



# FOUR POINTS CENTRE

*Austin, TX*



# welcome to *Four Points Centre*

Four Points Centre is where the dynamic energy of North Austin's tech corridor meets the peaceful ambiance of nature. Proximity to leading tech companies, premier schools, and amenities ensures your business and team can thrive in a vibrant work-live-play environment, surrounded by lush greenspaces and amenities all within the tranquil setting of Lake Travis.

## TOP NEIGHBORHOOD

*Northwest Austin, set to **grow 3.1% through 2027 within a 10-mile radius**, enhances recruiting appeal while retaining its hill country charm.*



*Four Points Centre II*

*Four Points Centre I*



***Two Building, Class-A Office Park***

**TOTAL SQUARE FEET**

192,000 SF

**TYPICAL FLOOR PLATE**

32,100 SF

**SPACE AVAILABLE**

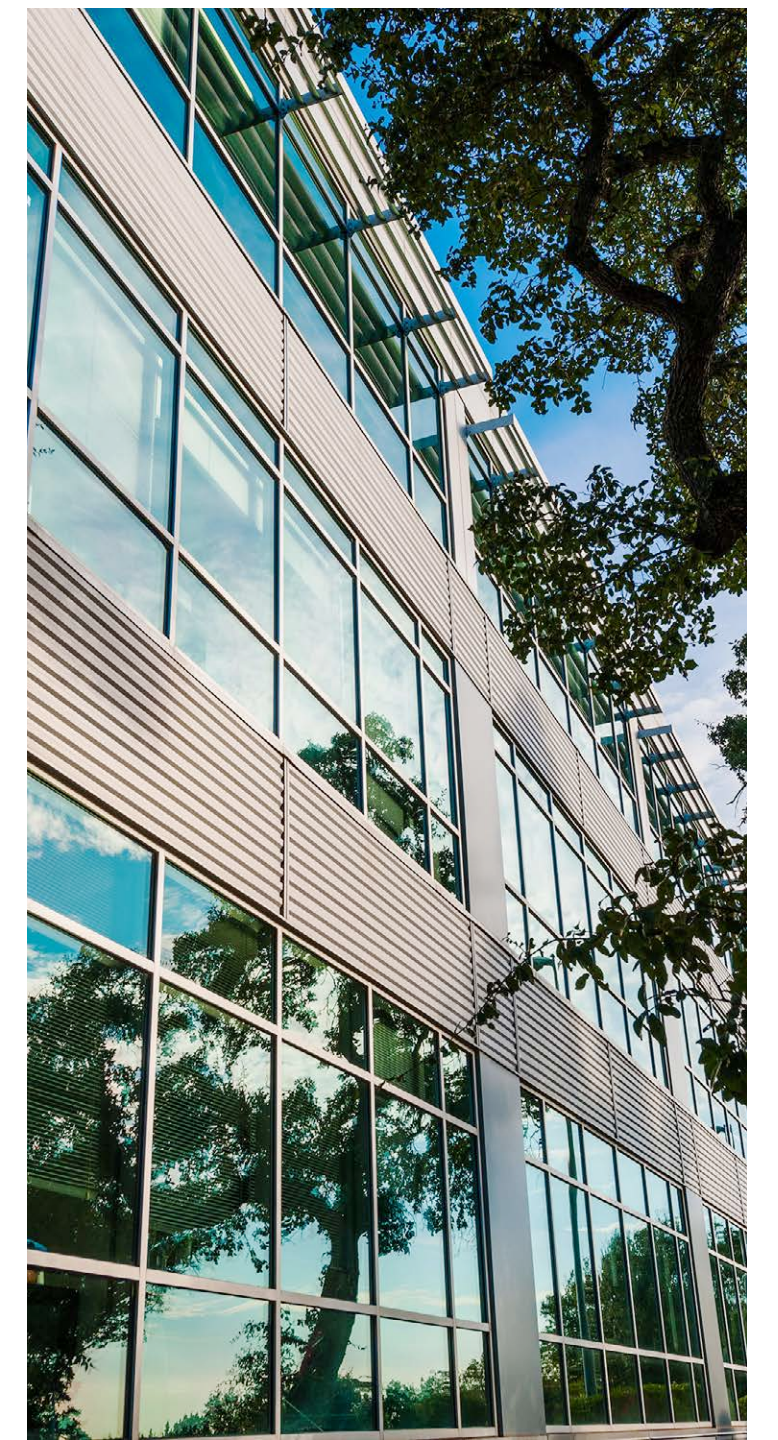
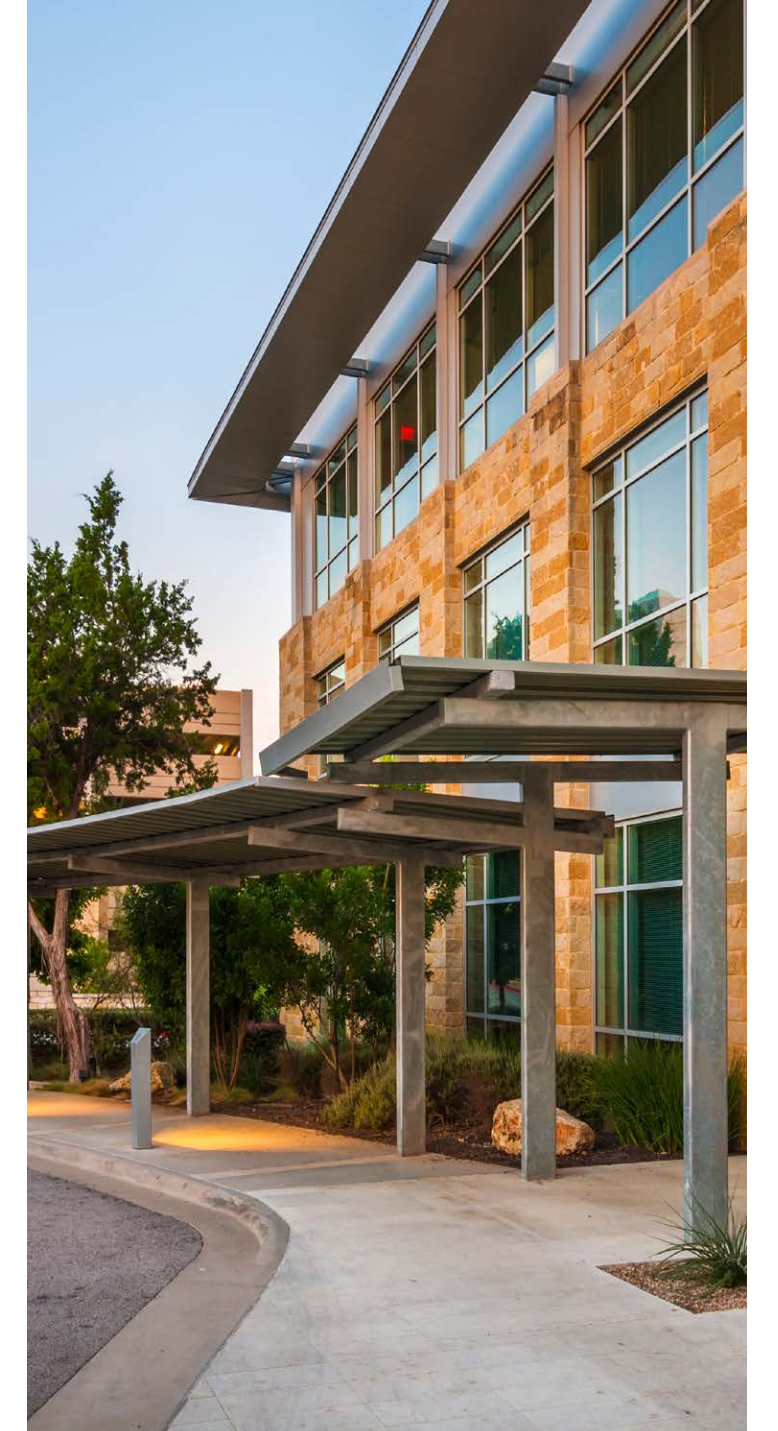
96,450 SF

**AVAILABLE SPACES RANGING**

1K – 66K SF

*Four Points I and II, part of the Four Points Centre, are Class-A 192,000 SF properties near the Balcones Preserve and Lake Travis. These LEED-certified buildings offer best-in-class office space with functional floorplates to build out your ideal work environment, all set within the invigorating atmosphere of the “Lake Life” lifestyle.*

