



THE OFFICES AT

# FOUR POINTS

[TIGUSA.COM](http://TIGUSA.COM)

FOR LEASE  
OR PURCHASE

— 7710 N. FM 620, ATX 78726





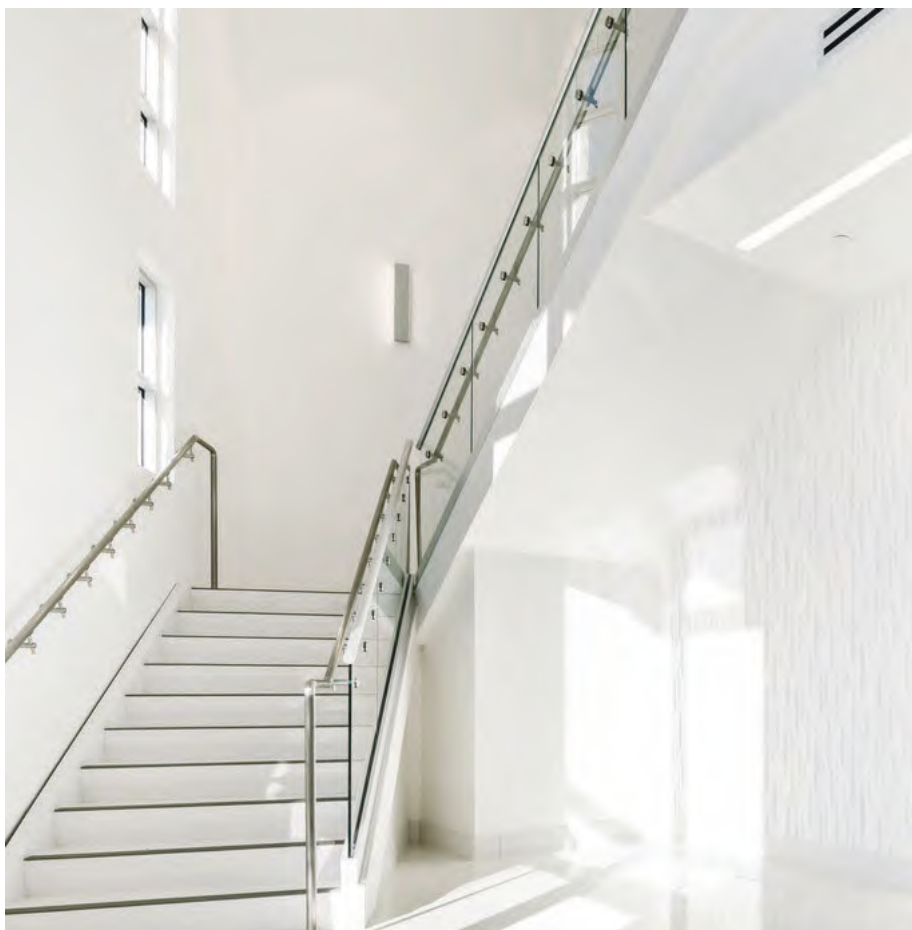
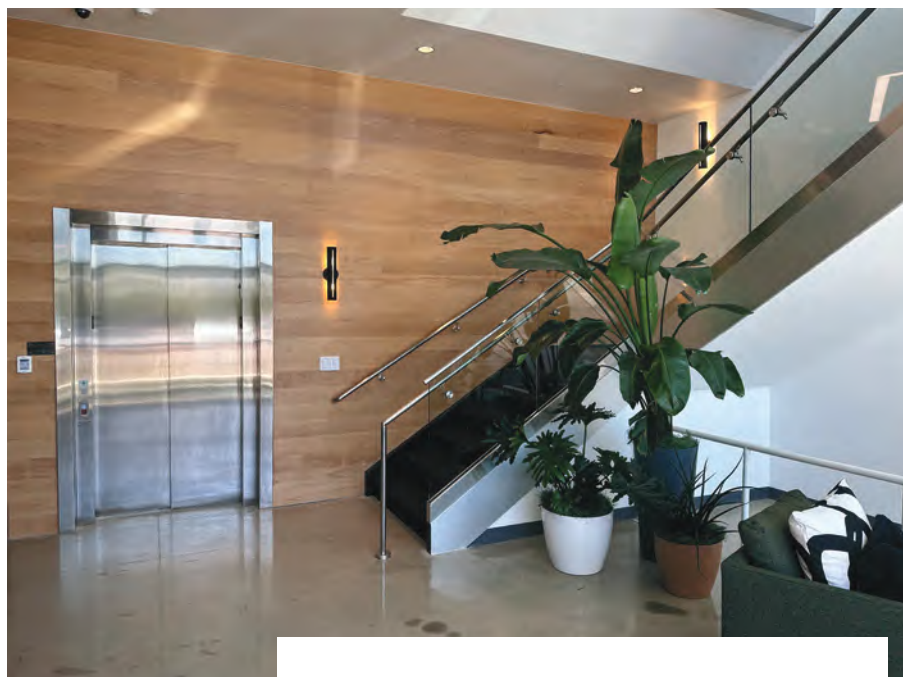
# lease or sale

