

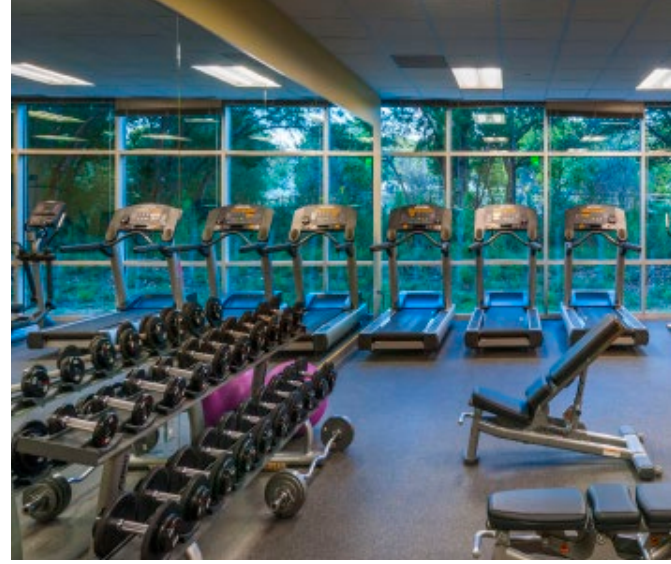
FOUR POINTS CENTRE

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



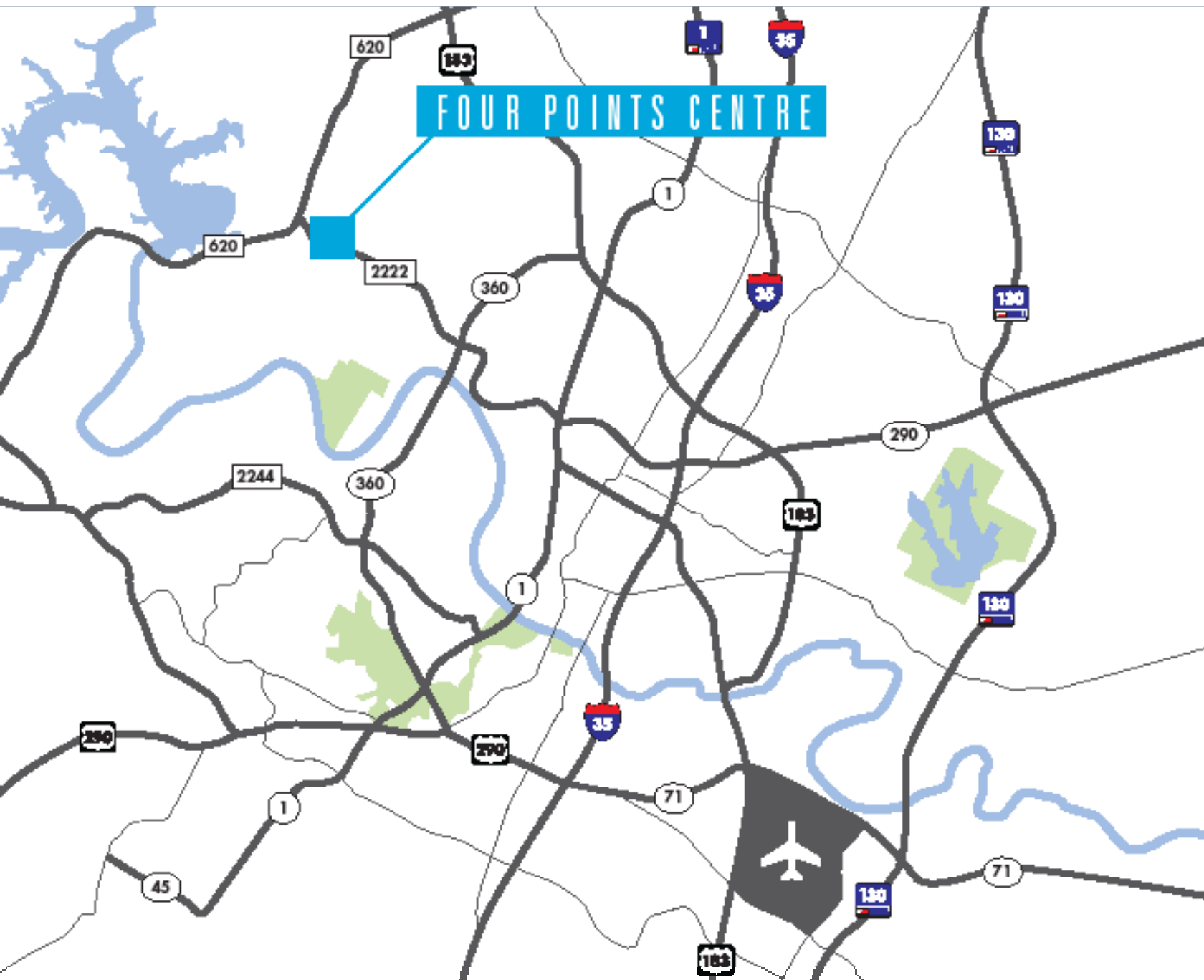
LOCATION

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 210 - 11,610 SF

SUITE 200 - 12,573 SF SUITE 200 + 210 - 24,183 SF

11305 FOUR POINTS DRIVE

TWO

FOUR POINTS CENTRE

192,396 SF / 3 FLOORS

AVAILABILITY: 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.



111 Congress Ave,
Suite 3000
Austin, TX 78701

www.brandywinerealty.com



for more information:

RALPH BISTLINE
512.306.1283

Ralph.Bistline@bdnreit.com

BLAIR NELSON
512.872.7193

Blair.Nelson@bdnreit.com