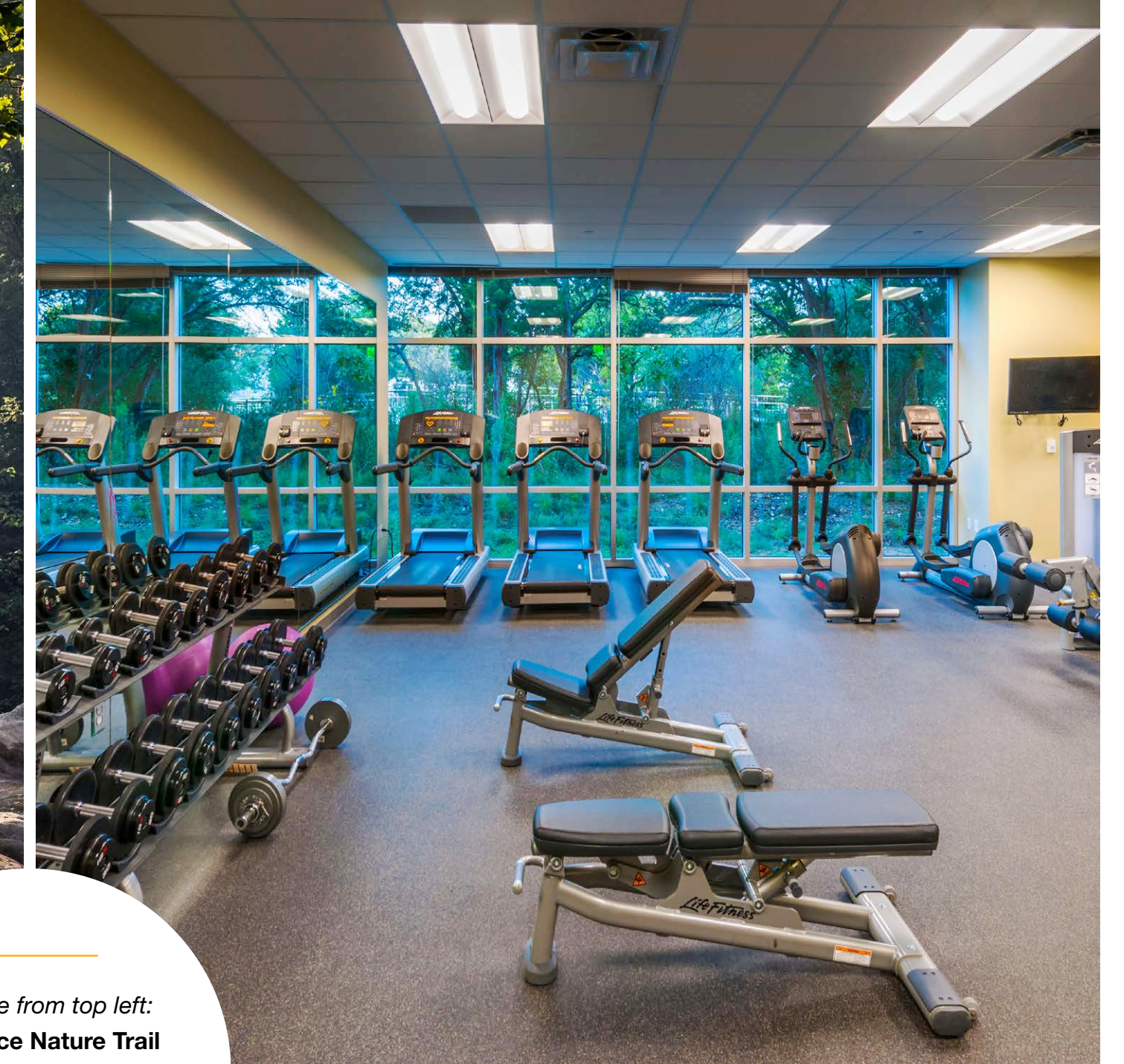
**11305 FOUR POINTS DRIVE | AUSTIN, TX**



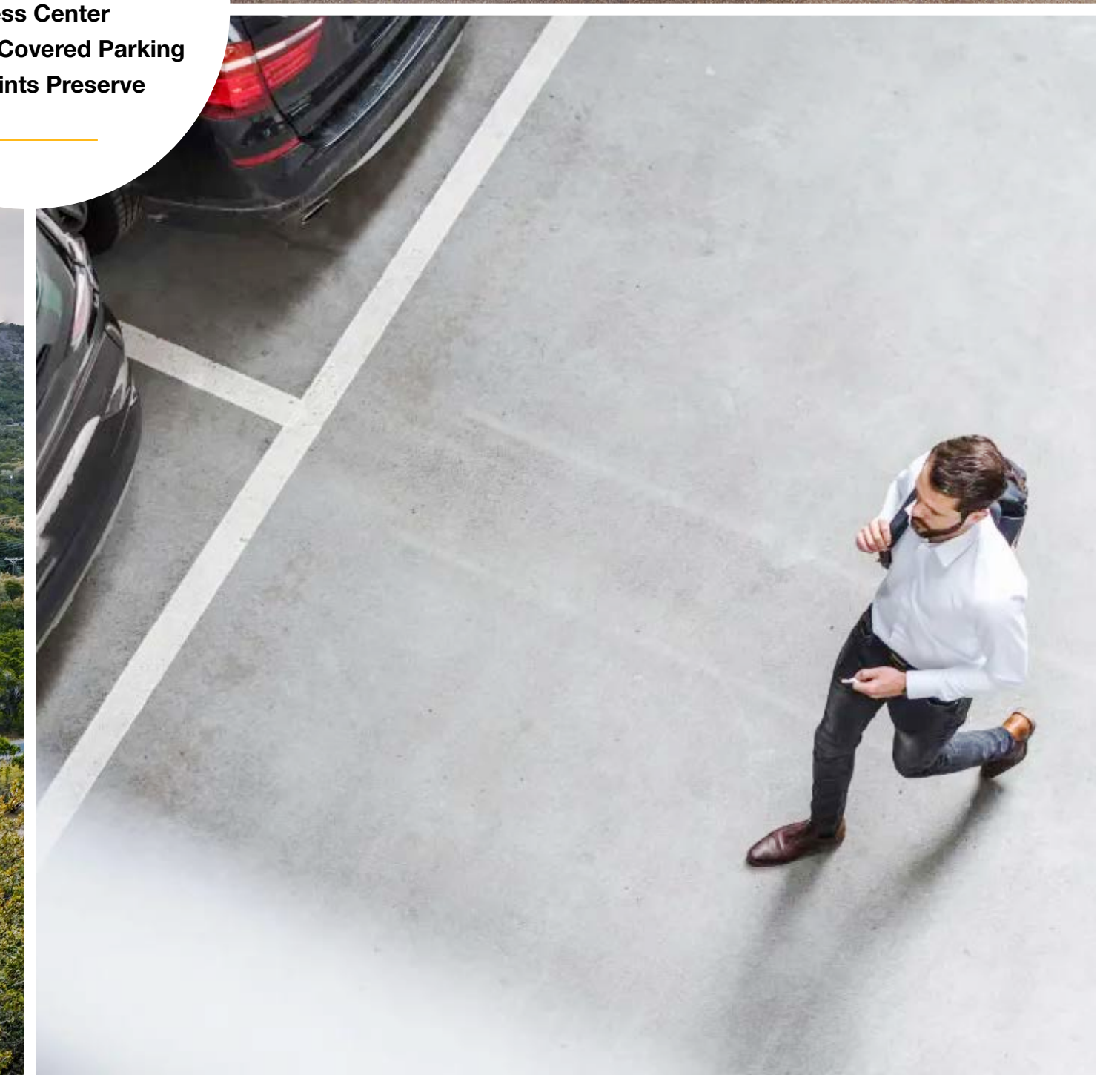
# *Elevate your 9-to-5*

At Four Points Centre, the workday experience extends beyond your office with amenities that elevate productivity and well-being. Nestled by the scenic Four Points Preserve, our location blends natural beauty with modern conveniences, providing an ideal environment for work and inspiration.