A SIX- BUILDING, CLASS A OFFICE / MEDICAL PROJECT WITH UNITS AVAILABLE. ANCHORED IN A NEWLY COMPLETED, MIX-USE DEVELOPMENT ALONG FM 620 WHICH FEATURES WALKABILITY TO NUMEROUS RESTAURANTS, RETAILERS AND A HOTEL.

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THE OFFICES AT  
**FOUR POINTS**





# availabilities

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**01.** BUILDING 13C  
 FIRST FLOOR: **LEASED**  
 SECOND FLOOR:  
 13C - 200: 2,608 SF (SPEC SUITE)  
 13C - 202: **SOLD**  
 13C - 203: 1,257 SF  
 13C - 204: **LEASED**

**02.** BUILDING 13D  
**SOLD**

**03.** BUILDING 12B  
**SOLD**

**04.** BUILDING 12A: 22,584 SF  
 FIRST FLOOR: 11,436 SF  
 SECOND FLOOR: 11,436 SF

WHOLE BUILDING OPPORTUNITY  
 (COLD DARK SHELL)

**05.** BUILDING 13B - 22,584 SF  
 FIRST FLOOR: 11,148 SF  
 SECOND FLOOR: 11,436 SF

WHOLE BUILDING OPPORTUNITY  
 (FINISHED SHELL CONDITION)

**06.** BUILDING 13A- 16,810 SF  
 FIRST FLOOR: 2,400 SF - 8,315 SF  
 SECOND FLOOR: **SOLD**



# amenities

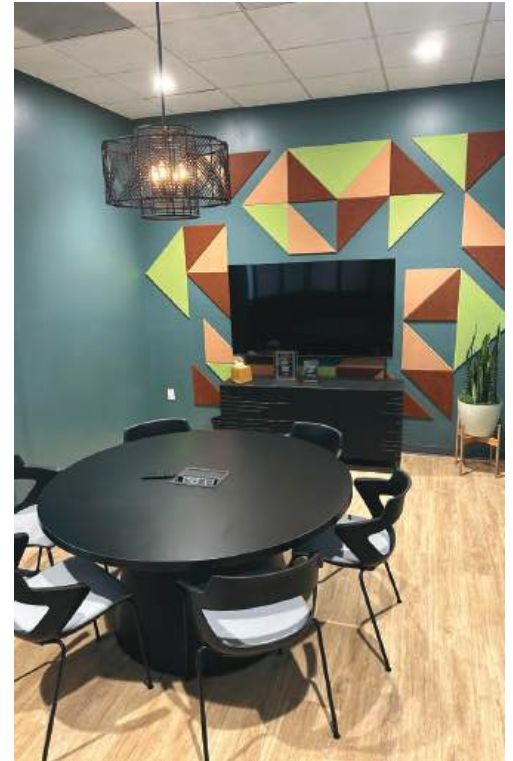
- SCENIC VIEWS OF THE TRAVIS COUNTRY PRESERVE TO THE WEST
- HIGHLY VISIBLE CLASS A RETAIL CENTER WITH RESTAURANTS AND RETAIL
- WALKING PATH AROUND THE PERIMETER OF THE ENTIRE DEVELOPEMENT
- HOTEL AND CONFERENCE CENTER (UNDER CONSTRUCTION)



