



FOUR BARTON SKYWAY

Austin, Texas



welcome to *Four Barton Skyway*

This five-story office building is where your ambitions find their home in one of Southwest Austin's most coveted locations. With stunning views overlooking Downtown Austin and the Barton Creek Greenbelt, your team will be inspired.

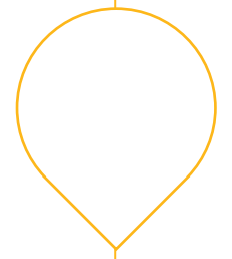
AUSTIN, TX

With Austin's market on the cusp of an **explosive growth rate of 3.1% through 2027 within a 10-mile radius**, now is the perfect moment to anchor your business in a locale destined for prosperity.



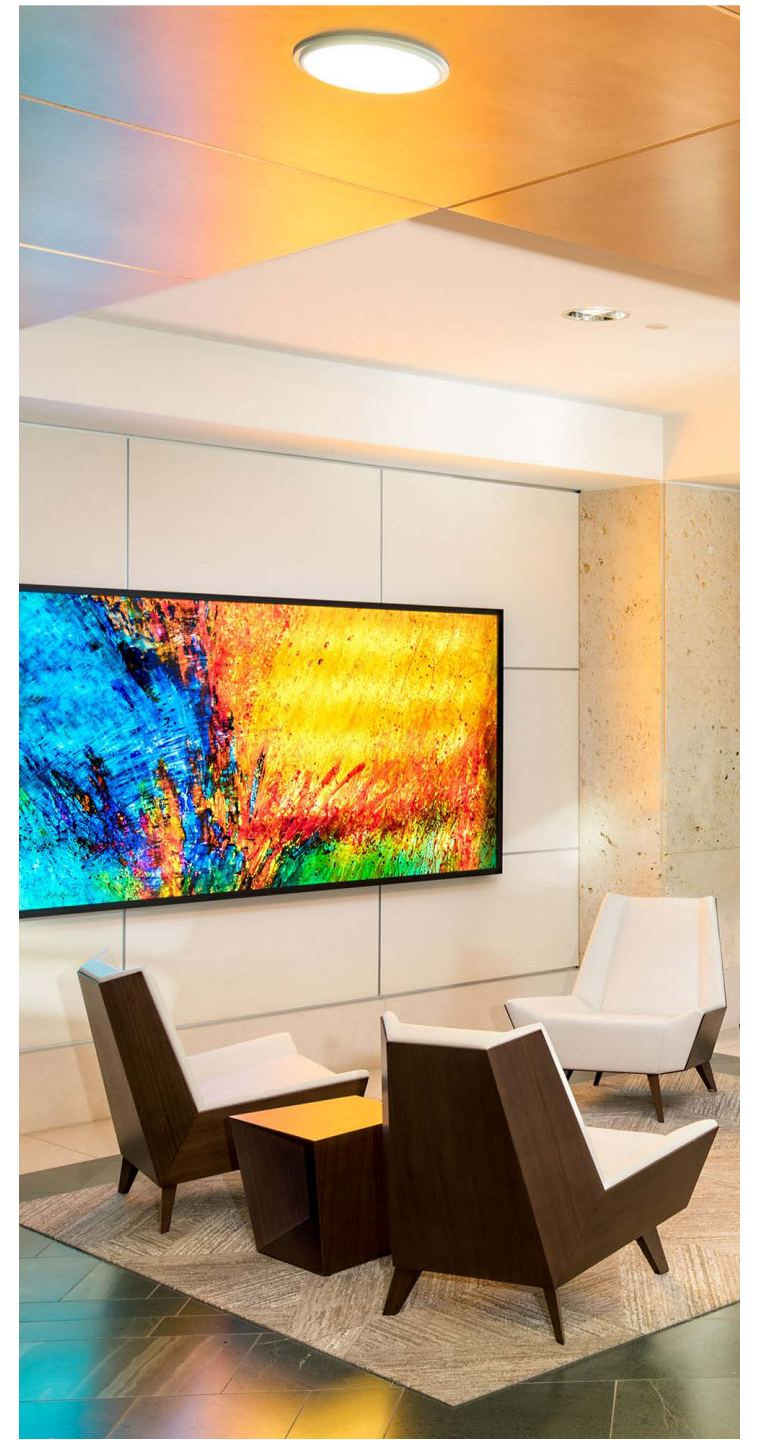
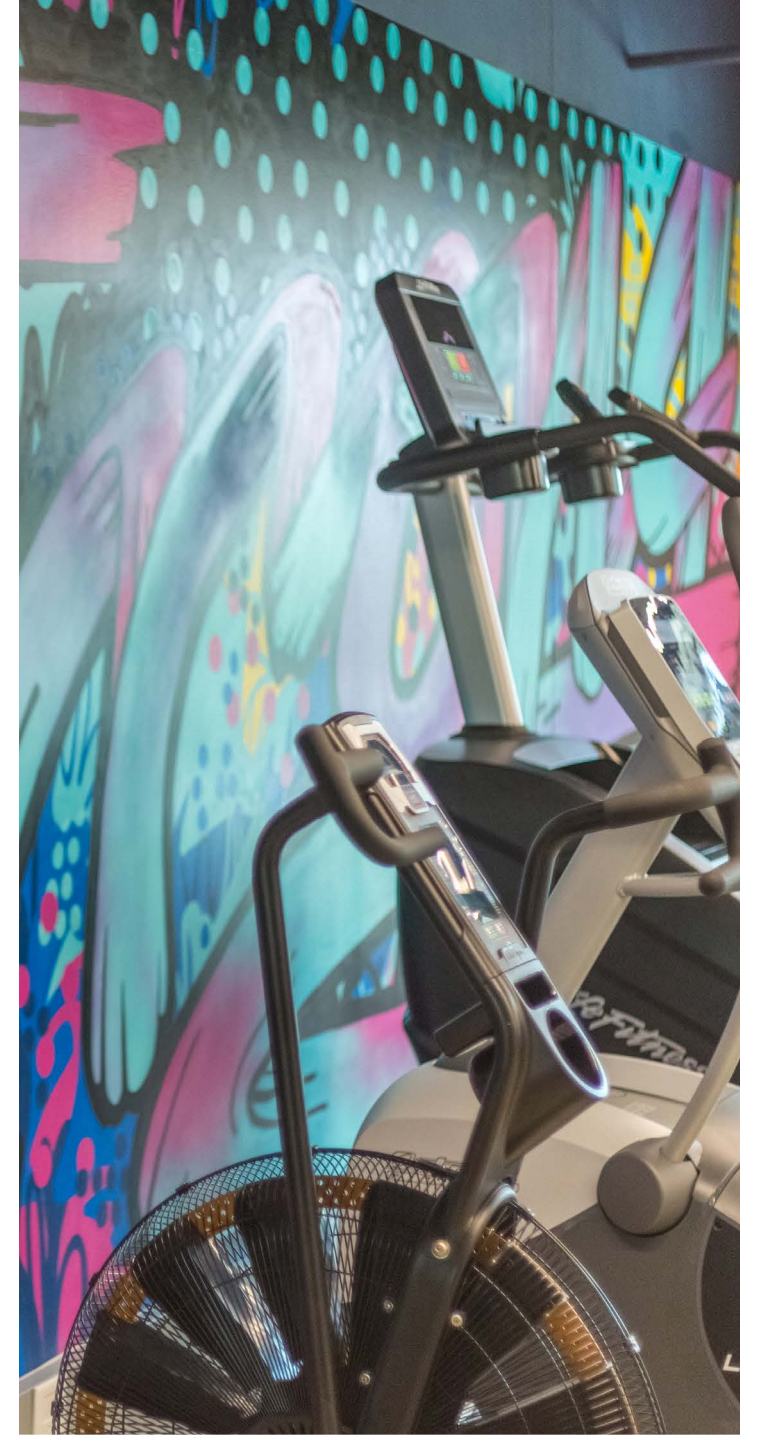