- + **Fitness center with locker rooms and showers**
- + **Structured covered parking (4.5/1000 ratio)**
- + **Breathtaking 360-views of the Four Points Preserve**
- + **16-hour daily security on campus**
- + **Protected on-site bike storage**



Clockwise from top left:  
**River Place Nature Trail**  
**Fitness Center**  
**Structured Covered Parking**  
**Four Points Preserve**





# experience *the best of both worlds*

Unmatched convenience and charm: start your day with a round of golf at the River Place Country Club, then explore nearby shopping venues and savor the local culinary scene. Whether it's a quick lunch at a trendy café or a relaxing dinner with scenic views, everything you need is just moments away.

## 124

SF OF SHOPPING AND  
RETAIL CENTERS

## 55+

FOOD AND  
DINING OPTIONS

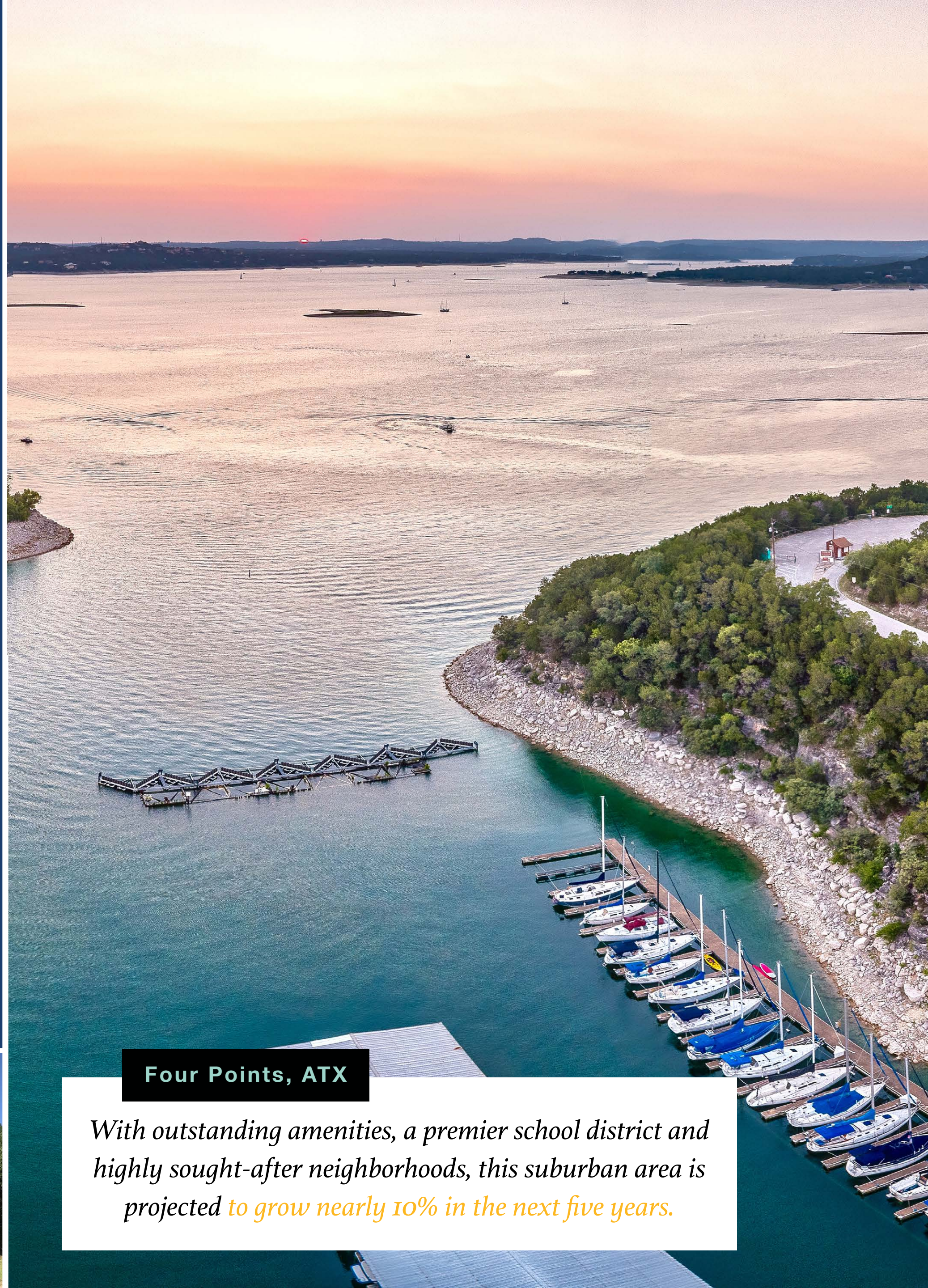
## 180

ACRES OF SURROUNDING  
GREENSPACE

NEIGHBORHOOD AMENITIES

*grab a bite*

- Nabe Sushi
- The Oasis On Lake Travis
- Catrinva's Tacos & Margaritas
- Oz. Tap House
- Vaqueros Café & Cantina
- Dog Haus Biergarten
- Starbucks
- Chipotle
- Siena Restaurant
- Chick-fil-A
- GREEN MANGO by Thai Spice
- Waterloo Ice House 360 & 2222
- Pho hub
- Oasis Texas Brewing Company
- Flores Mexican Restaurant
- Bellissima Italian & Mediterranean
- Butterwhisk Brunch House
- Kawa Asian Kitchen



**Four Points, ATX**

*With outstanding amenities, a premier school district and highly sought-after neighborhoods, this suburban area is projected to grow nearly 10% in the next five years.*

*enjoy the outdoors*

- Pennybacker Bridge Overlook
- River Place Nature Trail
- Tom Hughes Park
- Lake Travis Zipline Adventures
- Bull Creek Park
- Bob Wentz Park
- Austin Yacht Club
- Cypress Creek Park
- Jessica Hollis Park

*live your life*

- H-E-B
- Target
- Randall's
- Moviehouse & Eatery

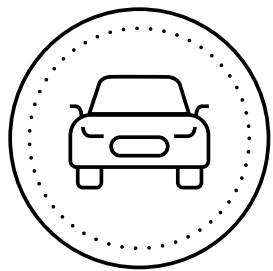
*hit the links*

- UT Golf Club
- River Place Country Club
- Great Hills Country Club

TRANSIT + ACCESS

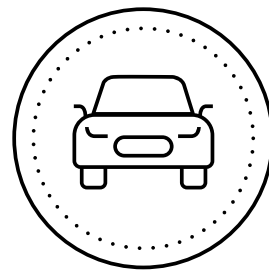
# Getting here is easy

Four Points Centre, near Steiner Ranch, River Place, and Lakeway, offers outstanding connectivity with quick access to FM 620 and RM 2222, making downtown Austin and key destinations like The Oasis on Lake Travis, The Domain, and Austin Bergstrom International Airport just a short drive away.