# details



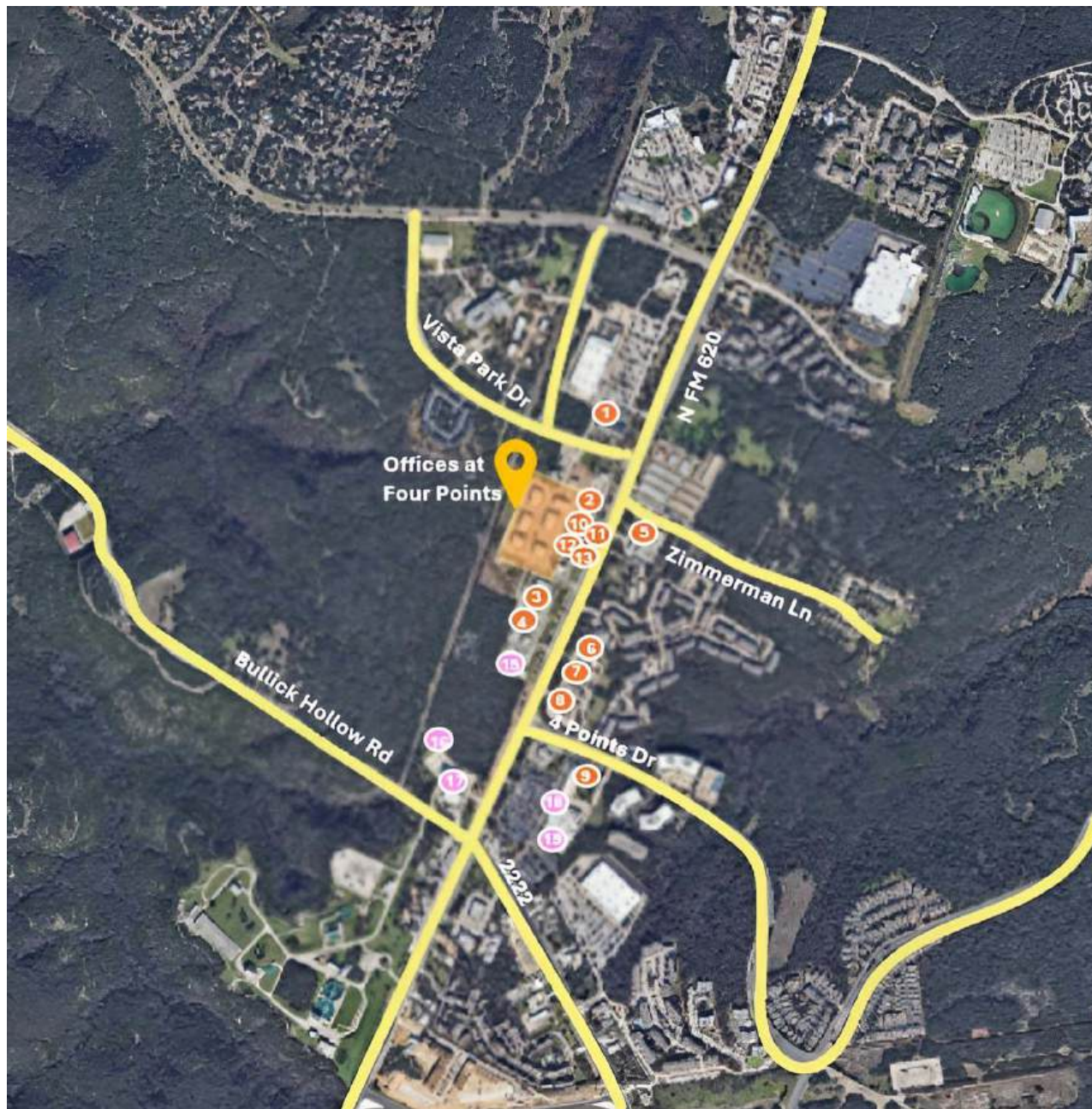
SIGNAGE AVAILABLE ALONG HWY 620 ON A MONUMENT IN FRONT OF EACH BUILDING OR ON THE BUILDING FOR FULL TENANTS



Example of office + medical build outs.