TOTAL BUILDING SIZE	222,580 SF
TYPICAL FLOOR PLATE	44,500 SF
SPACE AVAILABLE	74,466 SF
CONTINGUOUS SPACE AVAILABLE	35,082 SF



Set within beautifully landscaped grounds, this 222,580-square-foot office building offers a prime location near Barton Creek Greenbelt and Zilker Park, combining modern functionality with natural beauty.

1301 SOUTH MOPAC EXPRESSWAY | AUSTIN, TX





DOWNTOWN

ZILKER PARK

FOUR BARTON SKYWAY

BARTON CREEK TRAIL

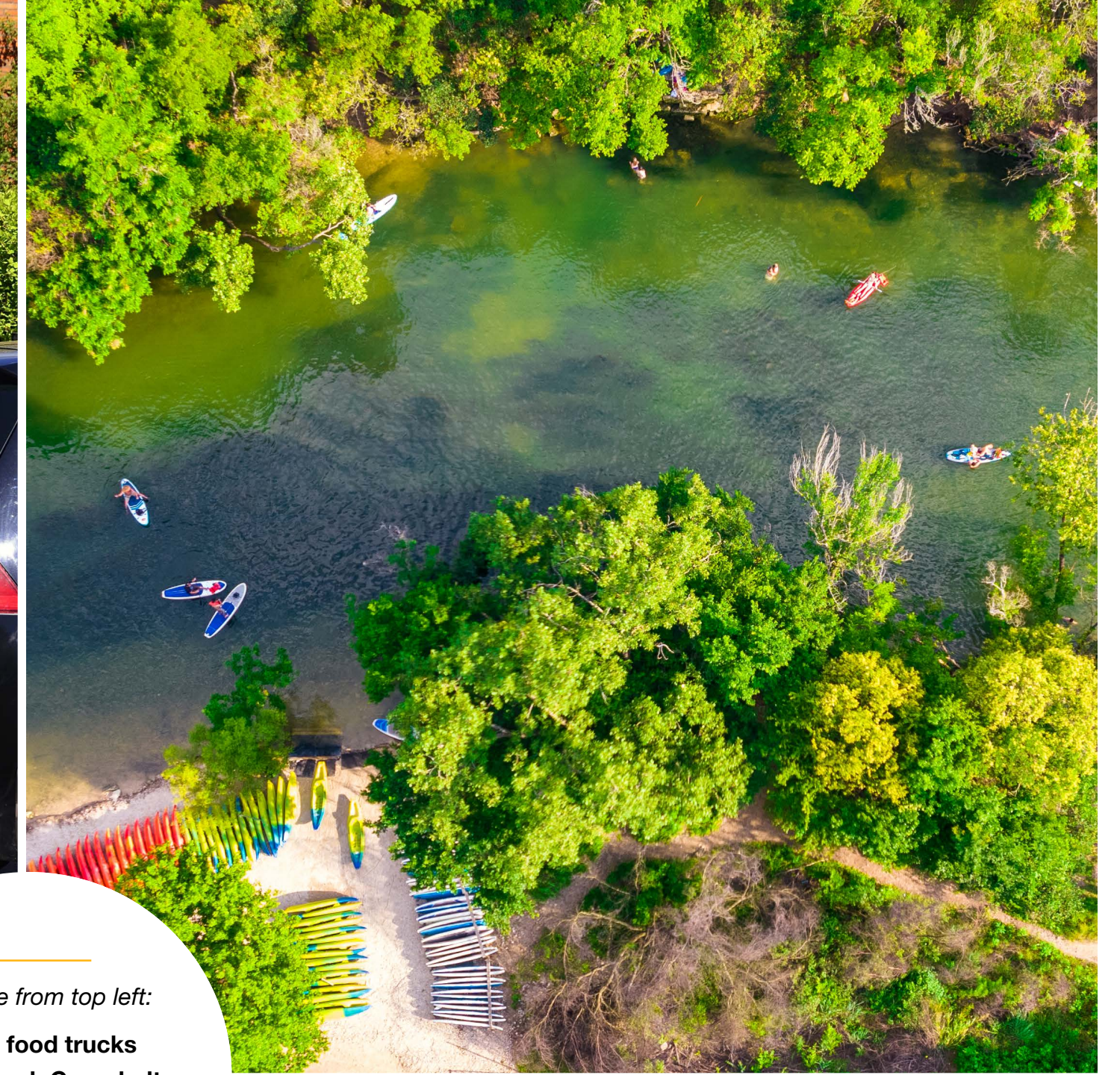
MOPAC SERVICE ROAD

TENANT AMENITIES

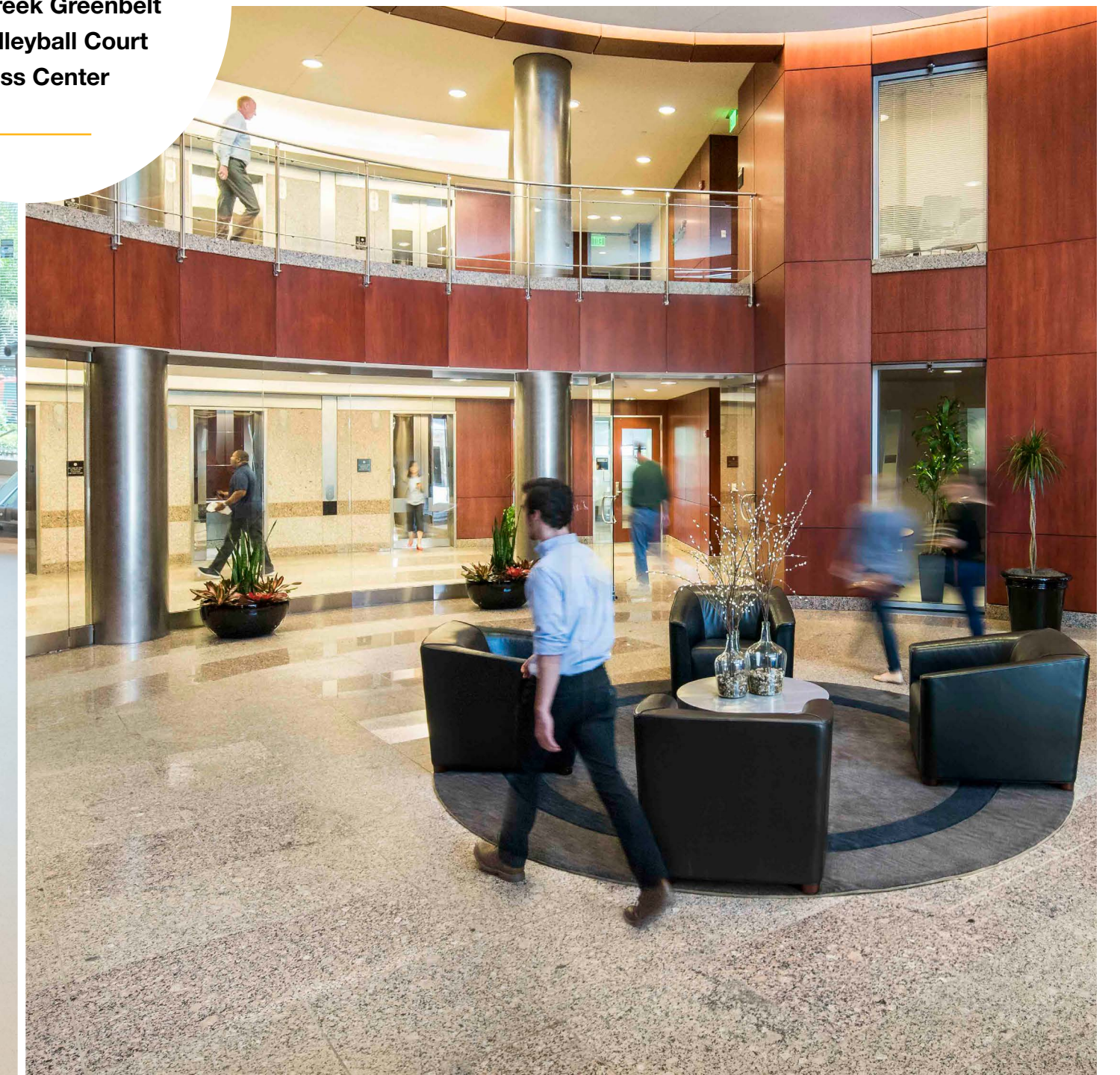
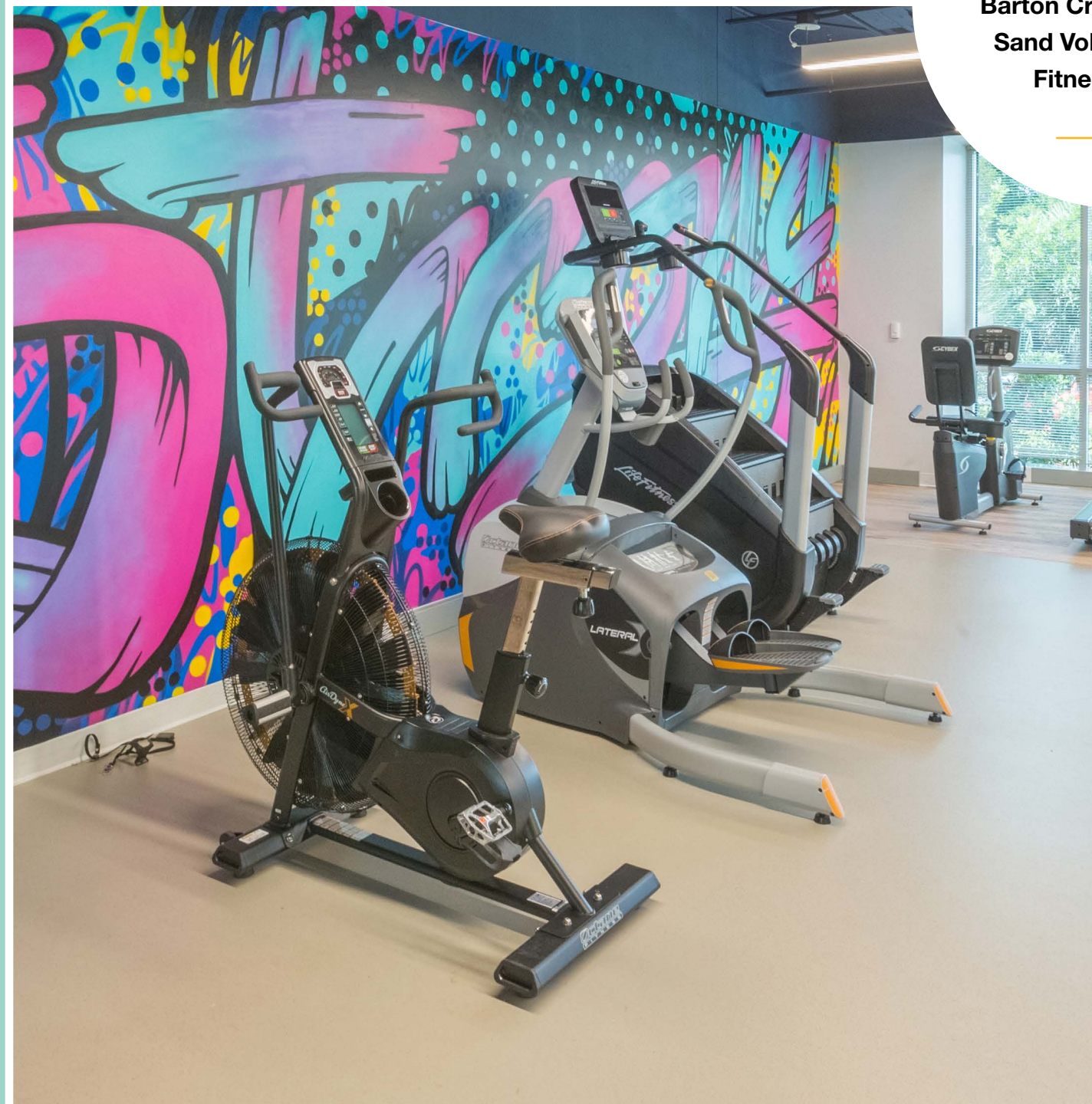
Elevate your 9-to-5