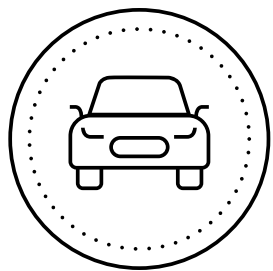
**5min.**

to Steiner Ranch



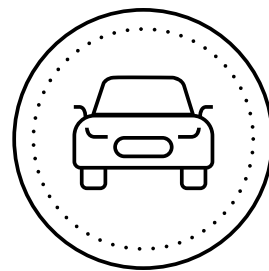
**6min.**

to The Oasis on Lake Travis



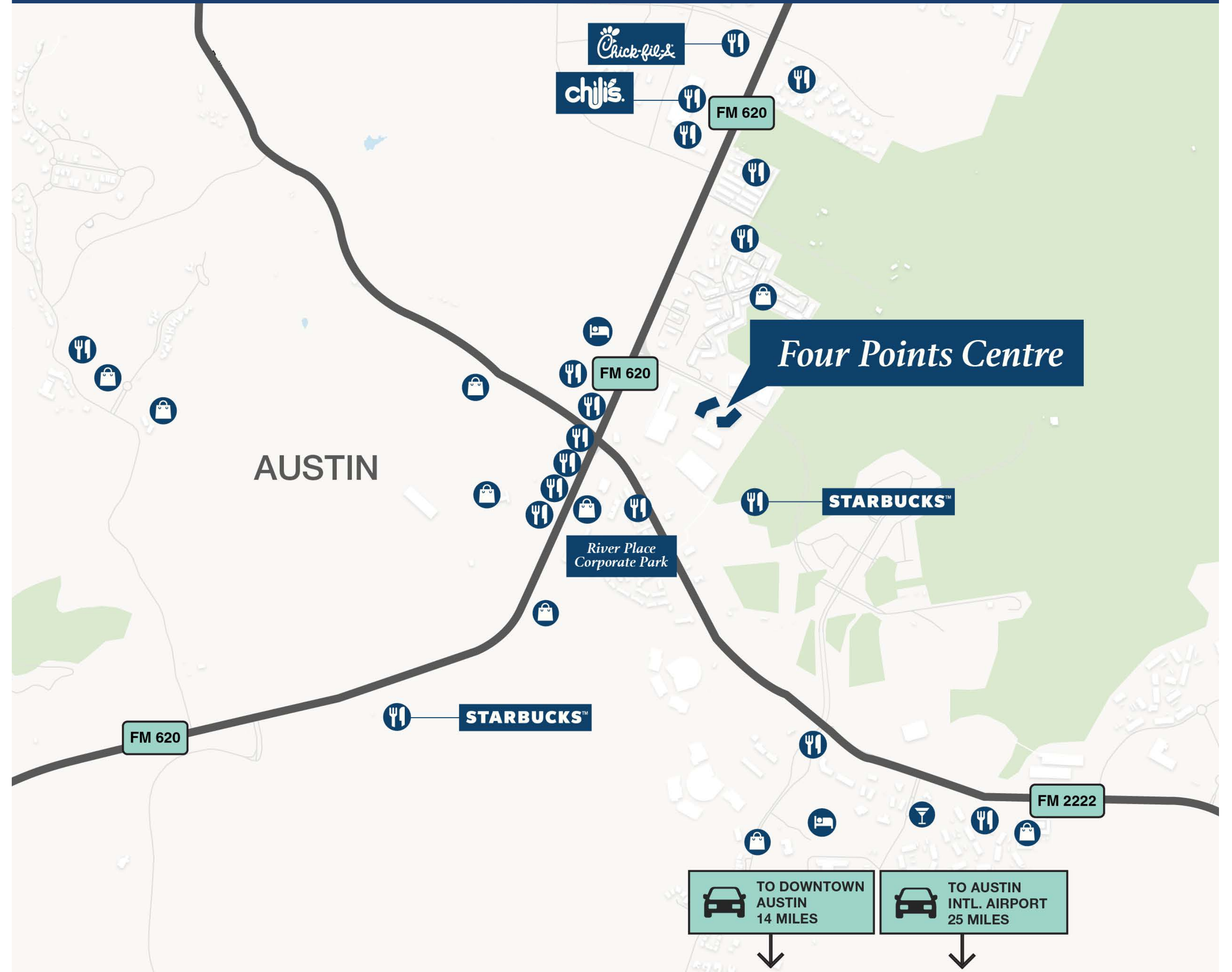
**16min.**

to The Domain & Arboretum



**20min.**

to Lakeway



**URBAN BY NATURE**

*Nestled within approximately 180 acres of lush green habitat at Four Points Association Preserve, this location offers a compelling blend of nature and urban accessibility.*



# *A day at* Four Points Centre



DAILY FUEL

**7:45 AM**

*Stop in for a latte from the nearby Starbucks*



MORNING COMMUTE

**8:00 AM**

*Arrive at Four Points Centre with easy access and ample parking*



1:1 MEETING

**10:30 AM**

*Touchbase with a coworker on a current project*



PRE-LUNCH WORKOUT

**11:30 PM**

*Hit the onsite fitness center for a workout*



LUNCH HOUR

**12:00 PM**

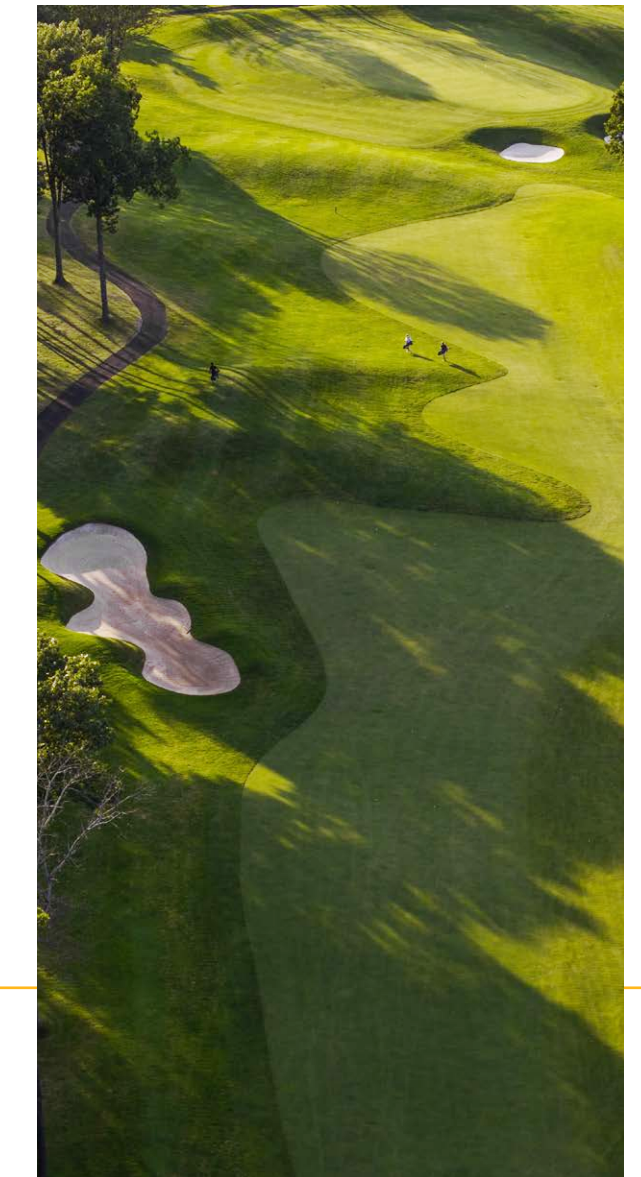
*Grab a quick bite with a coworker at Oz. Tap House*



QUICK SHOP

**5:00 PM**

*Run a quick errand after work at Four Points Shopping Centre*



POST-WORK ACTIVITY

**5:30 PM**

*Practice your swing at the UT Golf Club*

A BRANDYWINE WORKSPACE

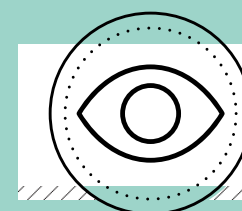
# Where you work matters

At Brandywine, we understand that the right workspace can significantly enhance creativity, productivity, and overall well-being. That's why our buildings offer:

- + Functional footprints
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



*Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.*



**AVAILABILITIES**



## *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.



## *for leasing:*

**BLAIR NELSON**

512.415.9120

[Blair.Nelson@bdnreit.com](mailto:Blair.Nelson@bdnreit.com)

