

# FOUR POINTS CENTRE

11305 Four Points Drive | Austin, TX



Four Points Buildings I & II are two three-story office buildings totaling 192,396 square feet in the Northwest submarket. As a nod to the habitat preserve that surrounds the 5-acre property, Four Points Centre 1 and 2 were among the first LEED certified multi-tenant office buildings in Austin. Construction of Four Points Building III was completed in February of 2019, and we're eager to get started on Building IV.





## HIGHLIGHTS

- Fitness center with locker rooms and showers
- Structured parking
- 18-hour security
- Wired Score Gold certified



## NEIGHBORHOOD AMENITIES:

### Entertainment

- Moviehouse & Eatery
- UT Golf Club

### Fitness

- Orange Theory Fitness
- Anytime Fitness

### Convenience

- HEB
- Target
- Walgreen's
- CVS
- Austin Regional Clinic

### Dining

- 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

### Hotels

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



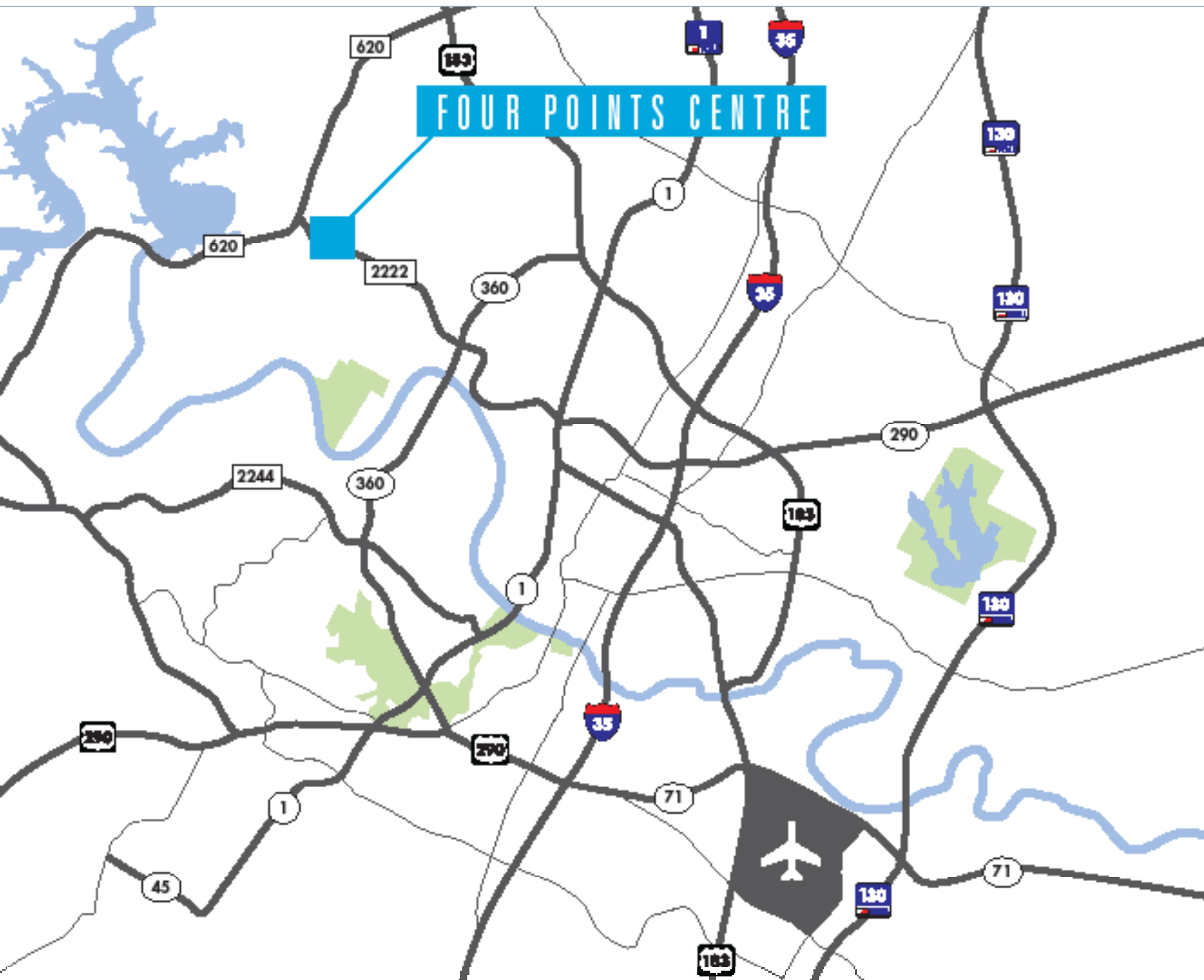
## LOCATION

Four Points Centre is located in the heart of thriving suburban Austin, adjacent to desirable neighborhoods including Steiner Ranch, River Place, and Lakeway.

# DRIVING DISTANCE

*in miles*

The Oasis on Lake Travis	2
Steiner Ranch	1
The Domain	9
The Arboretum	9
Lakeway	12
Downtown Austin	13
Austin Bergstorm International Airport	22





11305 FOUR POINTS DRIVE

# ONE

## FOUR POINTS CENTRE

192,396 SF / 3 FLOORS

AVAILABILITY: SUITE 170 - 4,790 SF

SUITE 200 - 12,573 SF

SUITE 180 - 1,952 SF

SUITE 210 - 11,610 SF

SUITE 200 + 210 - 24,183 SF

11305 FOUR POINTS DRIVE

# TWO

## FOUR POINTS CENTRE

192,396 SF / 3 FLOORS

**AVAILABILITY:** SUITE 201 - 5,246 SF      SUITE 201 + 250 - 12,154 SF

SUITE 250 - 6,908 SF



# THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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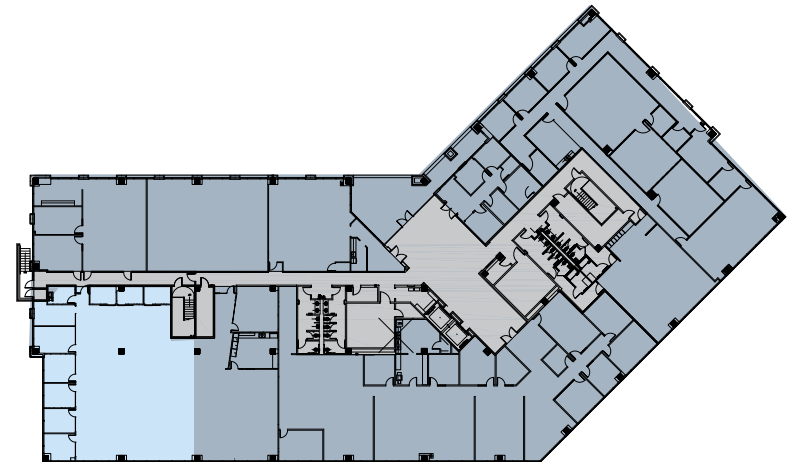
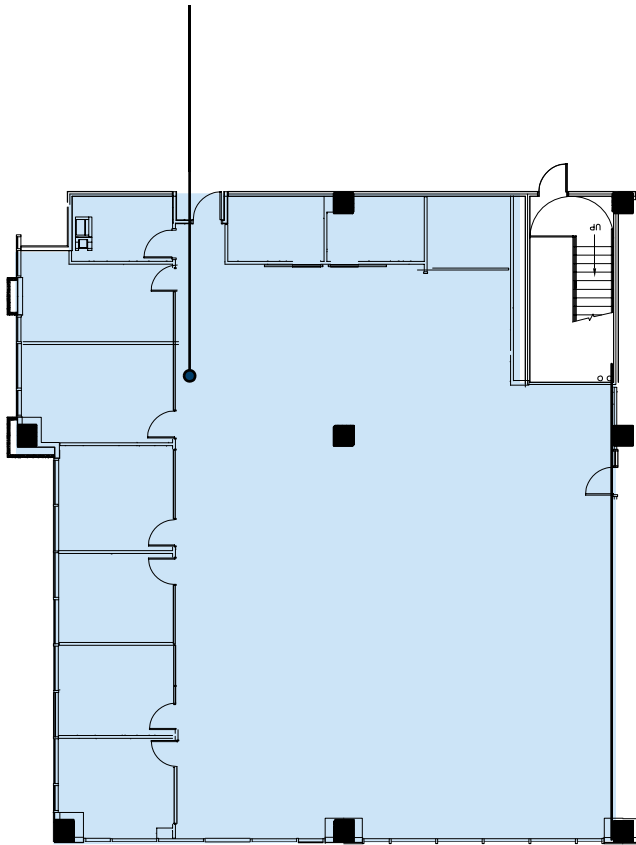
# FOUR POINTS CENTRE