# interior finshes

# local highlights

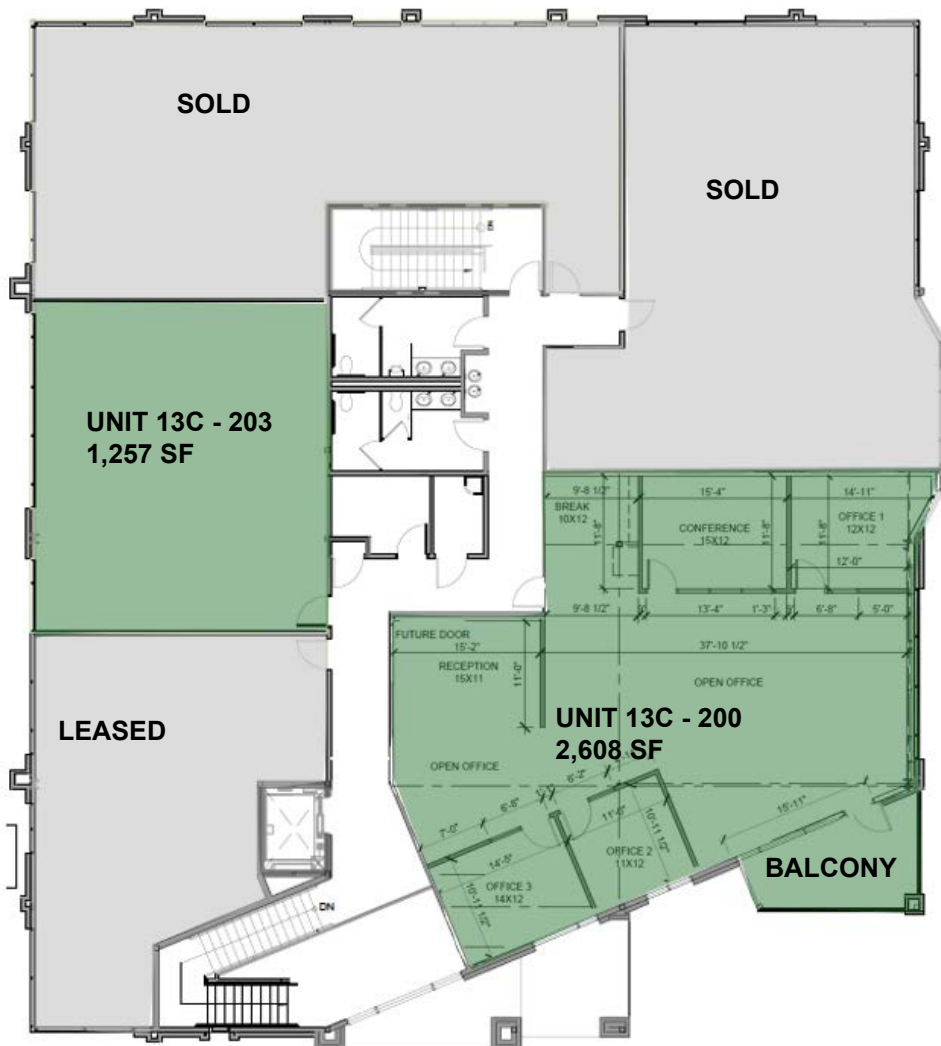


## RESTAURANTS ●

- |                               |                        |
|-------------------------------|------------------------|
| 1 Nik's Italian Kitchen & Bar | 8 Las Palapas          |
| 2 Chipotle Mexican Grill      | 9 Austin Piz za        |
| 3 Dairy Queen                 | 10 The Impossible Shop |
| 4 Panda Express               | 11 Dog Haus            |
| 5 Rudy's BBQ                  | 12 Chilis Bar & Grill  |
| 6 Taco Bell                   | 13 IHOP                |
| 7 McDonalds                   |                        |