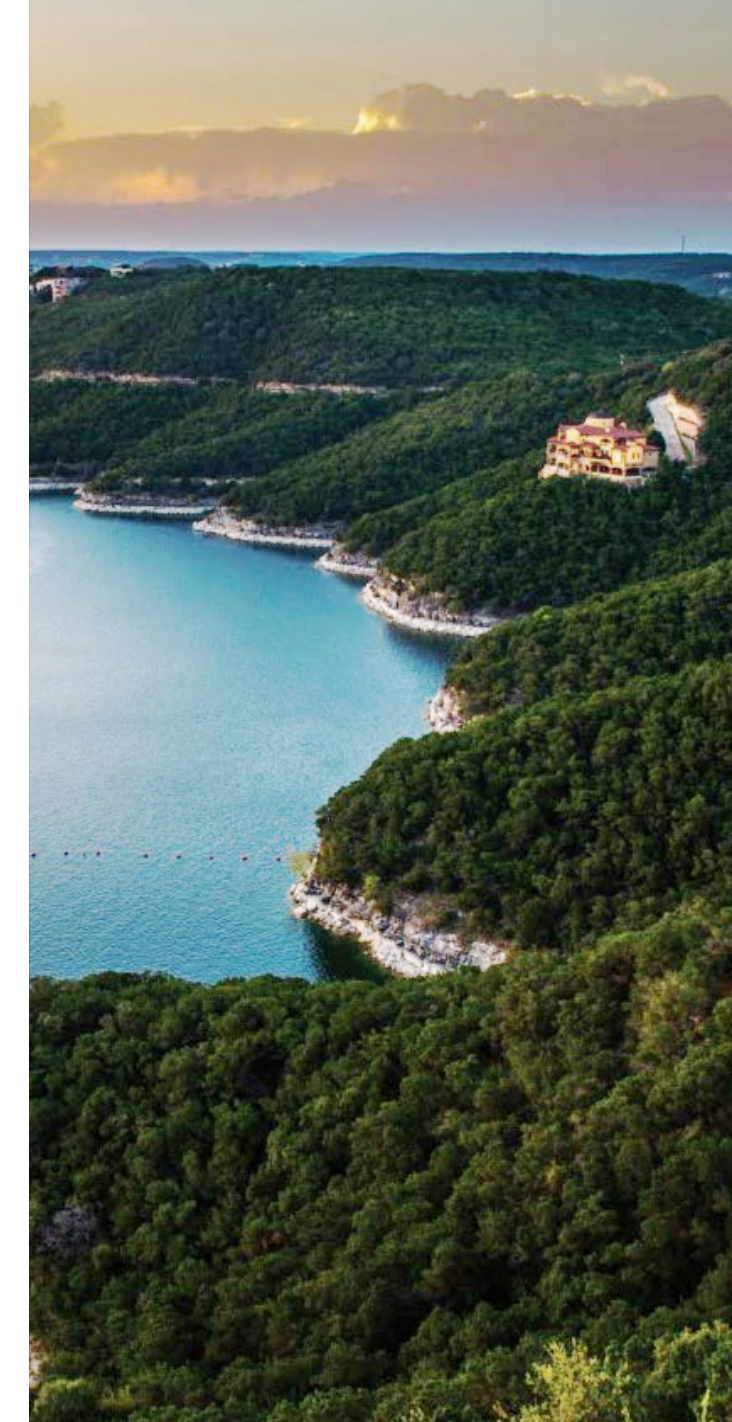
**CLARK JONES**

214.808.1616

[Clark.Jones@bdnreit.com](mailto:Clark.Jones@bdnreit.com)

Brandywine Regional Office:  
11501 Burnet Rd, Bldg 906, Suite 180  
Austin, TX 78758

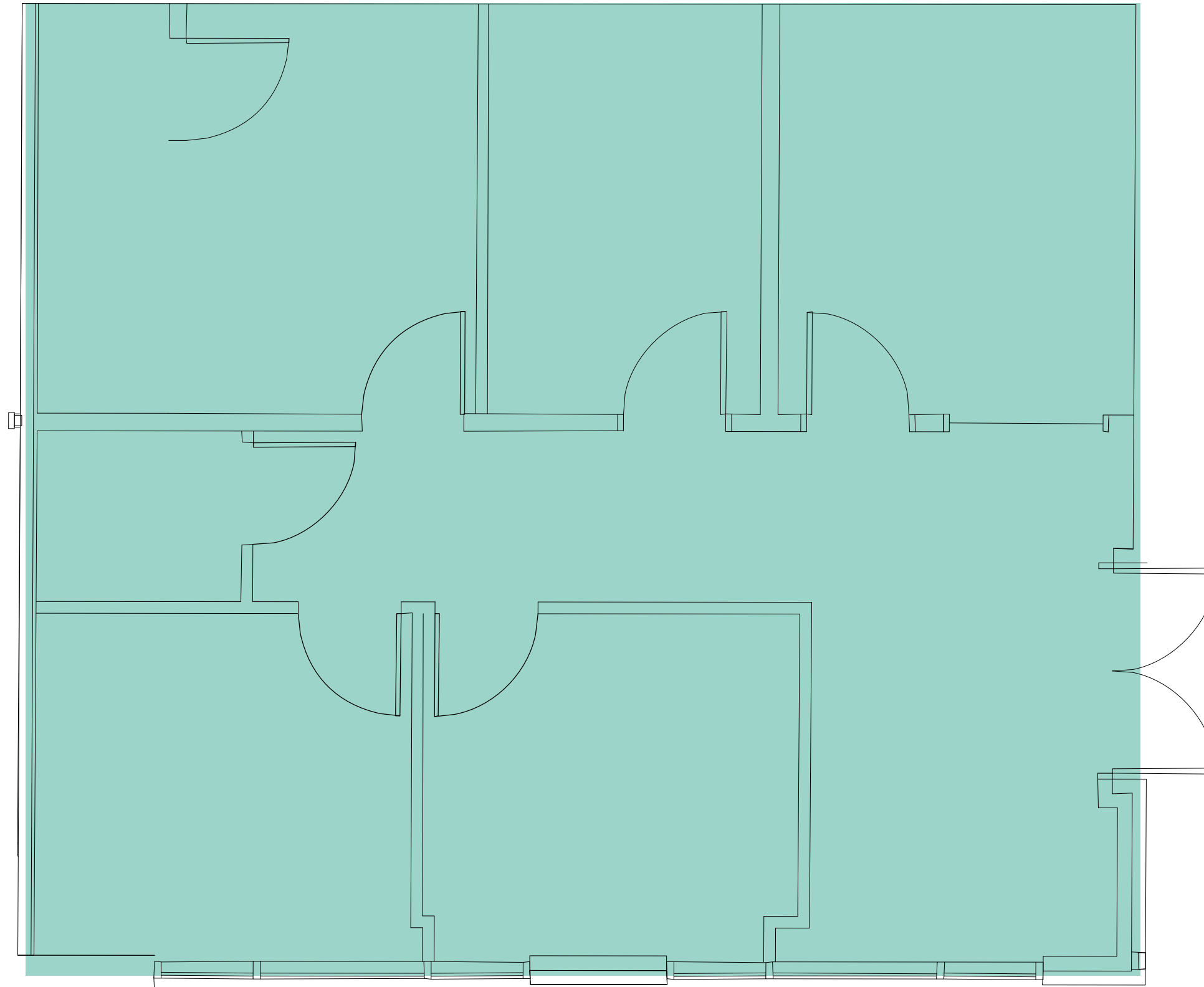
[www.brandywinerealty.com](http://www.brandywinerealty.com)



FEATURED AVAILABILITY

***FOURPOINTS CENTRE***

Suite	<b>1-100</b>
Square Footage	<b>1,081 Sq. Ft.</b>



for more information:

BLAIR NELSON | 512.415.9120 | [Blair.Nelson@bdnreit.com](mailto:Blair.Nelson@bdnreit.com)

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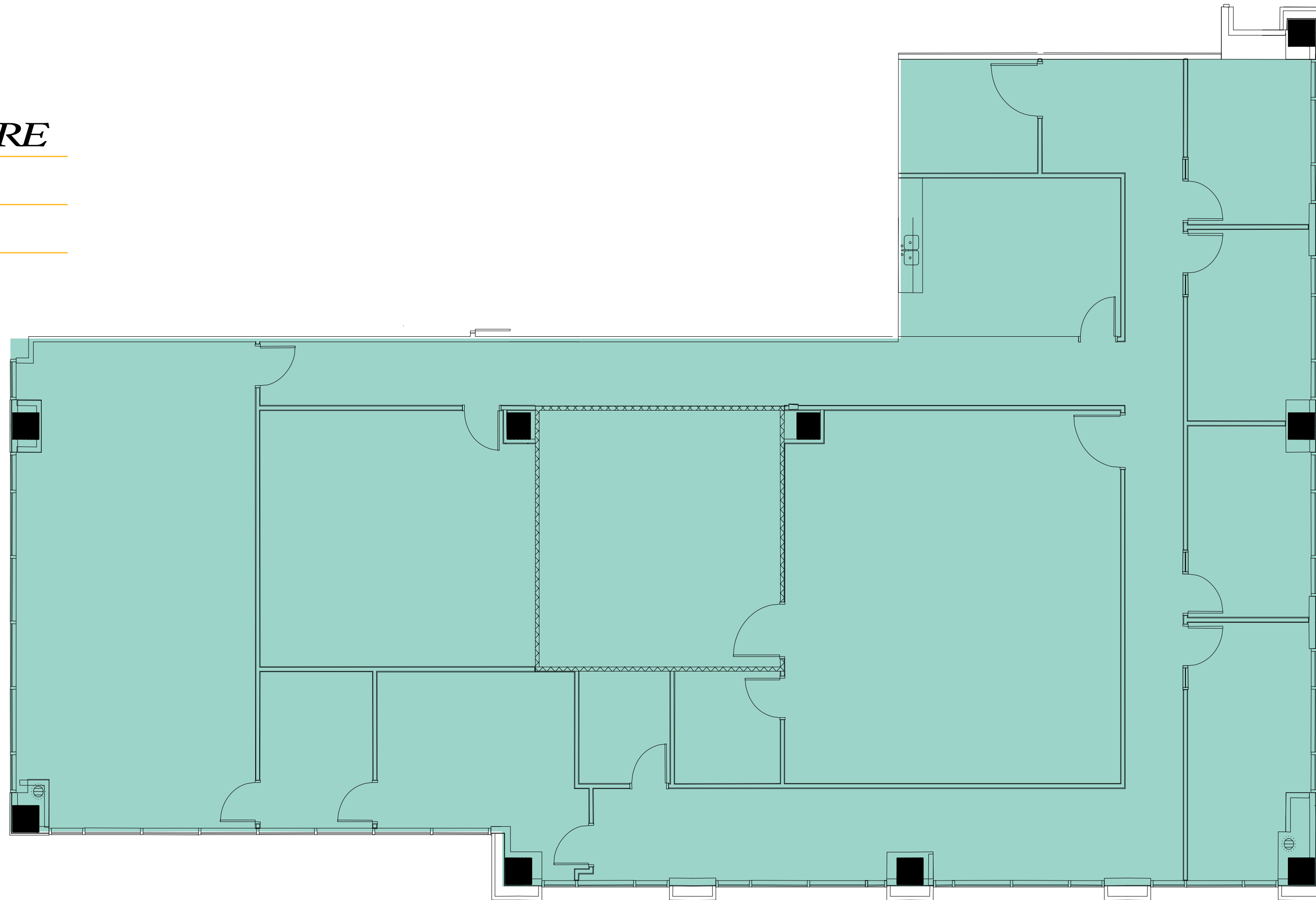
11501 Burnet Road Building 906 Suite 180  
Austin, TX 78758

