



FOUR POINTS CENTRE IV



NOW PRE-LEASING

11040 FOUR POINTS DRIVE • AUSTIN, TX

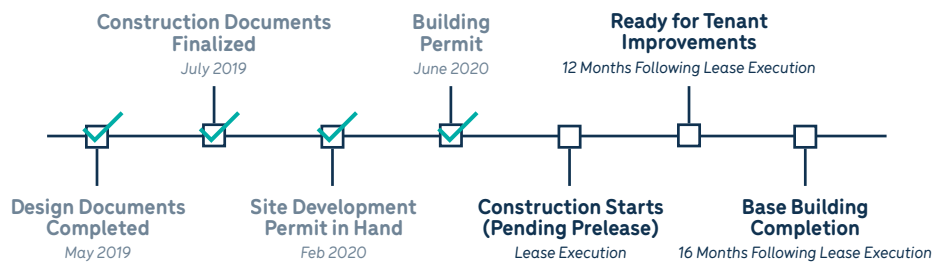
THE NATURAL ENVIRONMENT FOR BUSINESS



DELIVERING 1Q 2021
PENDING PRE-LEASE



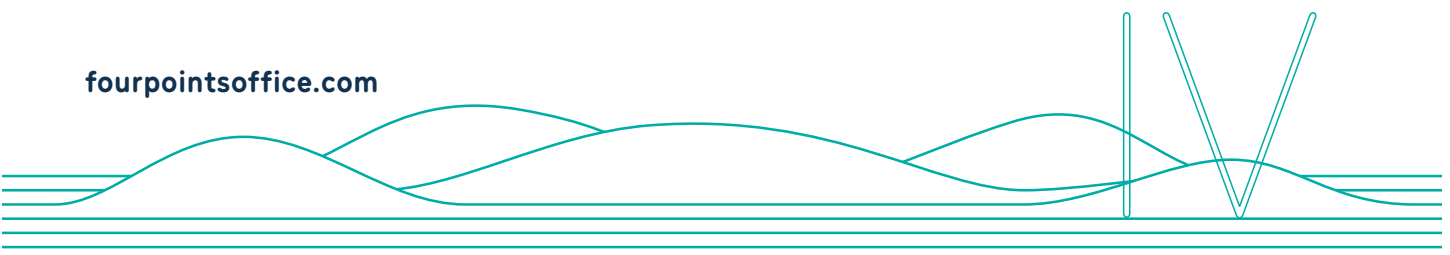
11040 FOUR POINTS DRIVE
AUSTIN, TX



Full Building Opportunity



fourpointsoffice.com



BUILDING BREAKDOWN

- Three-story, +/- 170,000-square-foot building
- +/- 55,000-square-foot floorplates with 45-foot bay depths
- 5-acre site surrounded by Four Points Association Preserve
- Shower facilities
- Outdoor patio with expansive Hill Country views
- Structured parking at 4.5/1000