Whether you're maximizing your day with a workout in the fitness center or enjoying the picturesque views of Downtown or Barton Creek Greenbelt, every detail at Four Barton Skyway is designed to enhance your workday.

- + Renovated lobby with collaboration spaces
- + Fitness center with showers and lockers
- + Structured and surface parking (4:1,000 ratio)
- + Views of Downtown and Barton Creek Greenbelt
- + On-site property management & engineering



Clockwise from top left:
On-site food trucks
Barton Creek Greenbelt
Sand Volleyball Court
Fitness Center





a tribute to *austin's spirit*

Experience live music, immerse yourself in the local art scene downtown, or venture outdoors to find miles of scenic hike-and-bike trails with lakeside views. Our location offers everything the Austin lifestyle is celebrated for—creativity, liberty, and the great outdoors.



2M+

SF OF RETAIL

50+

RESTAURANTS

400+

ACRES OF NEARBY GREENSPACE

NEIGHBORHOOD AMENITIES

You are (right) here

Experience the soul of Austin with local gems like Zilker Park, Barton Springs, and the Barton Creek Greenbelt. Grab a bite at the nearby flagship Tacodeli or Salt Traders Coastal Cooking and savor the flavors of a city known for its culinary artistry, just beyond the office.



BARTON CREEK GREENBELT



TACODELI

grab a bite

.3 mi

- Taco Deli
- Royal Blue Grocery
- Salt Traders Coastal
- Chinatown
- Panera Bread
- Trader Joe's
- Amy's Ice Cream
- Nothing Bundt Cakes
- Las Palomas
- Summer Moon Coffee
- Lotus Hunan
- Saffron Indian Fusion
- Flower Child
- Jersey Mike's
- Freebird's
- Thundercloud
- Starbucks
- Baldinucci
- Chipotle
- Marye's Gourmet Pizza
- Blue Dahlia Bistro
- Texas Honey Ham
- Blenders and Bowls
- Austin's Pizza
- Poke House
- Tiny Pies
- Sway