[www.brandywinerealty.com](http://www.brandywinerealty.com)

FEATURED AVAILABILITY

*FOURPOINTS CENTRE*

Suite	1-110
Square Footage	6,131 Sq. Ft.



for more information:

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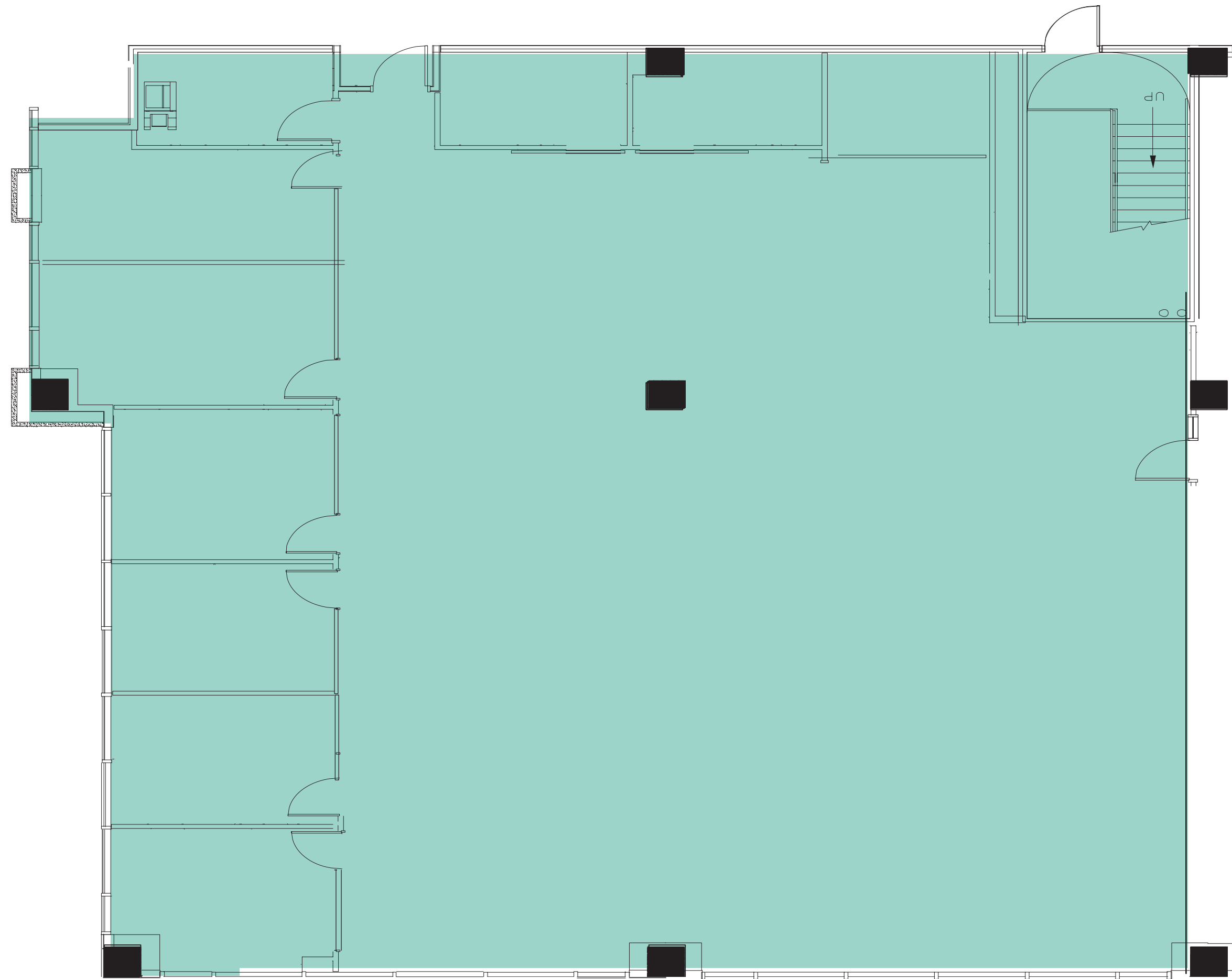
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FEATURED AVAILABILITY

*FOURPOINTS CENTRE*

Suite	1-170
Square Footage	4,790 Sq. Ft.



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FEATURED AVAILABILITY

***FOURPOINTS CENTRE***

Suite	1-200
Square Footage	12,573 Sq. Ft.



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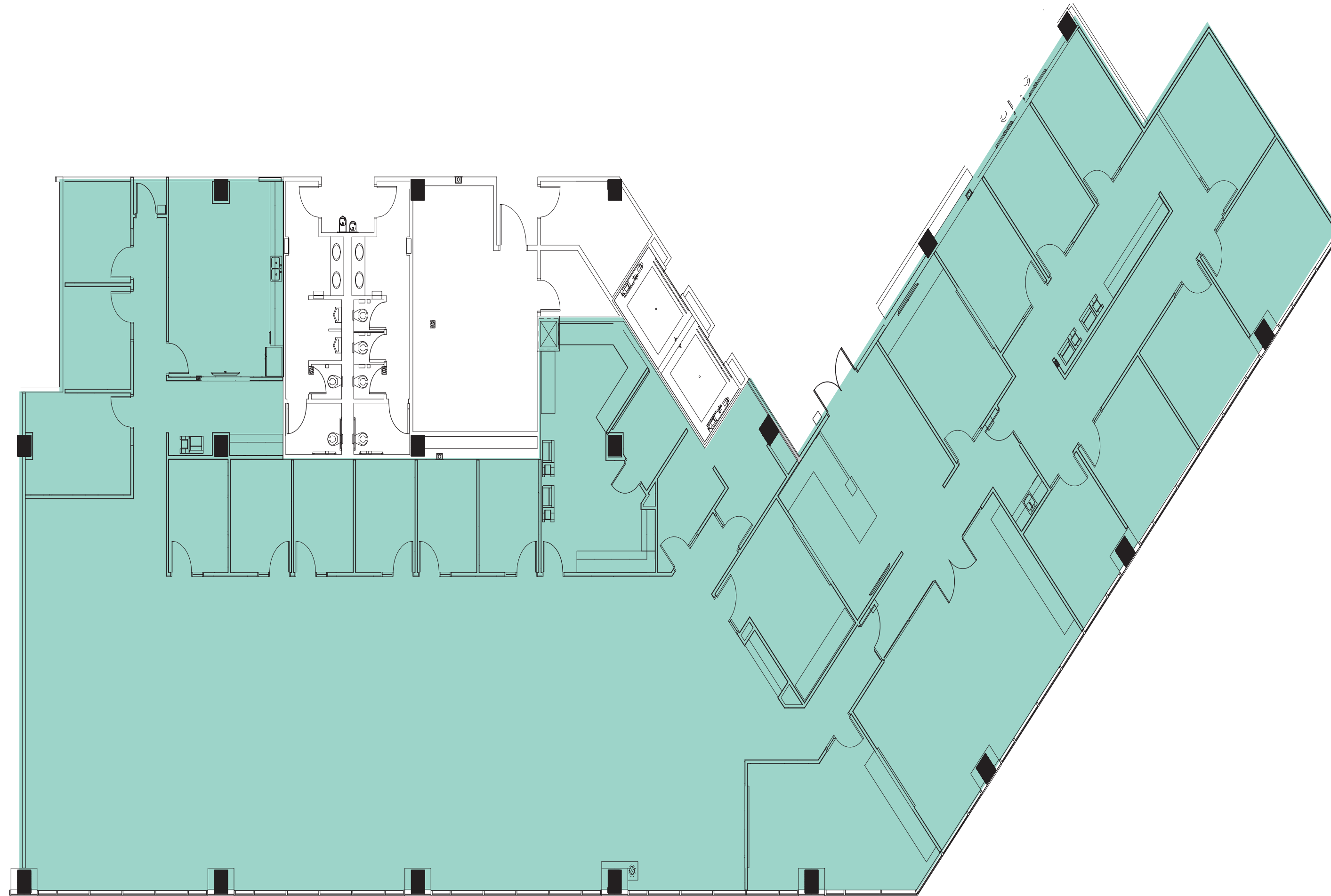
Austin, TX 78758

