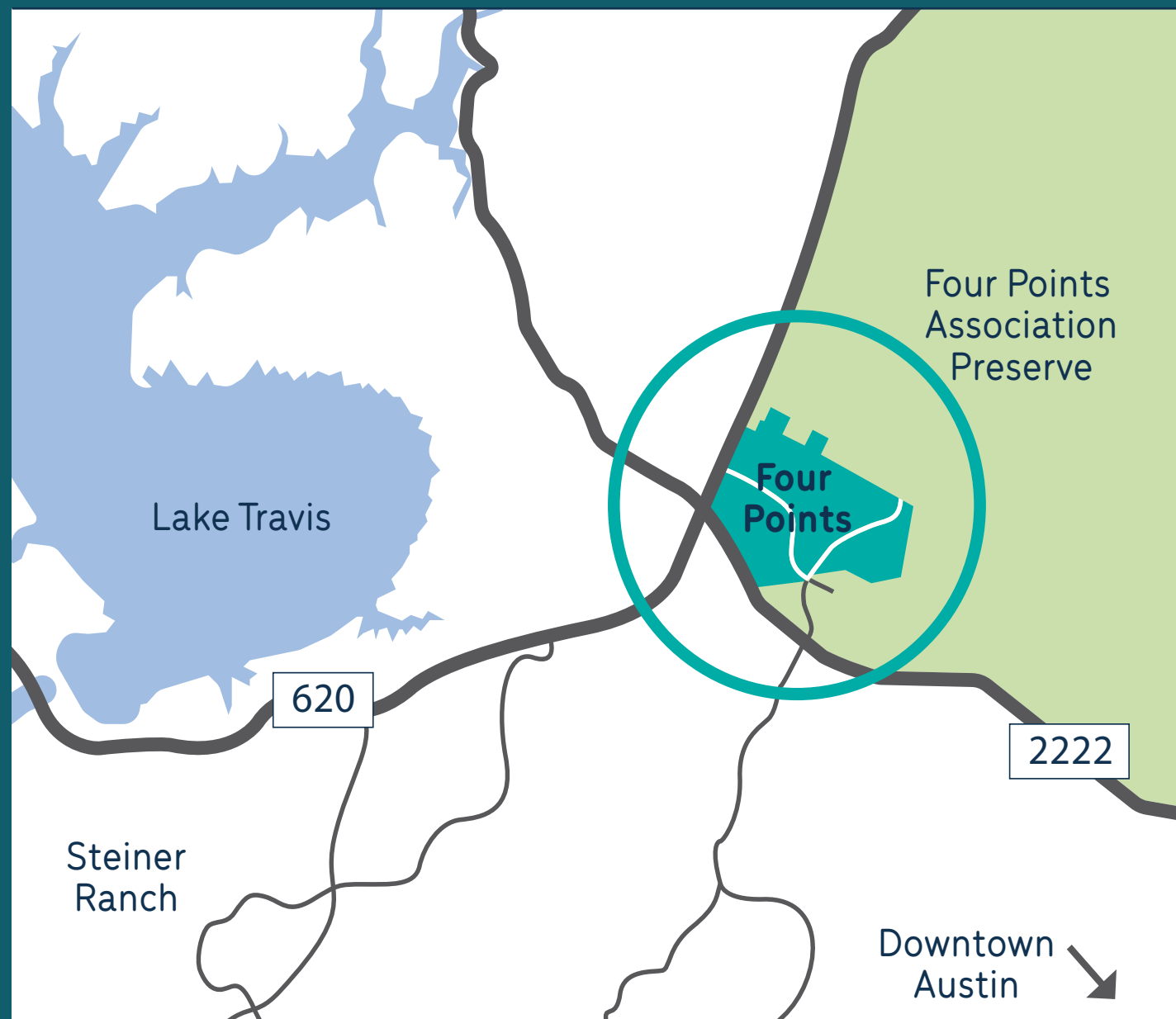
The clean, open look and feel continues throughout with frameless glass panels extending the theme to the elevators, restrooms, and backroom—seamlessly echoing the same feel, fit, and finishes.