## SHOPPING & MORE ●

- |   |                      |
|---|----------------------|
| 14 Home Depot                                     | 19 H-E-B             |
| 15 Discount Tire                                  | 20 Target            |
| 16 Hyatt Place Austin/<br>Lake Travis/Four Points | 21 Walgreens         |
| 17 CVS  | 22 Starbucks         |
| 18 Twin Liquors                                   | 23 Orange TheoryHaus |



# bld 1.

**UNIT 13C | FOUR POINTS**  
**ASK ABOUT OUR TURNKEY**  
**PURCHASE OPTIONS**

## AVAILABILITIES

### FIRST FLOOR

**LEASED**

### SECOND FLOOR

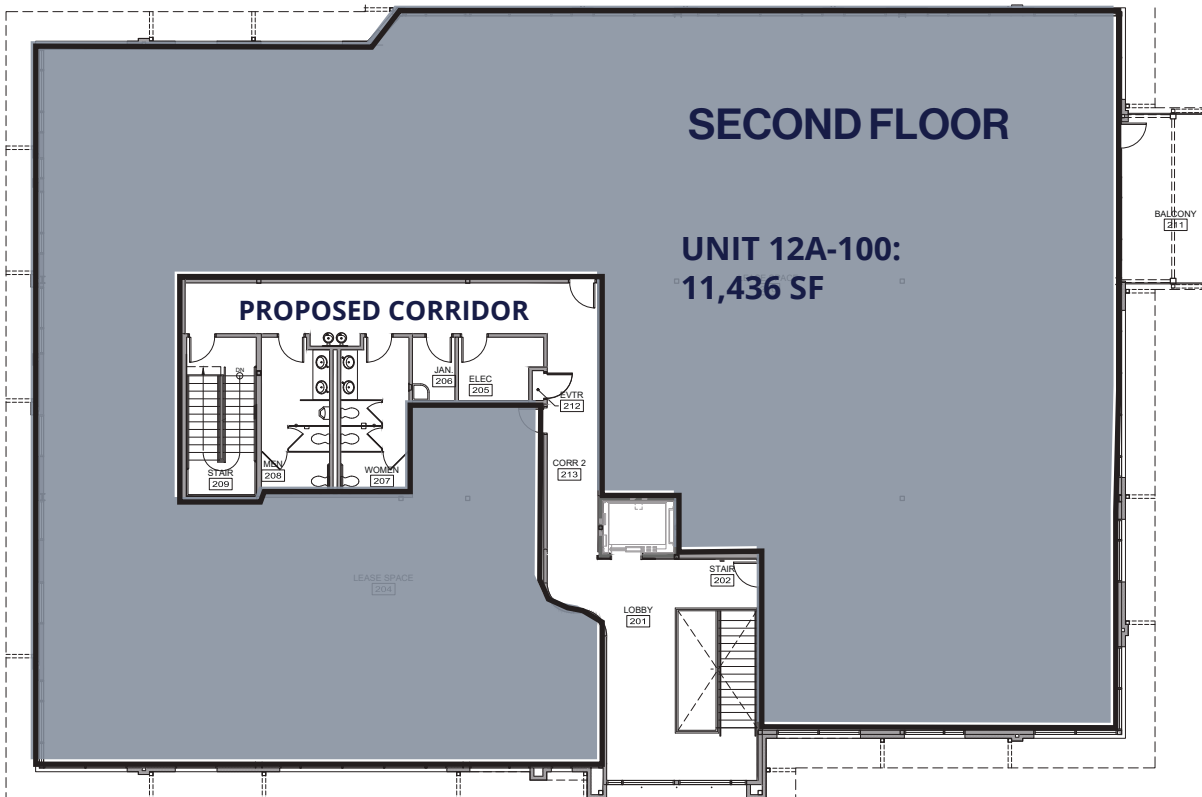
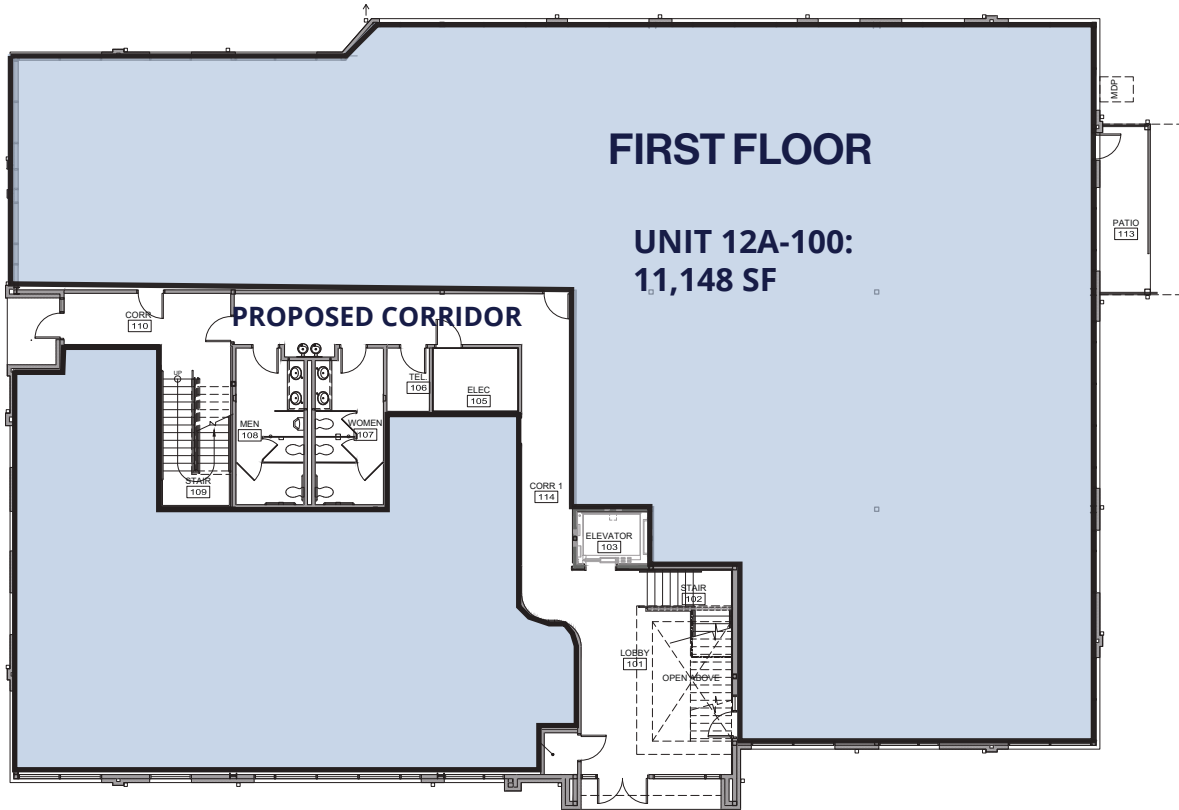
UNIT 200: 2,608 SF (SPEC SUITE)