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FEATURED AVAILABILITY

*FOURPOINTS CENTRE*

Suite	1-210
Square Footage	11,610 Sq. Ft.



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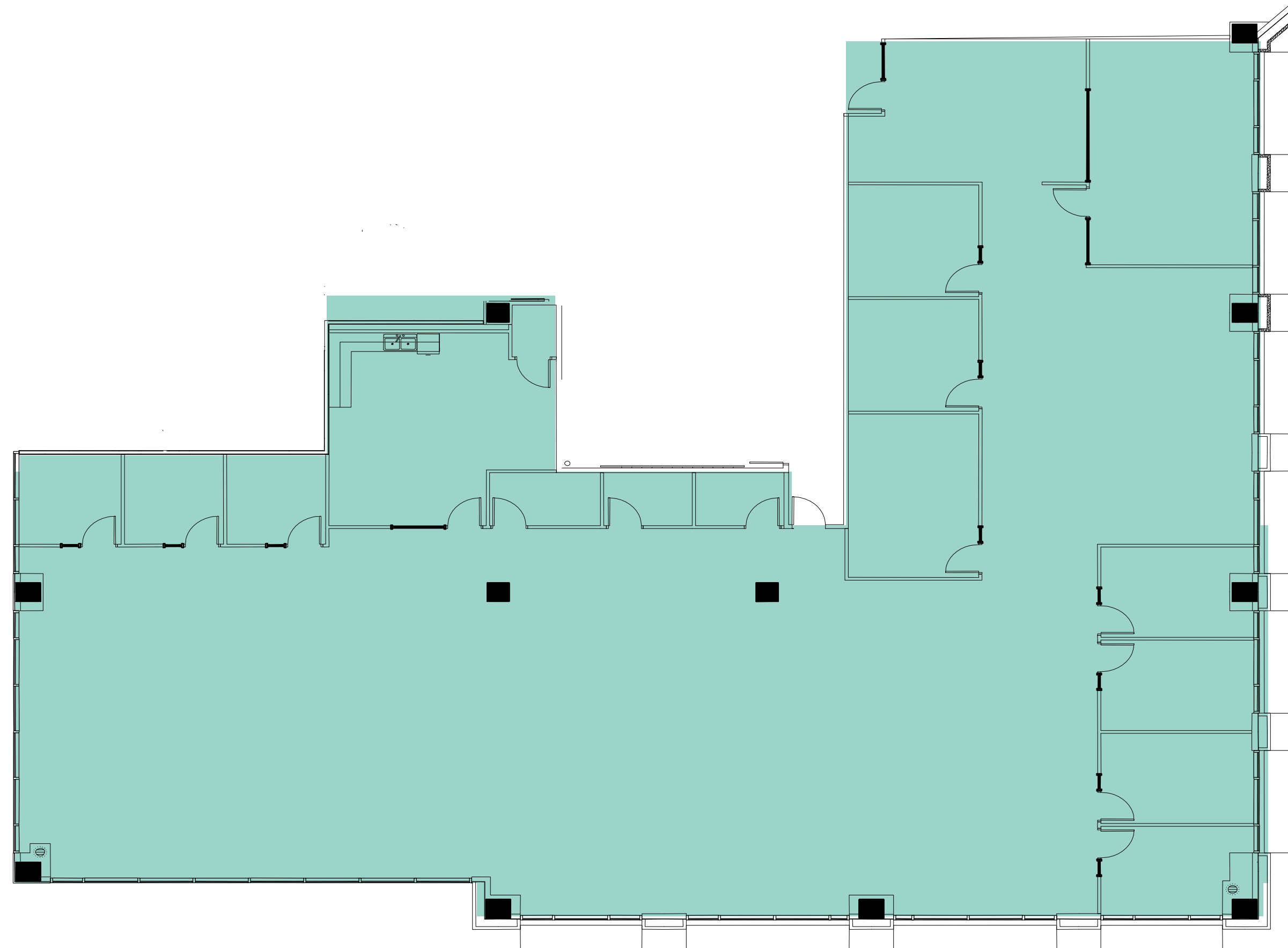
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FEATURED AVAILABILITY

*FOURPOINTS CENTRE*

Suite	1-250
Square Footage	8,643 Sq. Ft.



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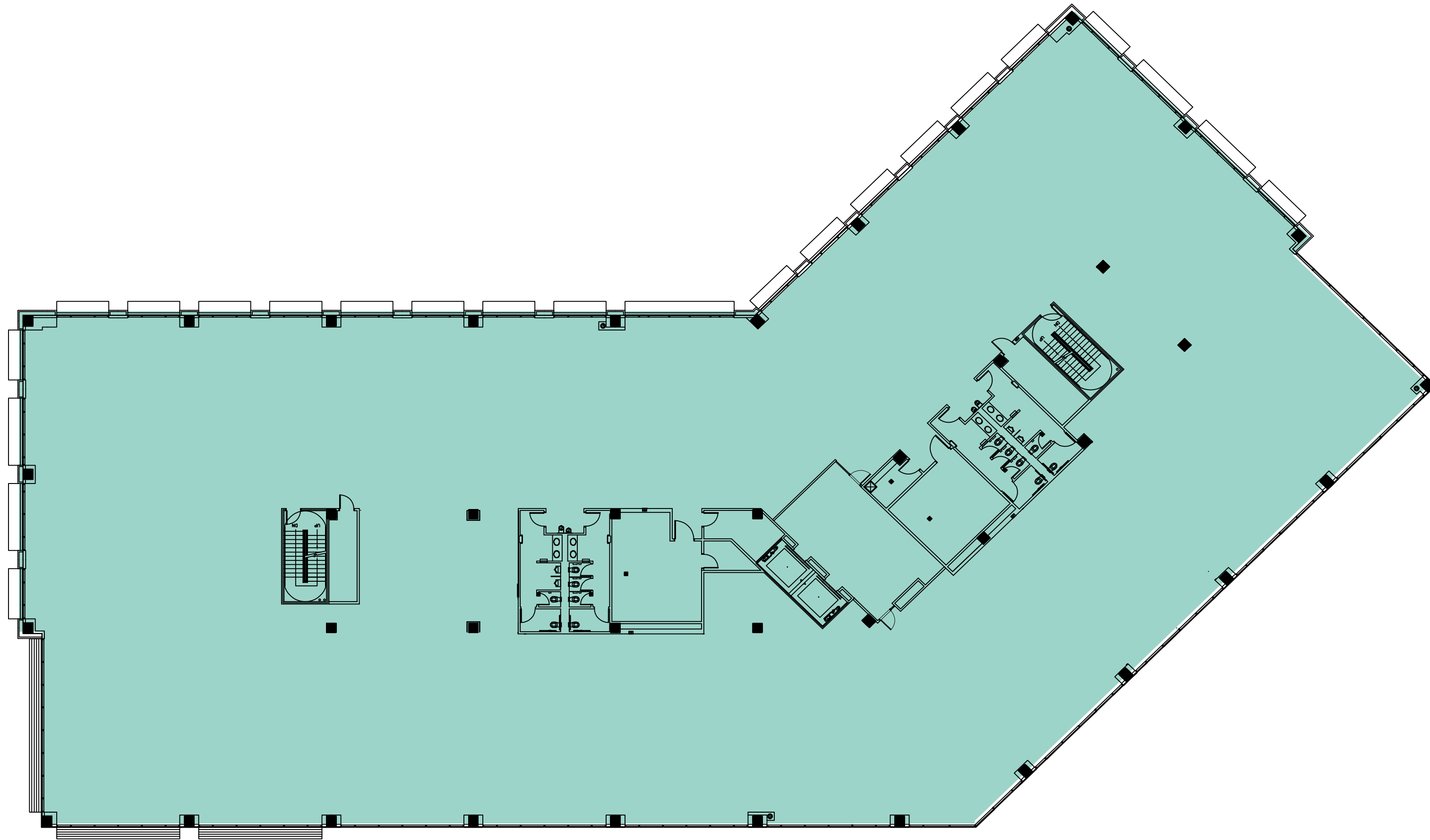
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FEATURED AVAILABILITY

*FOURPOINTS CENTRE*

Suite	1-300
Square Footage	33,160 Sq. Ft.