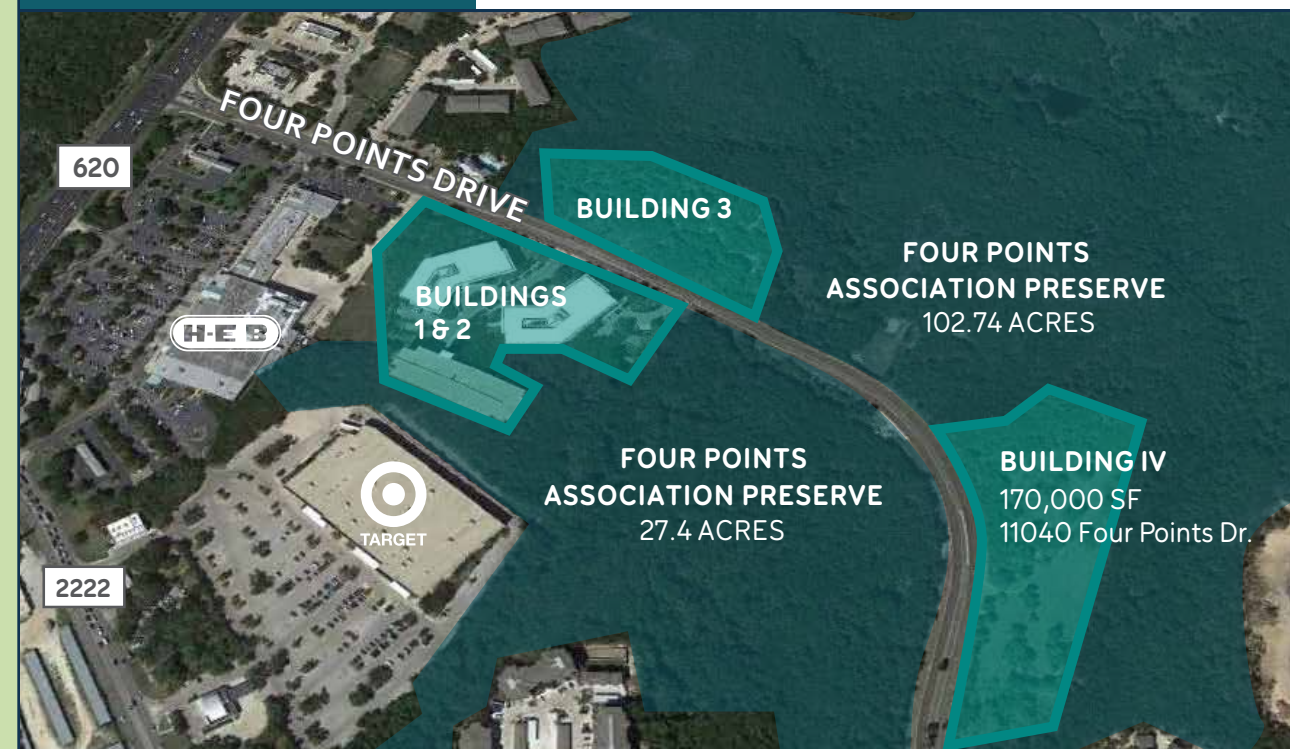
## LOCATION

Four Points Centre IV is located in Northwest Austin's thriving suburban market. Nearby amenities such as the 124,000-square-foot Four Points Shopping Center and the UT Golf Club, combined with the first class surrounding community, and a smooth sailing reverse commute for those traveling from Downtown Austin, make Four Points Centre IV an ideal office location.