UNIT 203: 1,257 SF



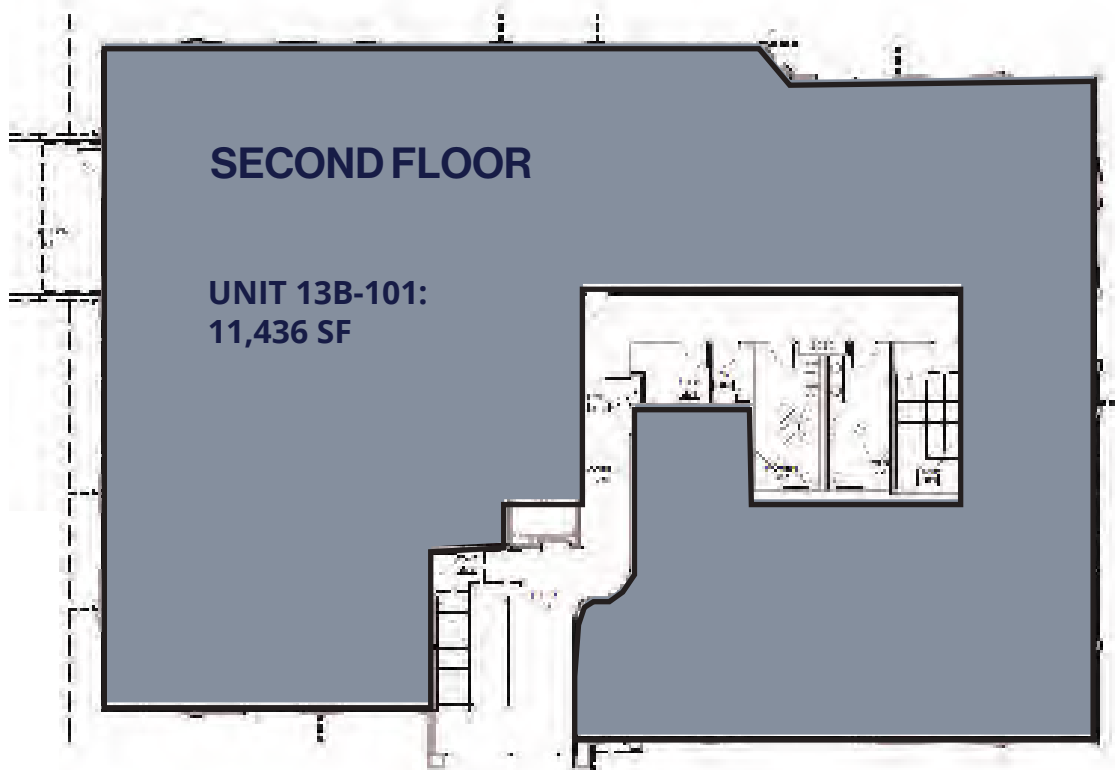
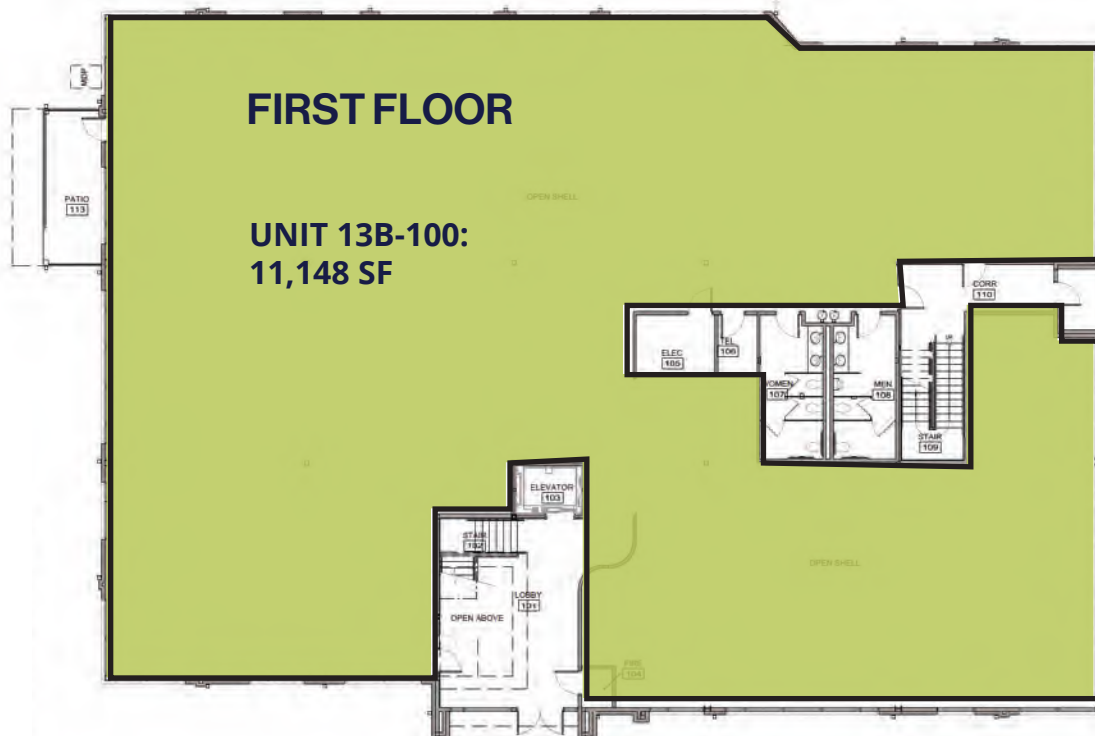
# bld4.