11305 Four Points Dr. | Austin, TX



## BUILDING ONE

SUITE 1-170  
4,790 RSF



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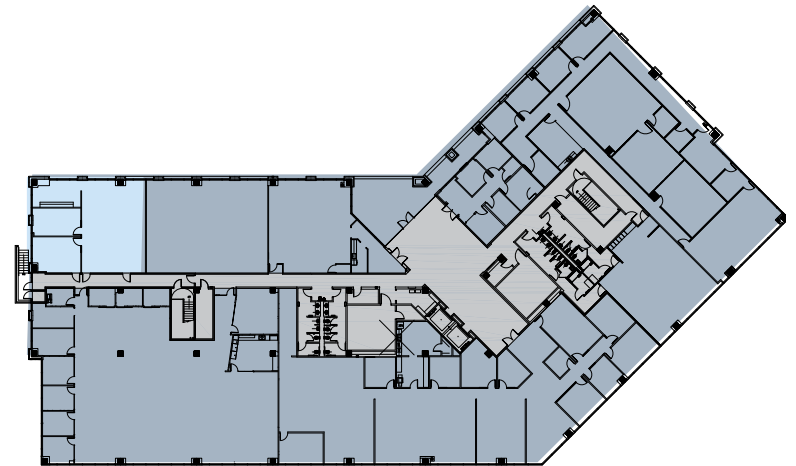
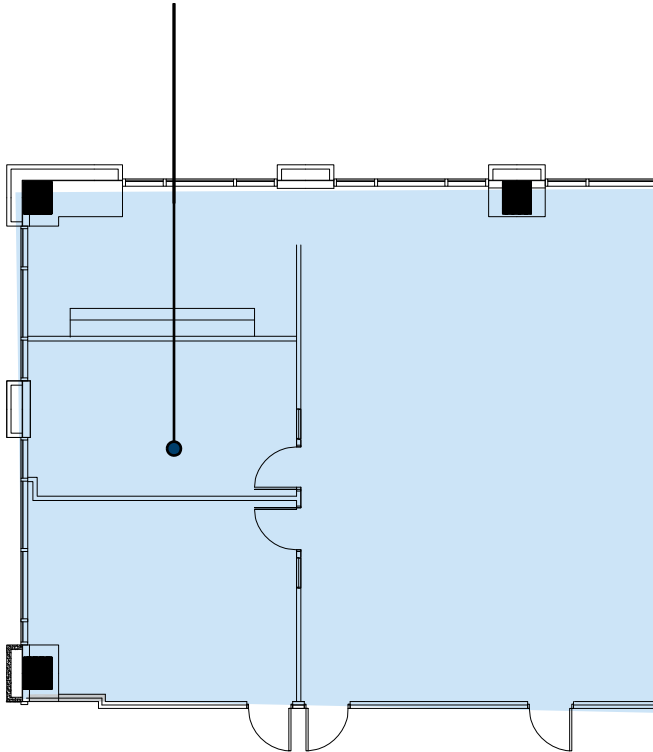
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## BUILDING ONE