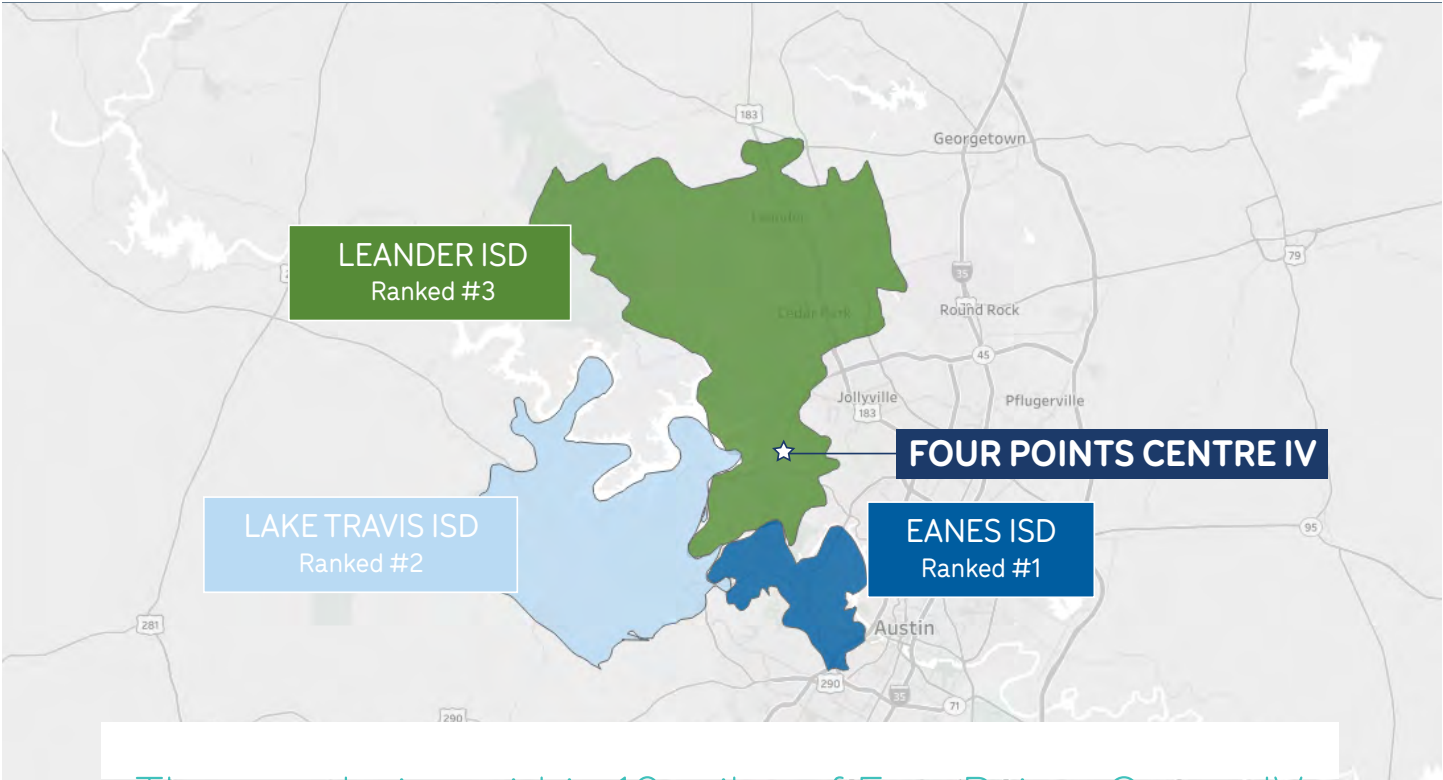
## DRIVE TIMES

- The Oasis on Lake Travis - 6 minutes | 2 miles
- Steiner Ranch - 5 minutes | 2 miles
- The Domain & Arboretum - 16 minutes | 9 miles
- Lakeway - 20 minutes | 12 miles





# SURROUNDING COMMUNITY



The population within 10 miles of Four Points Centre IV is highly educated and extraordinarily stable.



56%

have a **Bachelors Degree or higher**  
(compared to 48% at Parmer + IH-35)



58%

are **homeowners**  
(compared to 49% at The Domain)



NEARBY RIVER PLACE, LAKE TRAVIS AND STEINER RANCH ARE ALL PREMIER AUSTIN NEIGHBORHOODS WITH A THRIVING CULTURE AND AMENITY BASE.

## OUTDOOR ENJOYMENT

- Hit the lake in the morning before a meeting or host a company event on Lake Travis
- Challenge your colleagues to a game of golf in some of the Hill Country's best golf courses: River Place Country Club, UT Golf Club, Great Hills Country Club
- Hike around the River Place Nature Trail to get a breath of fresh air before heading into your afternoon meetings
- Austin has a patio culture - schedule your sales meeting at The Four Points IV outdoor terrace or at one of the many outdoor patios in the surrounding area

## OUTSTANDING COMMUNITY

- River Place is surrounded by top-rated school districts: Leander ISD, Lake Travis ISD and Eanes ISD
- With a median household income around \$108K, the area is a highly-desired neighborhood for a highly-skilled workforce
- With outstanding amenities, a top-notch school district and highly-desired neighborhoods, the surrounding area is projected to grow by nearly 10% in the next five years (source: Costar)