## UNIT 12A | FOUR POINTS WHOLE BUILDING OPPORTUNITY



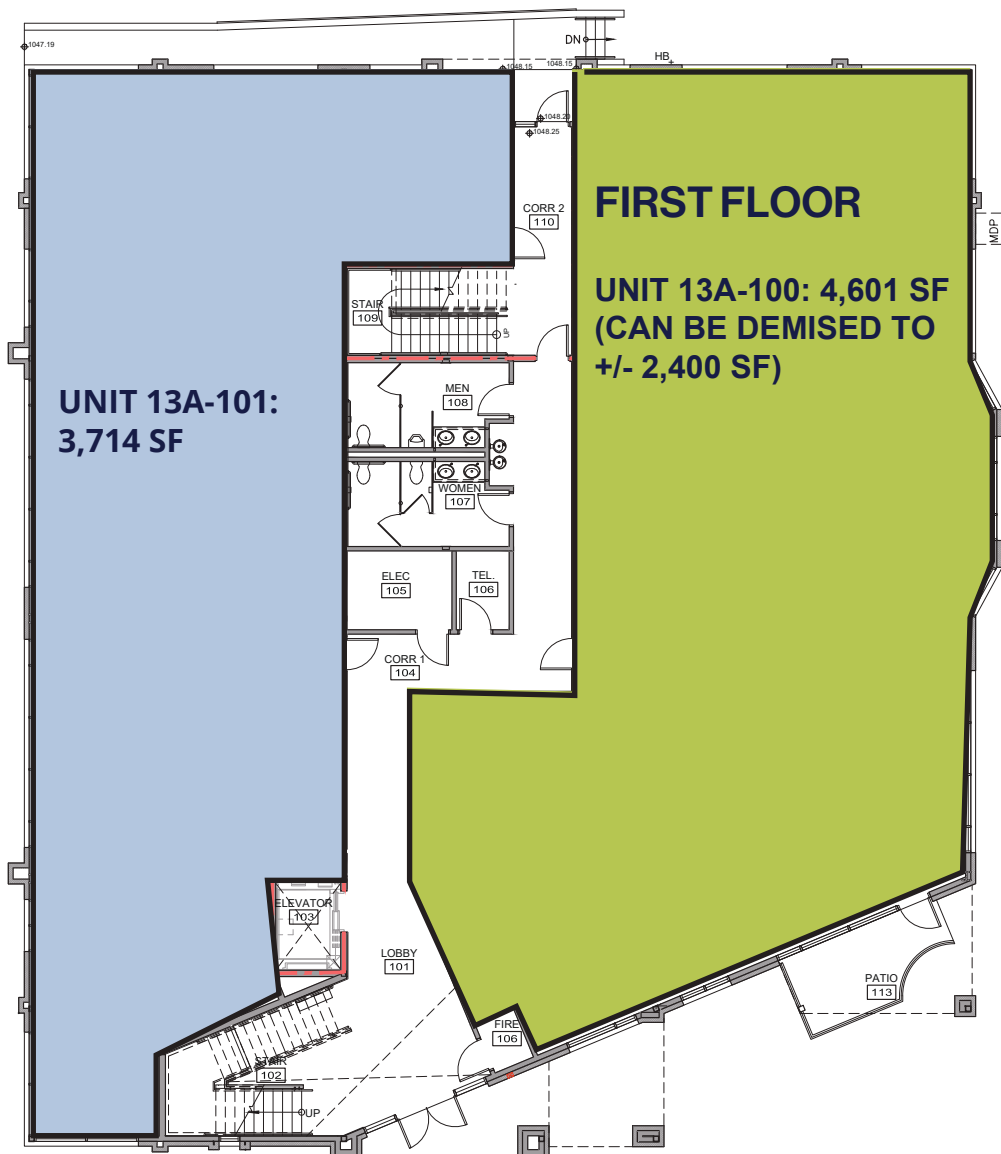
# bld5.

UNIT 13B | FOUR POINTS  
WHOLE BUILDING OPPORTUNITY



# bld 6.

**UNIT 13A | FOUR POINTS**  
**2,500- 16,810 SF AVAILABLE**



# for more information



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date