2 mi

live your life

2 mi

Barton Creek Square Mall

2.5 mi

Butler Pitch & Putt



take a walk

Barton Creek Greenbelt

.3 mi

Zilker Park

Barton Springs

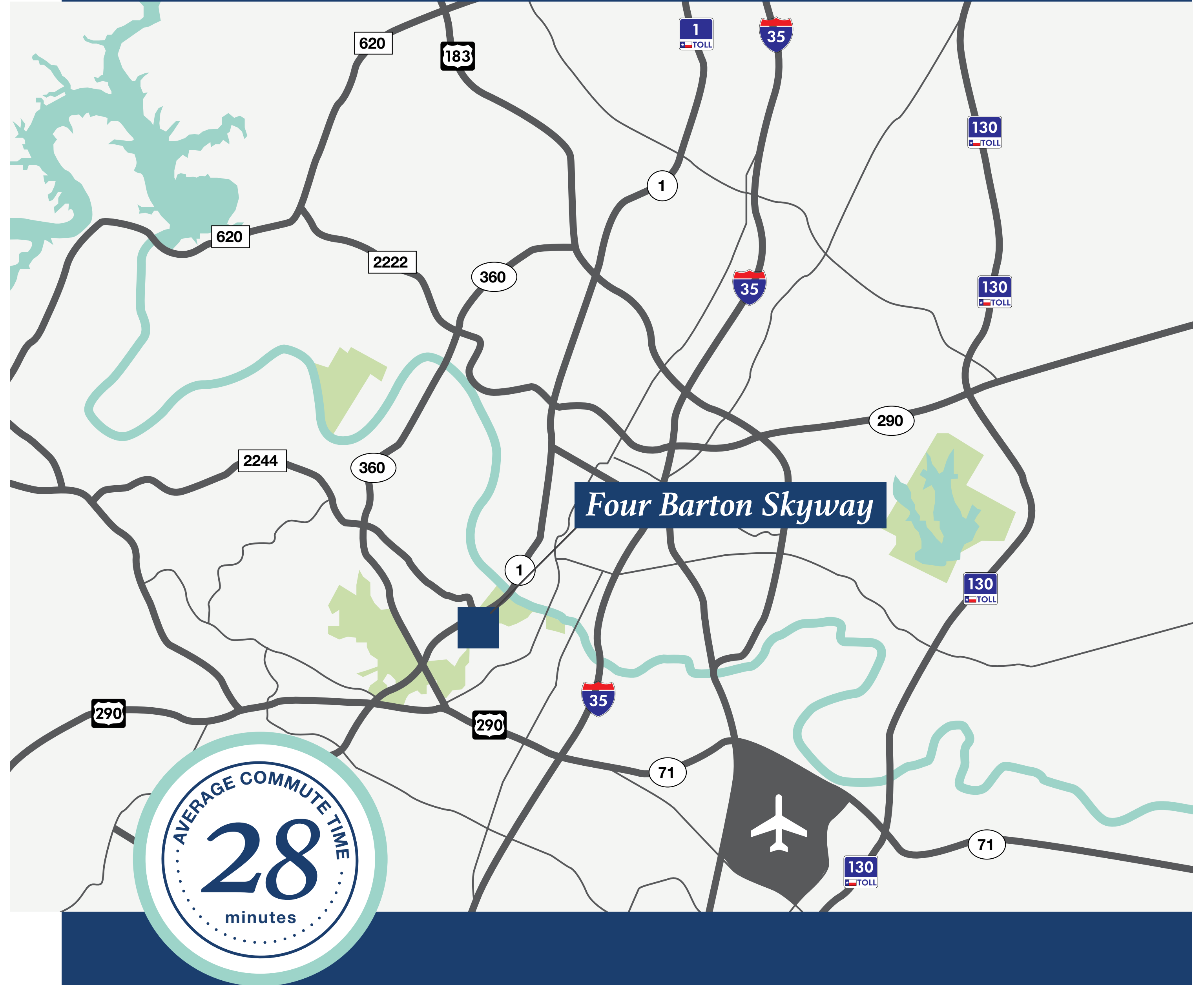
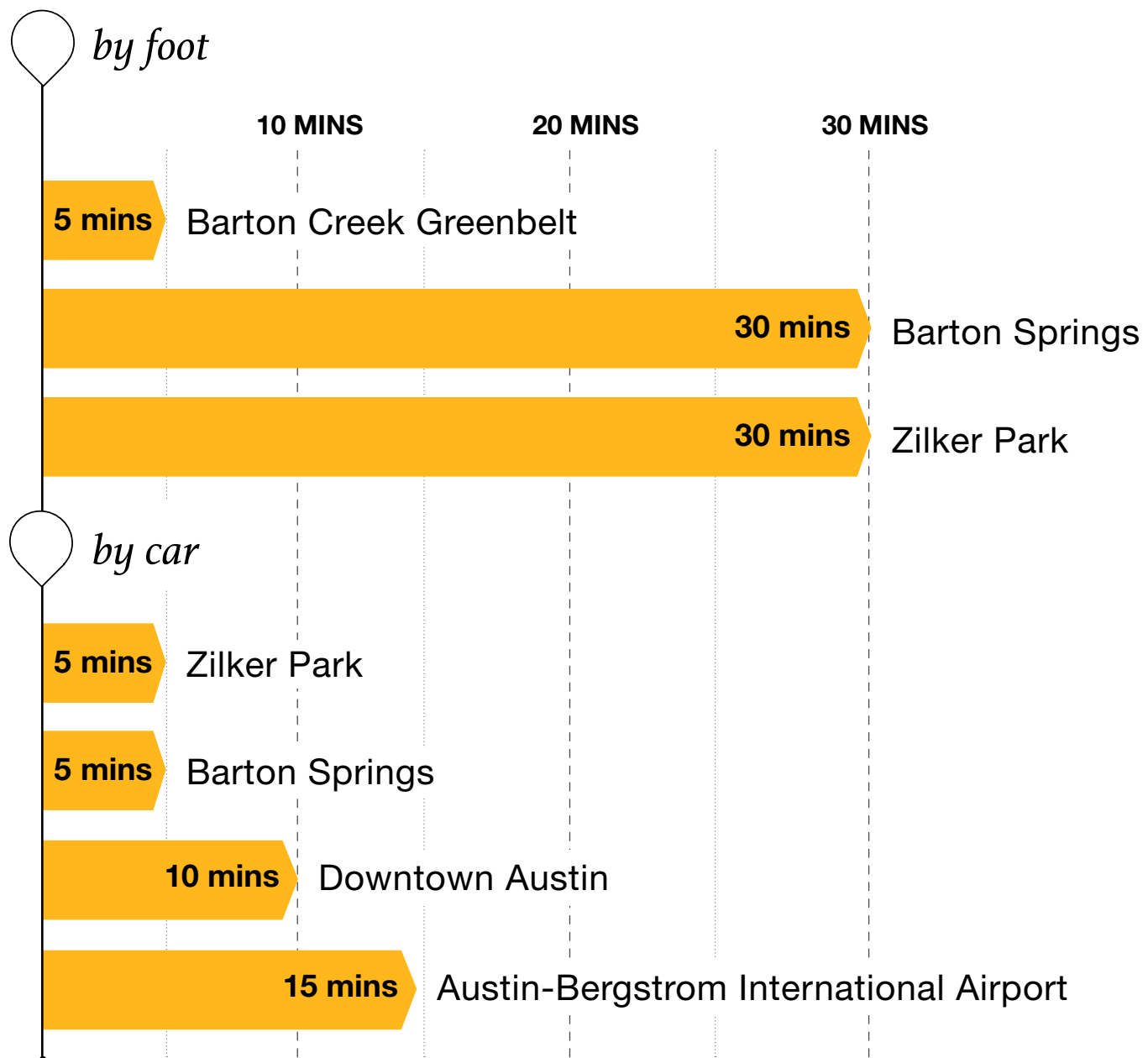
Lady Bird Lake Trail

2 mi

TRANSIT + ACCESS

Getting here is easy

Nestled at Barton Skyway and MoPac Expressway, Four Barton Skyway makes your commute effortless with easy access to all Southwest Austin's suburbs and a 5-10-minute drive to the amenities downtown.



A BRANDYWINE WORKSPACE

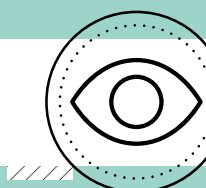
Where you work matters

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 to support diverse configuration**
- + **Surplus of natural light**
- + **Uncompromising building systems**
- + **Superior indoor air quality**



Choosing Brandywine means more than just finding an office space; it 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 not just prepared, but eager to manage the process of bringing your vision to life.



View 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.



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