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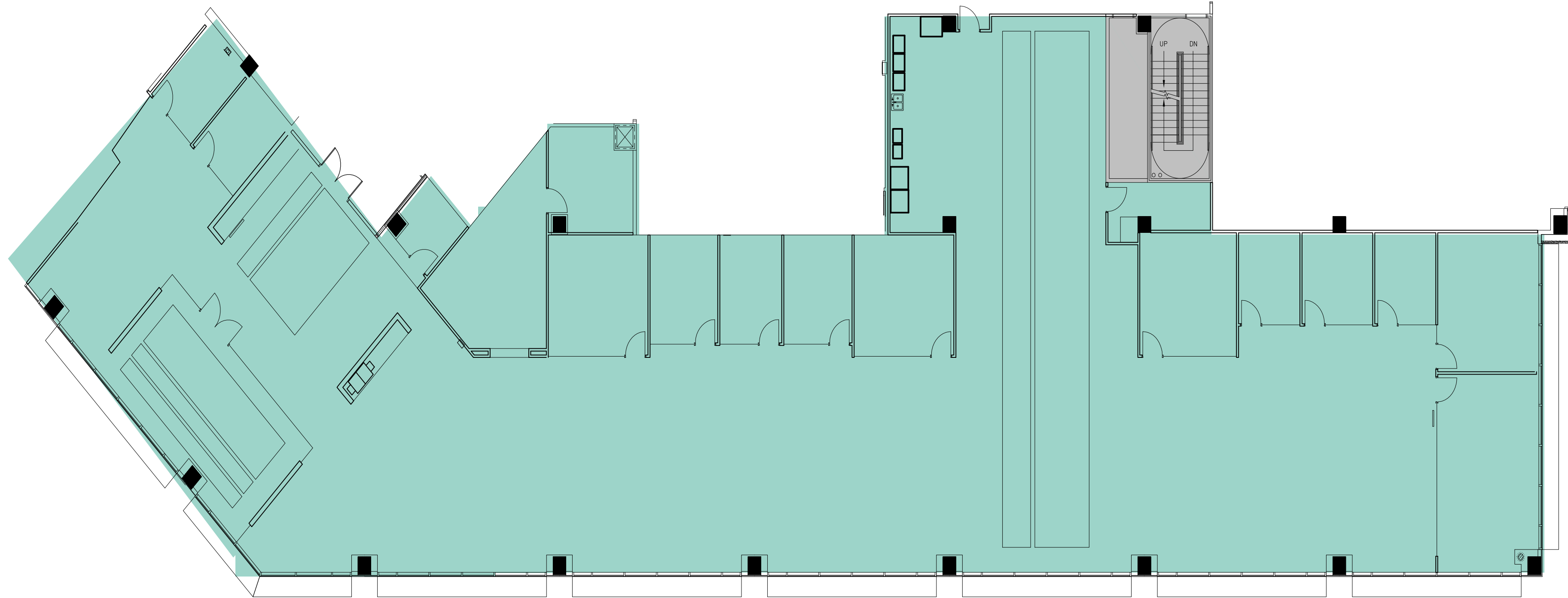
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Austin, TX 78758

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FEATURED AVAILABILITY

*FOURPOINTS CENTRE*

Suite	2-200
Square Footage	13,220 Sq. Ft.



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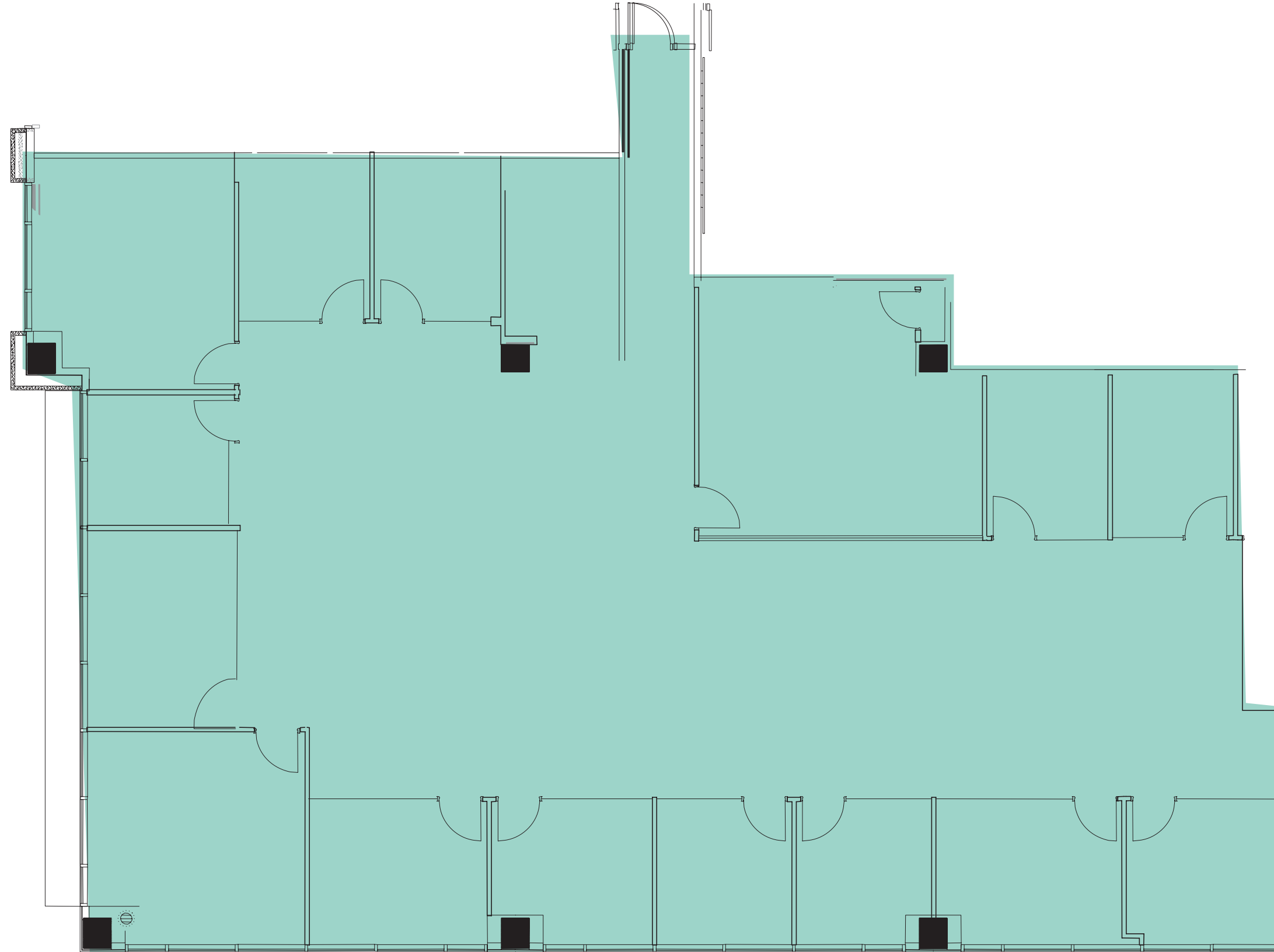
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FEATURED AVAILABILITY

*FOURPOINTS CENTRE*

Suite	2-201
Square Footage	5,246 Sq. Ft.



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