SUITE 1-180  
1,952 RSF



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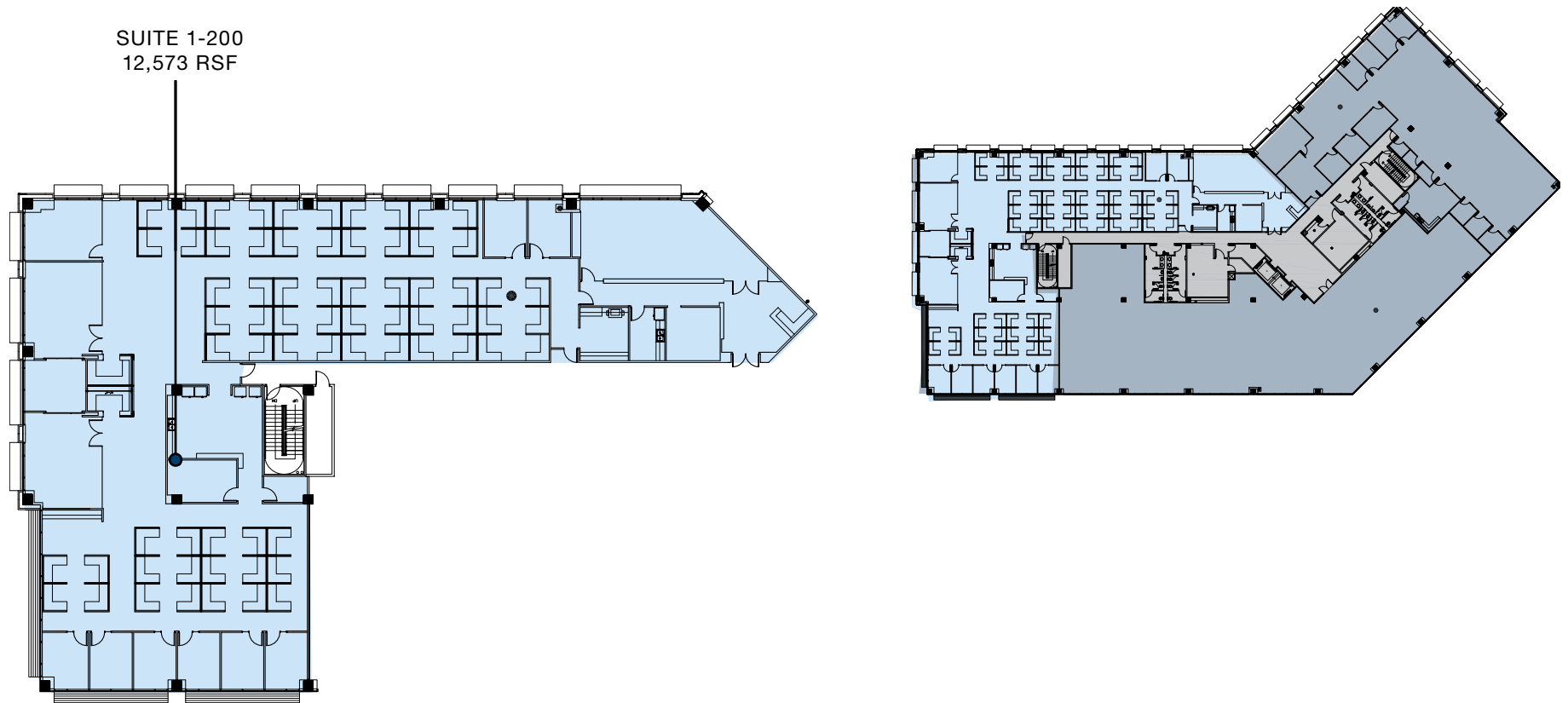
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## BUILDING ONE



