

THE OFFICES AT FOUR POINTS

BUILDINGS 12A & 13B | 7710 N FM 620, AUSTIN, TEXAS 78726

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



TWO NEW CONSTRUCTION OFFICE BUILDINGS IN WALKABLE, MIXED USE NORTHWEST AUSTIN LOCATION | 45,166 TOTAL SF AVAILABLE



[VIEW LANDING PAGE](#)

[VIEW ASSETS ON MAP](#)

EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Capital Markets Team is pleased to present to the market, The Offices at Four Points – Buildings 12A and 13B, a flexible portfolio of two, new construction office buildings in a rare, suburban mixed-use location in Northwest Austin. The buildings were completed in 2023 and offer a blank slate for owner users or tenants to build out the space for their needs. The two-story buildings each offer 22,583 square feet of space for a total of 45,166 square feet across both properties. The properties benefit from a walkable, mixed-use location with a Starbucks, Chick-fil-a, Smoothie King, Chipotle, Dairy Queen, Biergarten, and other retail options all within a short walk. The property is ideally located on N FM 620 in Northwest Austin offering convenient connectivity to all parts of Northwest Austin via FM 620, FM 2222, US 183, and TX 45 including the communities of Steiner Ranch, Riverplace, Lakeway, Northwest Hills and Cedar Park. The Offices at Four Points offers buyers a rare opportunity for a newly constructed building offered below replacement cost in an amenity-rich retail location in Northwest Austin. Please reach out to a team member for additional information or to schedule a tour.

- Premier Mixed Use Location in Northwest Austin**
- Offered Vacant in Warm Shell Condition Blank Slate for New Owner**
- Two Full Buildings Available**
Building 12A: 22,583 SF
Building 13B: 22,583 SF
- Strong Demographics**
\$154,435 Avg. Household Income
102,257 Population Count
\$604,396 Median Home Value
5 Mile Radius
- High Quality Construction Built in 2023**
- Above Market Parking Ratio of 4.0:1,000 Supporting Medical Use**
- Rare Suburban Mixed-Use Environment with Walkable Retail Amenities**
Starbucks, Chick-Fil-A, Chipotle, Smoothie King

OFFERING OVERVIEW

- PROPERTY SIZE:**
Building 12A: 22,583 SF
Building 13B: 22,583 SF
Total: 45,166 SF
- YEAR BUILT:**
2023
- LAND AREA:**
Condo Structure
- PARKING:**
4.0:1,000 Parking Ratio
Shared Parking Areas
- ZONING:**
GR - Community Commercial
- OCCUPANCY:**
Vacant
- FLOORS:**
Two



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