# NEIGHBORHOOD

## *Entertain Family & Friends*

- Moviehouse & Eatery
- UT Golf Club

## *Stay Fit*

- Orange Theory Fitness
- Anytime Fitness

## *Service With A Smile*

- Steiner Ranch Steakhouse
- Boat House Grill
- Black Walnut Cafe
- Thunder Cloud Subs
- Nik's Italian Kitchen
- Oasis on Lake Travis
- Rudy's BBQ
- Smokey J's BBQ
- Napa Flat's
- Austin's Pizza
- Starbucks

## *Shopping Needs*

- HEB
- Target
- Walgreens
- CVS
- Austin Regional Clinic

## *Enjoy Your Stay*

- Holiday Inn
- Residence Inn
- Fairfield Inn
- Renaissance Austin Hotel
- Hyatt Place
- The Westin
- Hampton Inn



Northwest Austin / Four Points Centre IV is consistently growing - adding to your recruiting appeal, but maintaining it's hill country panache.



# FOUR POINTS CENTRE IV TEAM

# FOR MORE INFORMATION CONTACT:

Developer and Capital



Leasing Partner



Architect



Pre Construction



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AREA IS PROJECTED  
TO GROW BY  
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NEXT FIVE YEARS.

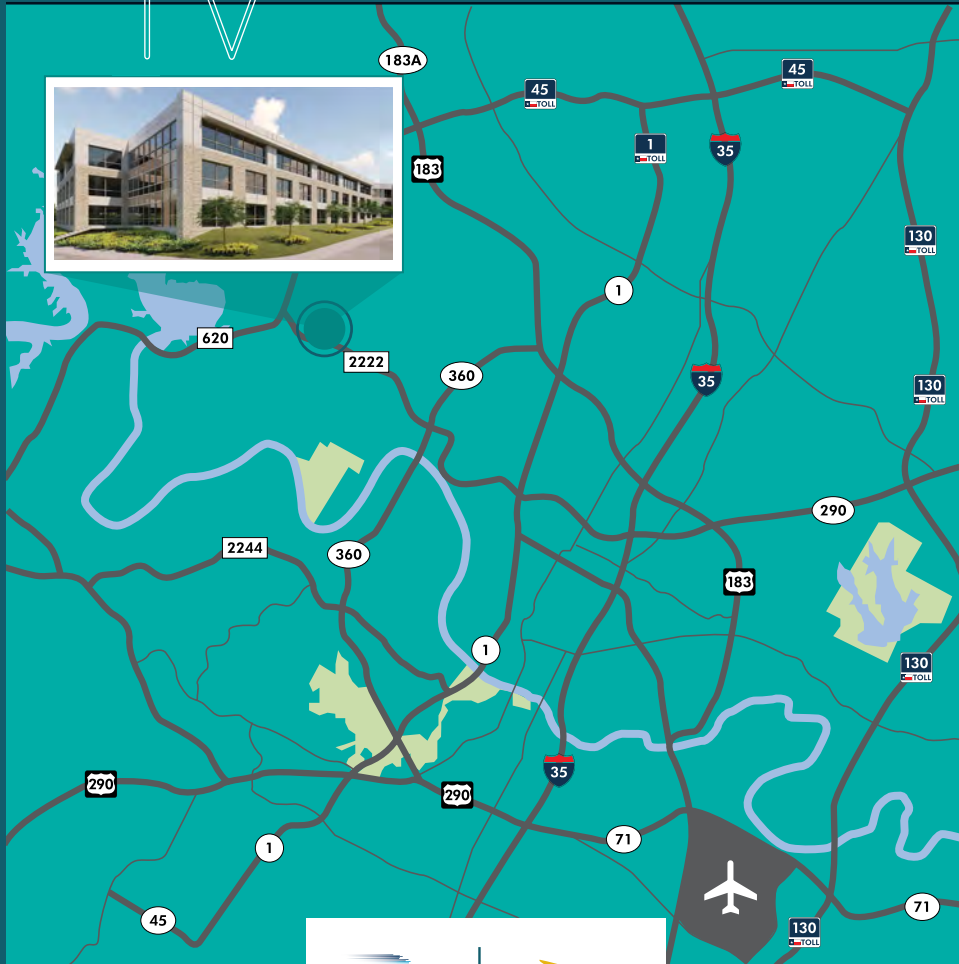
(SOURCE: COSTAR)

FOUR POINTS  
CENTRE IV IS  
AN OPPORTUNITY  
YOU CAN'T AFFORD  
TO MISS.





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