



FOUR POINTS CENTRE

Austin, TX



welcome to *Four Points Centre*

Four Points Centre is where the dynamic energy of North Austin's tech corridor meets the peaceful ambiance of nature. Proximity to leading tech companies, premier schools, and amenities ensures your business and team can thrive in a vibrant work-live-play environment, surrounded by lush greenspaces and amenities all within the tranquil setting of Lake Travis.

TOP NEIGHBORHOOD

*Northwest Austin, set to **grow 3.1% through 2027 within a 10-mile radius**, enhances recruiting appeal while retaining its hill country charm.*





Four Points Centre II

Four Points Centre I

Two Building, Class-A Office Park

TOTAL SQUARE FEET

192,000 SF

TYPICAL FLOOR PLATE

32,100 SF

SPACE AVAILABLE

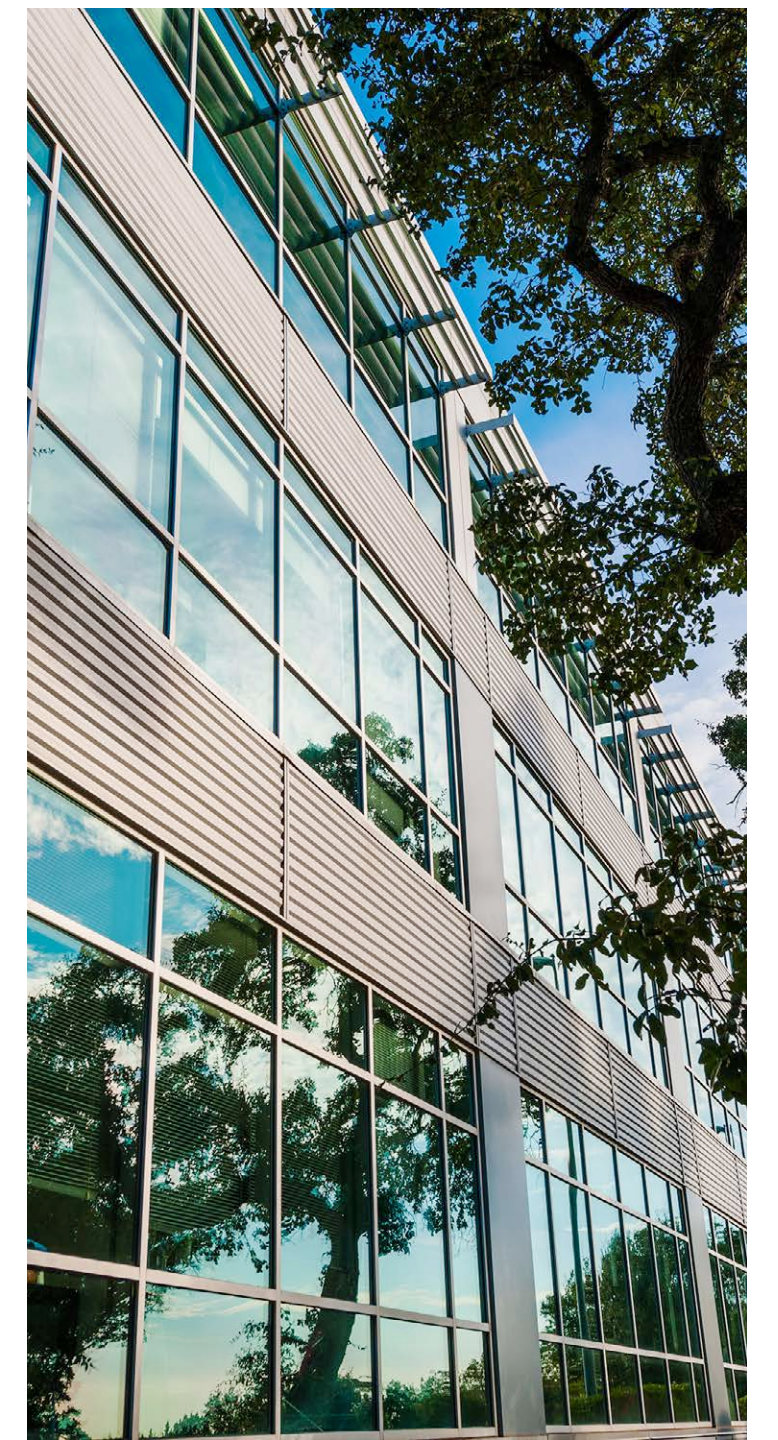
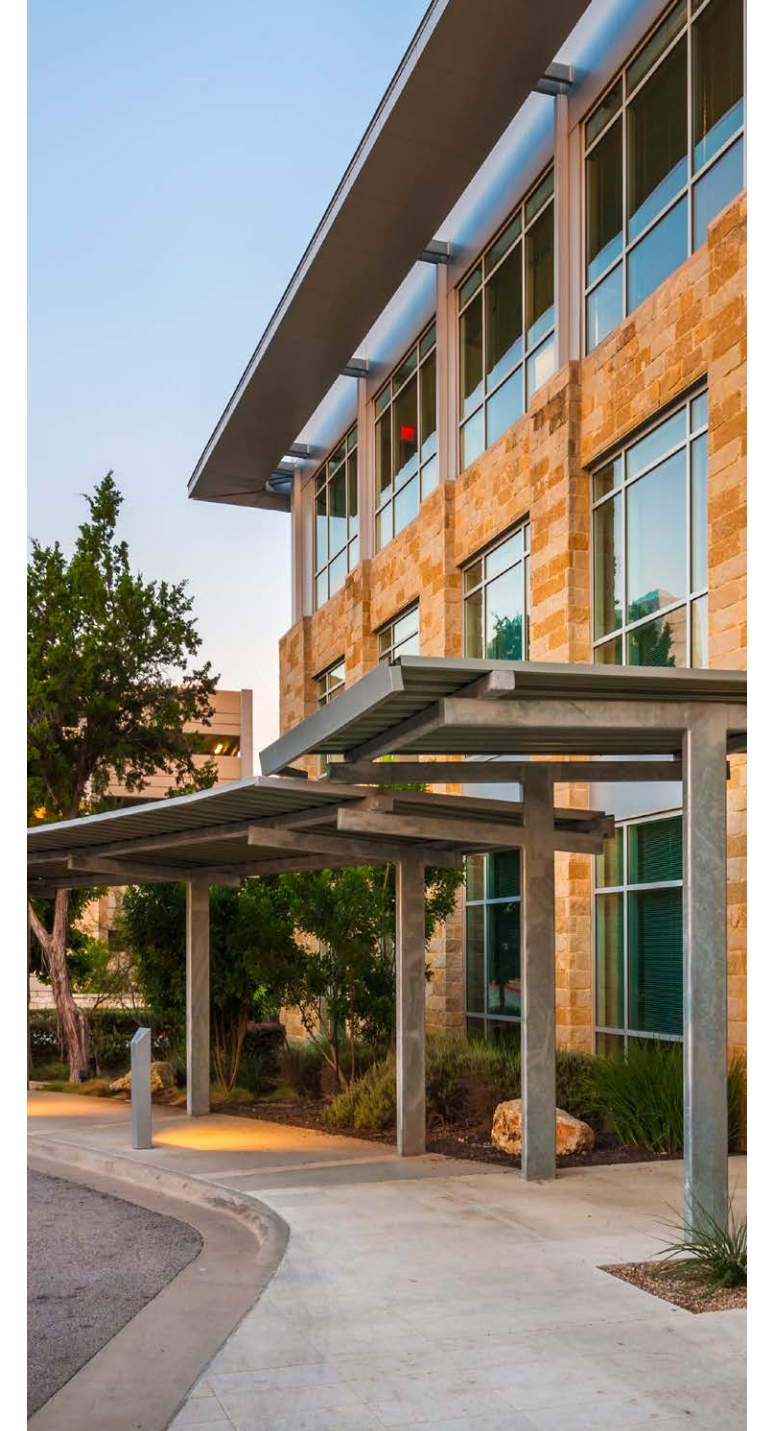
96,450 SF

AVAILABLE SPACES RANGING

1K – 66K SF

Four Points I and II, part of the Four Points Centre, are Class-A 192,000 SF properties near the Balcones Preserve and Lake Travis. These LEED-certified buildings offer best-in-class office space with functional floorplates to build out your ideal work environment, all set within the invigorating atmosphere of the “Lake Life” lifestyle.

