



# Four Points I & II

192,396 SF Two Building Complex  
Northwest Austin

**16% Occupied**

**11305 Four Points Dr  
Austin, Texas**

**CLICK TO SIGN  
CONFIDENTIALITY AGREEMENT  
AND DOWNLOAD  
OFFERING MEMORANDUM**

**INVESTMENT SUMMARY**

## INVESTMENT HIGHLIGHTS

- Ideal user buyer project at only 16% current occupancy and ability to occupy the entire project in the future
- Potential to divide the project into two separate user buildings
- Explosive growth in the 2222 and 620 area with the recent announcement of ARM taking the Highpoint campus and NXP taking down Champion
- No new construction in the market or the submarket in the foreseeable future
- Relatively new construction of the project (2008) limits any major capital requirements for the buyer or investor
- Three story project with highly efficient 33,000 square foot floor plates
- Walkable location with access to an incredible array of outdoor amenities including Lake Travis and Balcones Canyonlands Preserve
- Onsite amenities include fitness facility with showers, numerous restaurants and retail in a 2 mile radius
- Easy access to all parts of the city via 2222 and 620
- Best in Class LEED certified building with flexible floor plates



## PROPERTY SUMMARY

Location	11305 Four Points Drive, Austin Texas
Net Rentable Area	192,396 SF
Land Size	7.30 Acres
% Leased	16%
Floors	Two Three-story buildings
Ceiling Height:	12'6" slab to slab with 2'x2' acoustic tiles with lay-in grid, 9' floor to ceiling grid
Year Built	2008
Parking Ratio	3.9/1000 SF, 41 surface and 715 garage spaces
Zoning	CS - General Commercial Services
Facade Description	Precast concrete, double pane glass and metal panels
Life Safety	Fire alarm/Sprinkler System
Building Construction	Precast panels
Foundation	Concrete slab with steel framing
Roof	TPO with TPO cover
Emergency Power	Emergency lighting is battery powered
HVAC	Trane self contained air handlers/rooftop cooling towers
Elevator	Building has 2 traction geared elevators per building and garage has 2 hydraulic elevators
<b>UTILITY COMPANIES</b>	
Electricity	Austin Energy
Water	City of Austin
Gas	N/A



# PROPERTY AERIAL

## DISTANCE TO MAJOR AUSTIN AREAS

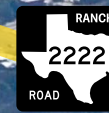
The Domain: 11 Miles  
Austin Downtown: 14 Miles  
Austin Bergstrom International Airport: 25 Miles

STEINER RANCH



### Highpointe 2222 Campus

1.1 M SF Office Campus | 134 Acres  
New Corporate Tenant Expected in 2026



PANTHER SPRINGS



11305 Four Points Drive



4 POINTS DRIVE





## PROJECT LEADS

---

**TODD MILLS**  
Executive Managing Director  
C: 210 771 0570  
O: 512 370 2437  
todd.mills@cushwake.com

**HUNTER MILLS**  
Director  
C: 210 269 5927  
O: 512 370 2438  
hunter.mills@cushwake.com

## DEBT & EQUITY

---

**CHASE JOHNSON**  
Managing Director  
C: 281 704 6189  
O: 512 474 2400  
chase.johnson@cushwake.com

**CALEB RIEBE**  
Associate  
C: 512 439 6720  
O: 512 474 2400  
caleb.riebe@cushwake.com

**CLICK TO SIGN**  
**CONFIDENTIALITY AGREEMENT**  
**AND DOWNLOAD**  
**OFFERING MEMORANDUM**

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

For purposes of any broker opinion of value ("BPO") prepared by C&W, Client acknowledges and agrees that such BPO is in fact an estimate of value based upon C&W's general knowledge of the marketplace as real estate brokers and does not constitute an appraisal of the subject property. The BPO should not be relied upon in the same manner as a real estate appraisal prepared by professional appraisers. In preparing a BPO, C&W will not have followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The real estate market is subject to fluctuations and market data may be compiled utilizing data from comparable properties that vary from the property. The BPO is without guarantee or warrant as to what the subject property would sell for and is simply intended to assist you in determining an asking price for the property. It is understood that you will not disclose the BPO or the source of the BPO to any other party without C&W's prior written consent.