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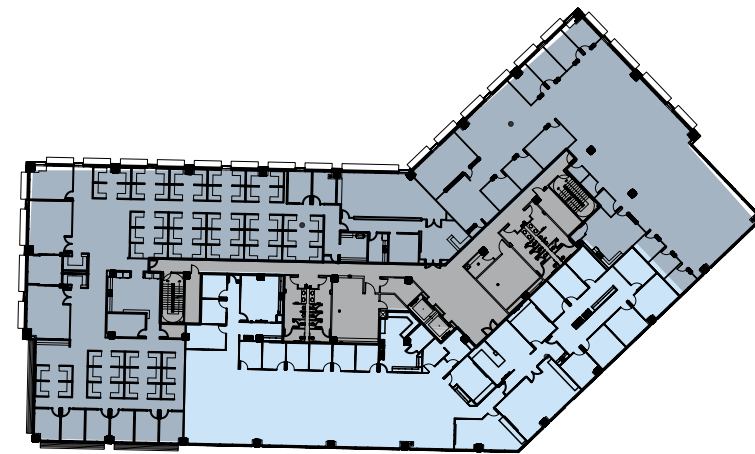
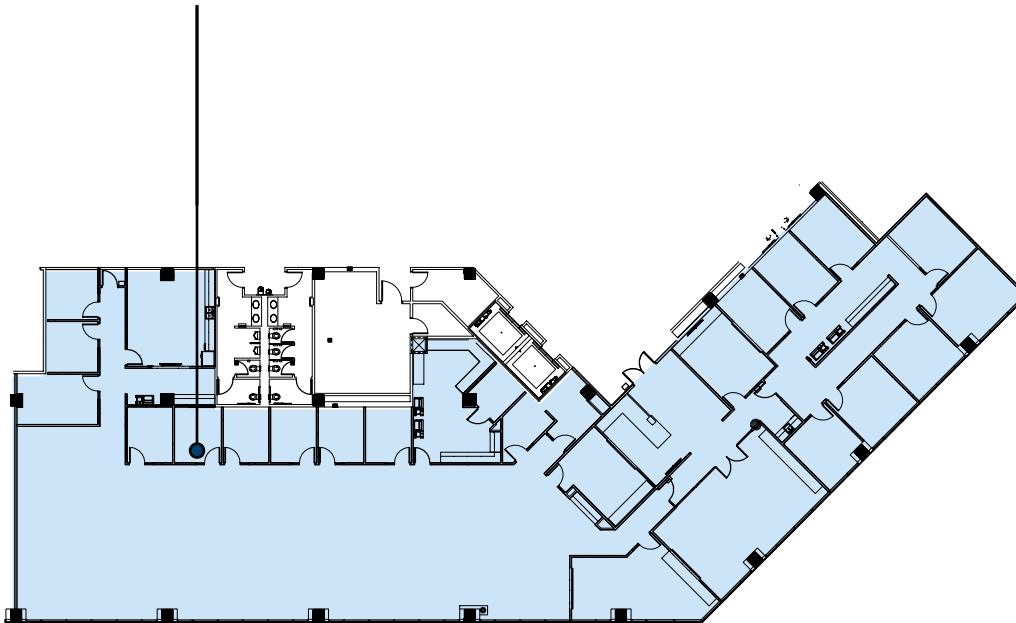
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## BUILDING ONE

SUITE 1-210  
11,610 RSF



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# FOUR POINTS CENTRE

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## BUILDING ONE

SUITE 200 + 210  
24,183 SF



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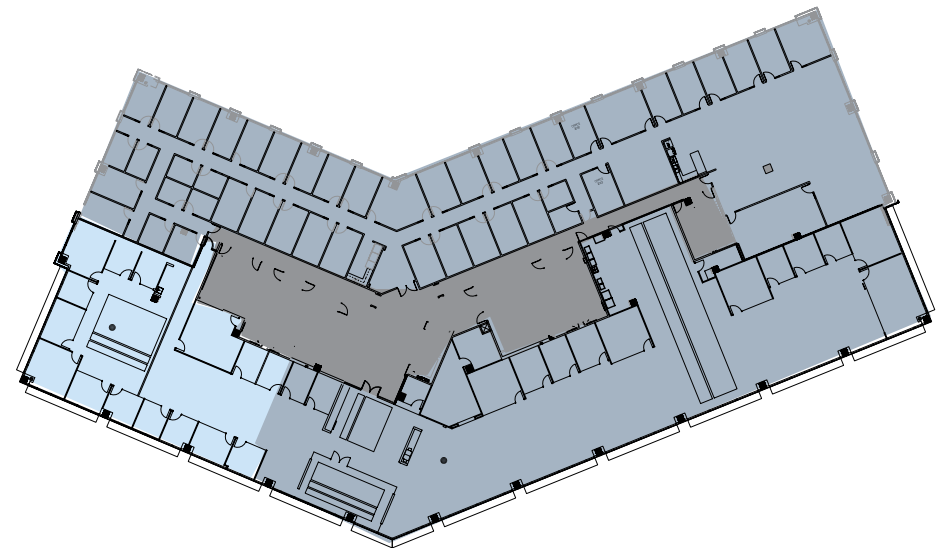
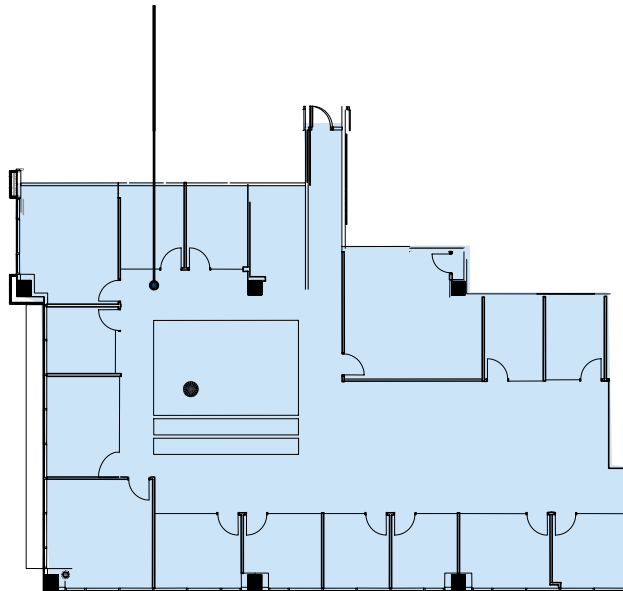
# FOUR POINTS CENTRE