FOUR POINTS
CENTRE IV

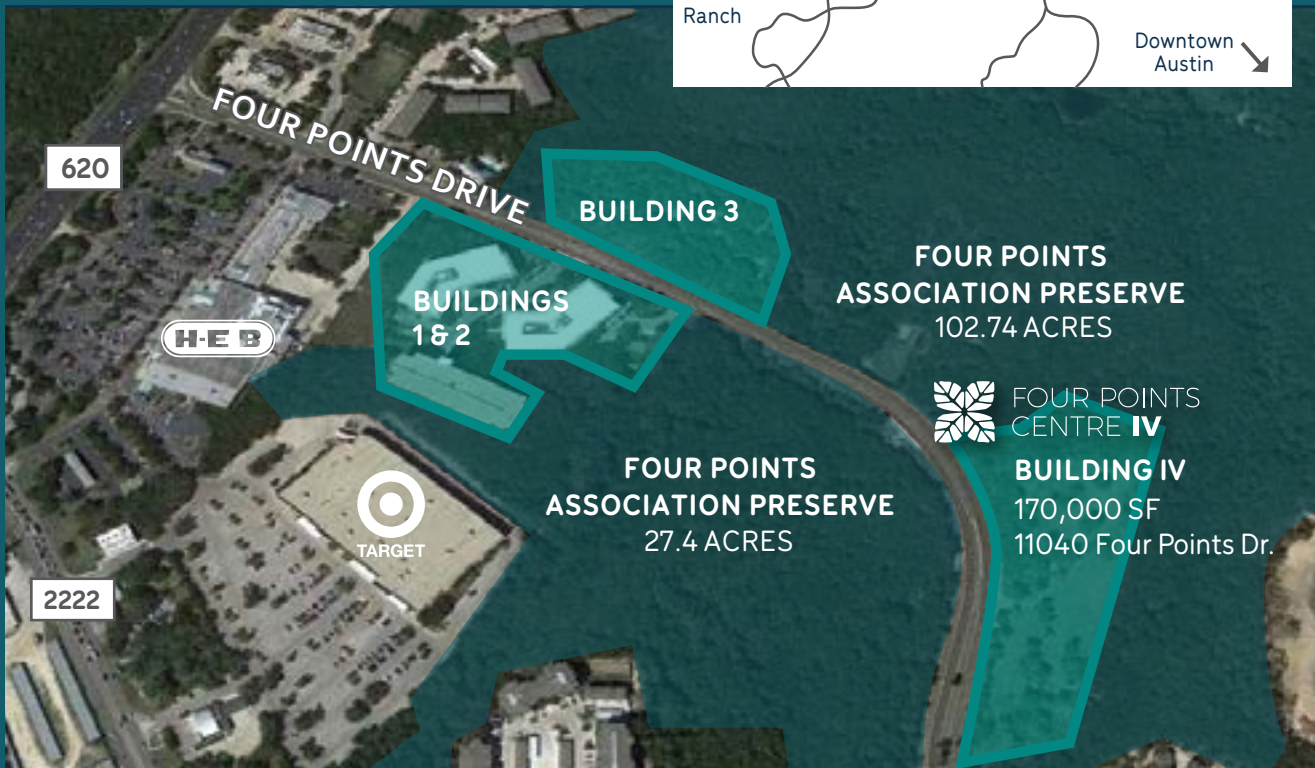
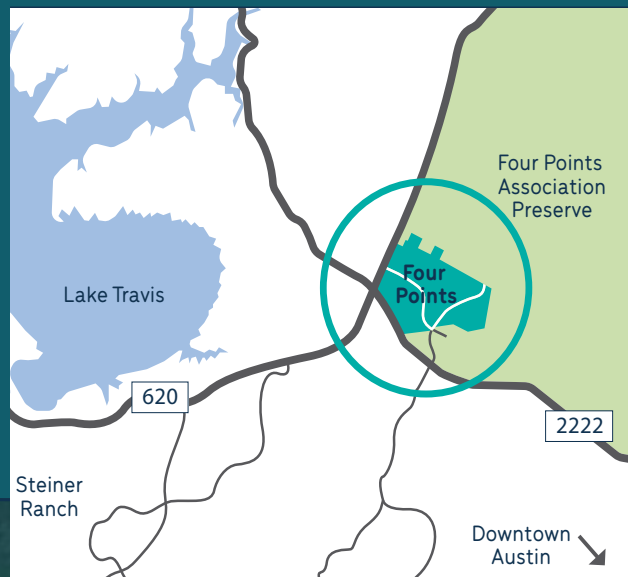
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LOCATION

Four Points Centre IV is located in Northwest Austin's thriving suburban market. Nearby amenities such as the 124,000-square-foot Four Points Shopping Center and the UT Golf Club, combined with the first class surrounding community, and a smooth sailing reverse commute for those traveling from Downtown Austin, make Four Points Centre IV an ideal office location.

DRIVE TIMES

- The Oasis on Lake Travis - 6 minutes | 2 miles
- Steiner Ranch - 5 minutes | 2 miles
- The Domain & Arboretum - 16 minutes | 9 miles
- Lakeway - 20 minutes | 12 miles





NEIGHBORHOOD

Entertain Family & Friends

- Moviehouse & Eatery
- UT Golf Club

Stay Fit

- Orangetheory Fitness
- Anytime Fitness

Service With A Smile

- Steiner Ranch Steakhouse
- Black Walnut Cafe
- Thunder Cloud Subs
- Nik's Italian Kitchen
- The Oasis on Lake Travis
- Rudy's BBQ
- Smokey J's BBQ
- Napa Flat's
- Austin's Pizza
- Starbucks

Shopping Needs

- HEB
- Target
- Walgreens
- CVS
- Austin Regional Clinic

Enjoy Your Stay

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



FOUR POINTS CENTRE IV TEAM

Developer and Capital



Leasing Partner



Architect



Pre Construction



FOR MORE INFORMATION CONTACT:

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