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## BUILDING TWO

SUITE 2-201  
5,246 RSF



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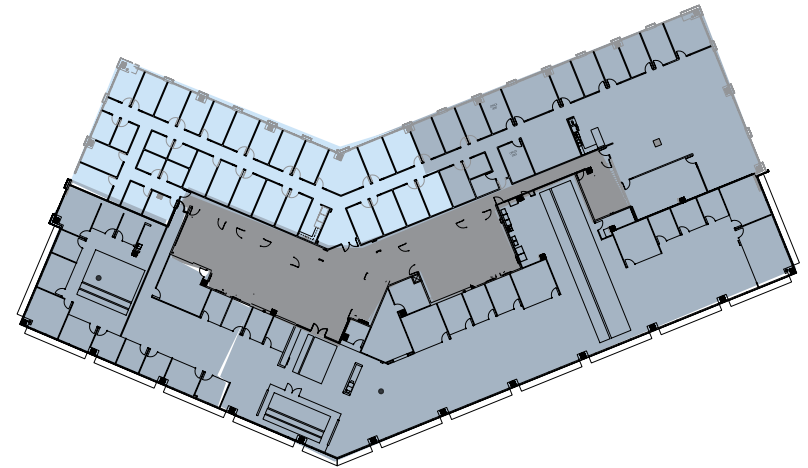
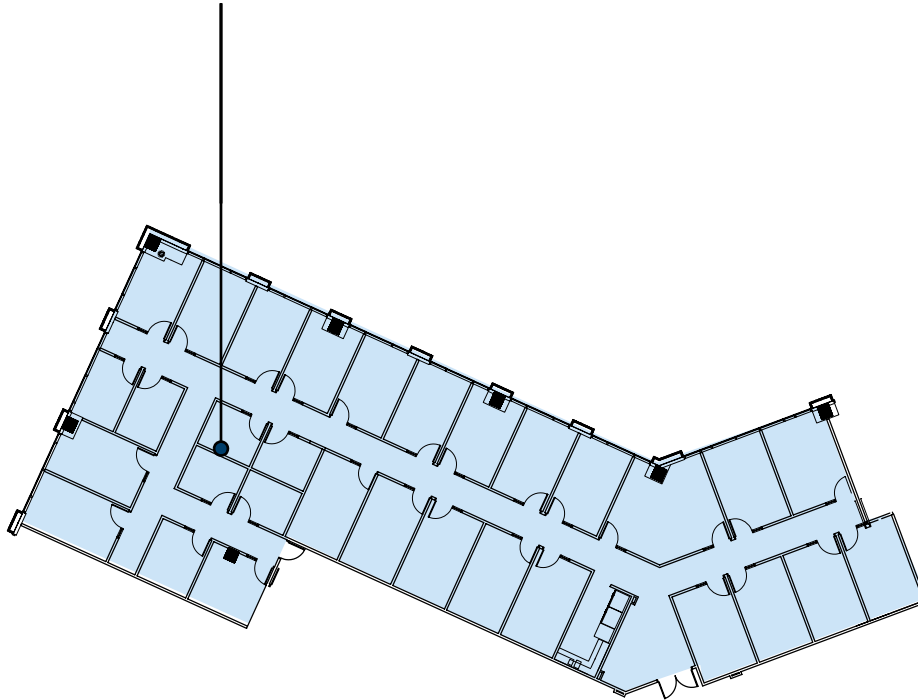
# FOUR POINTS CENTRE

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## BUILDING TWO

SUITE 2-250  
6,908 RSF



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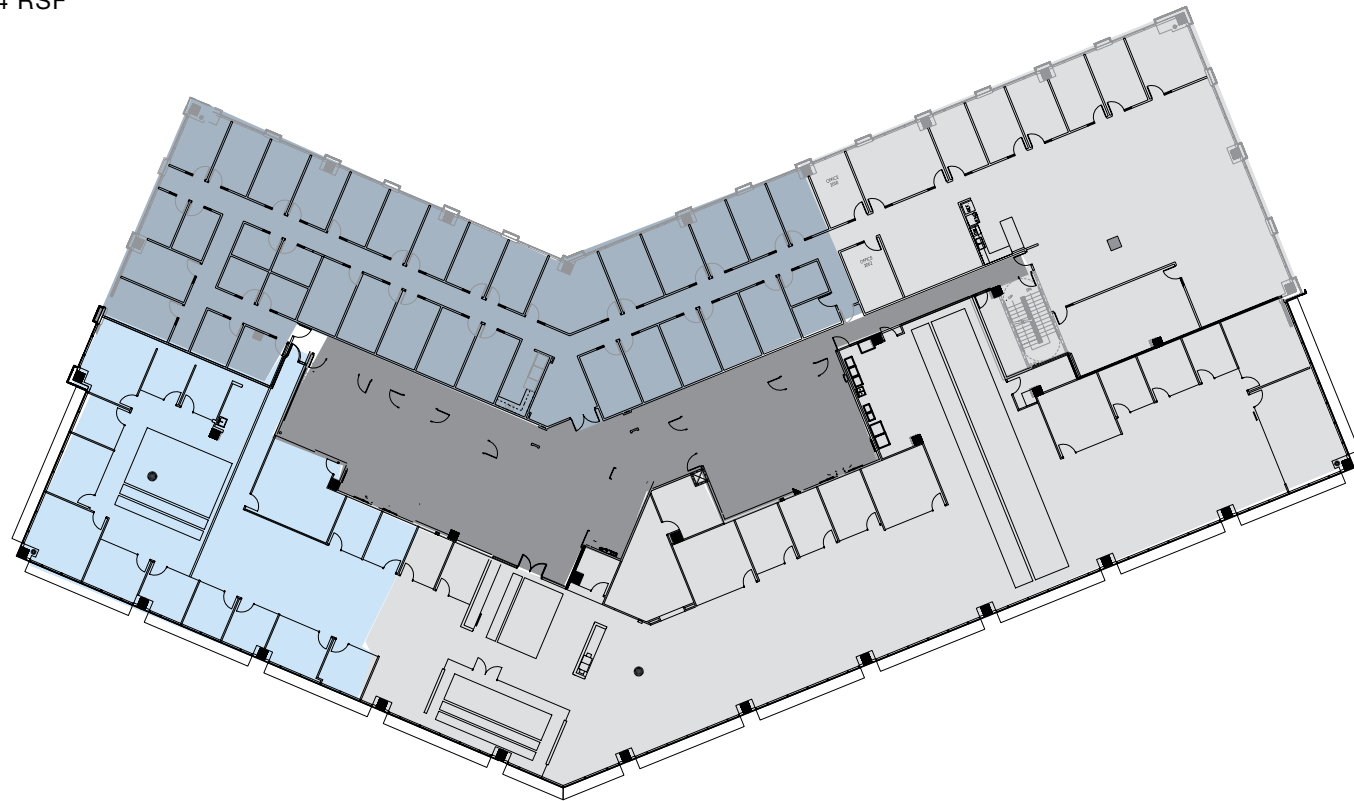
# FOUR POINTS CENTRE

11305 Four Points Dr. | Austin, TX



## BUILDING TWO

SUITE 201 + 250  
12,154 RSF



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