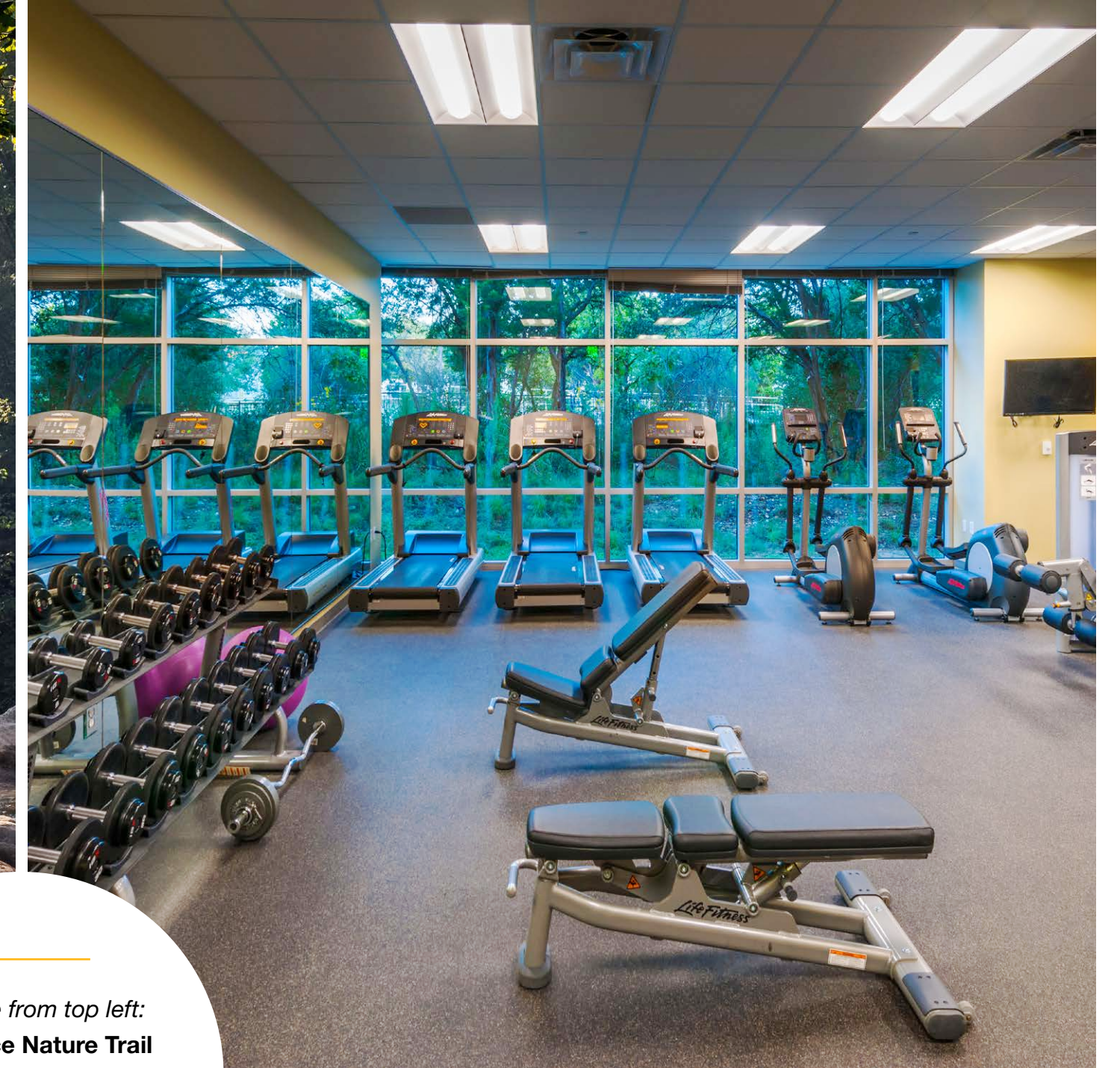
11305 FOUR POINTS DRIVE | AUSTIN, TX



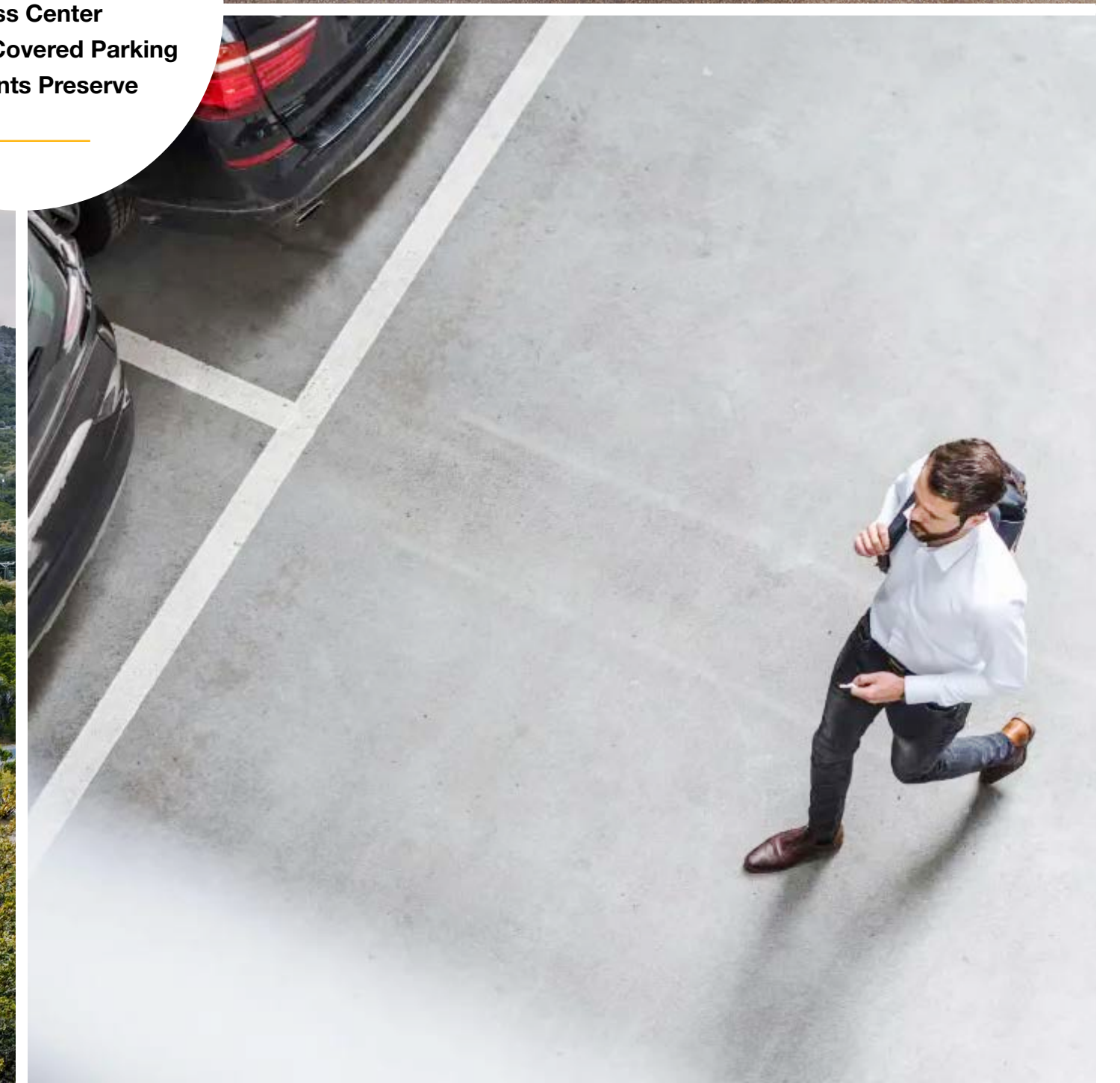
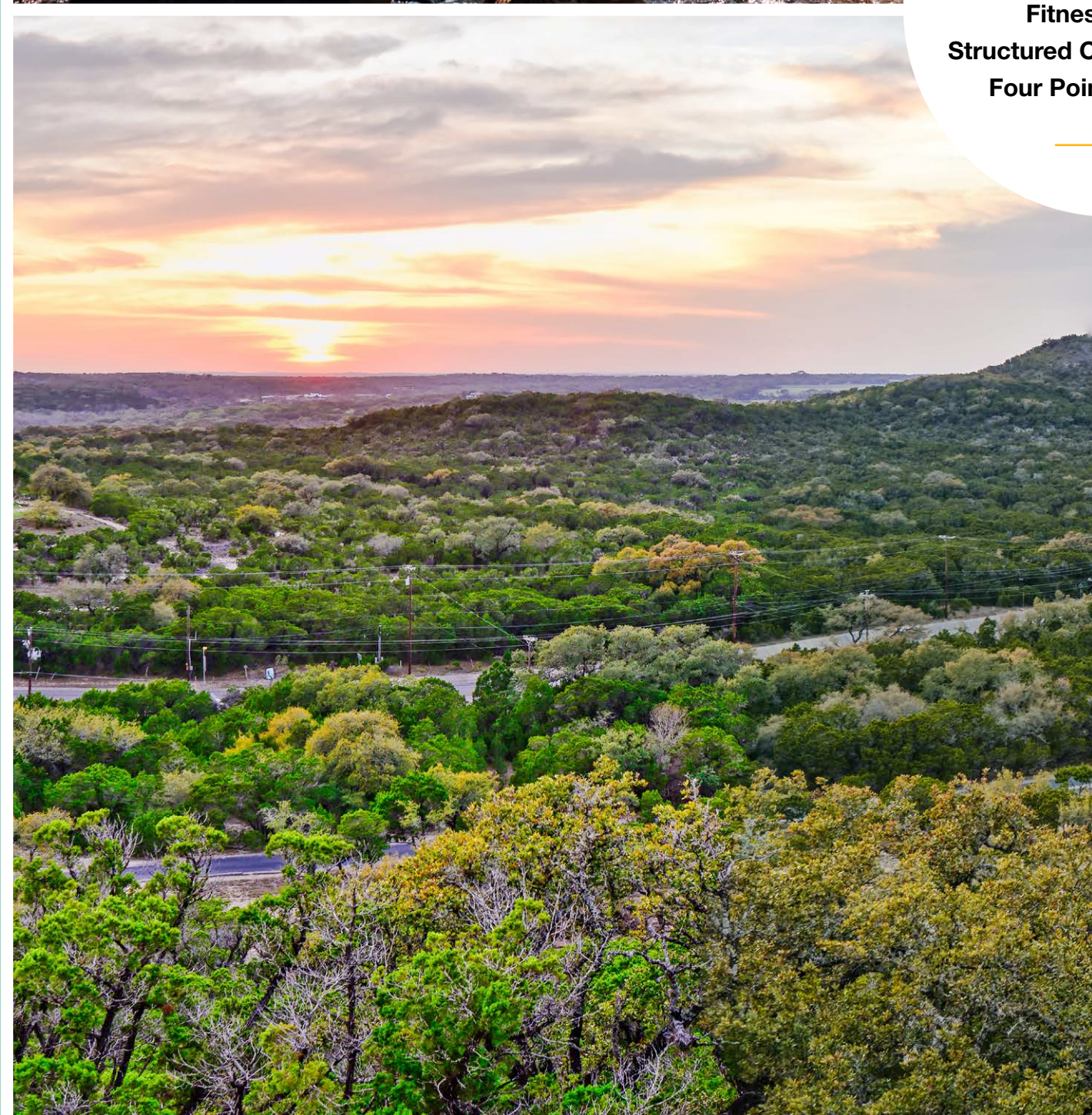
Elevate your 9-to-5

At Four Points Centre, the workday experience extends beyond your office with amenities that elevate productivity and well-being. Nestled by the scenic Four Points Preserve, our location blends natural beauty with modern conveniences, providing an ideal environment for work and inspiration.

- + **Fitness center with locker rooms and showers**
- + **Structured covered parking (4.5/1000 ratio)**
- + **Breathtaking 360-views of the Four Points Preserve**
- + **16-hour daily security on campus**
- + **Protected on-site bike storage**



Clockwise from top left:
River Place Nature Trail
Fitness Center
Structured Covered Parking
Four Points Preserve





experience *the best of both worlds*

Unmatched convenience and charm: start your day with a round of golf at the River Place Country Club, then explore nearby shopping venues and savor the local culinary scene. Whether it's a quick lunch at a trendy café or a relaxing dinner with scenic views, everything you need is just moments away.

124

SF OF SHOPPING AND
RETAIL CENTERS

55+

FOOD AND
DINING OPTIONS

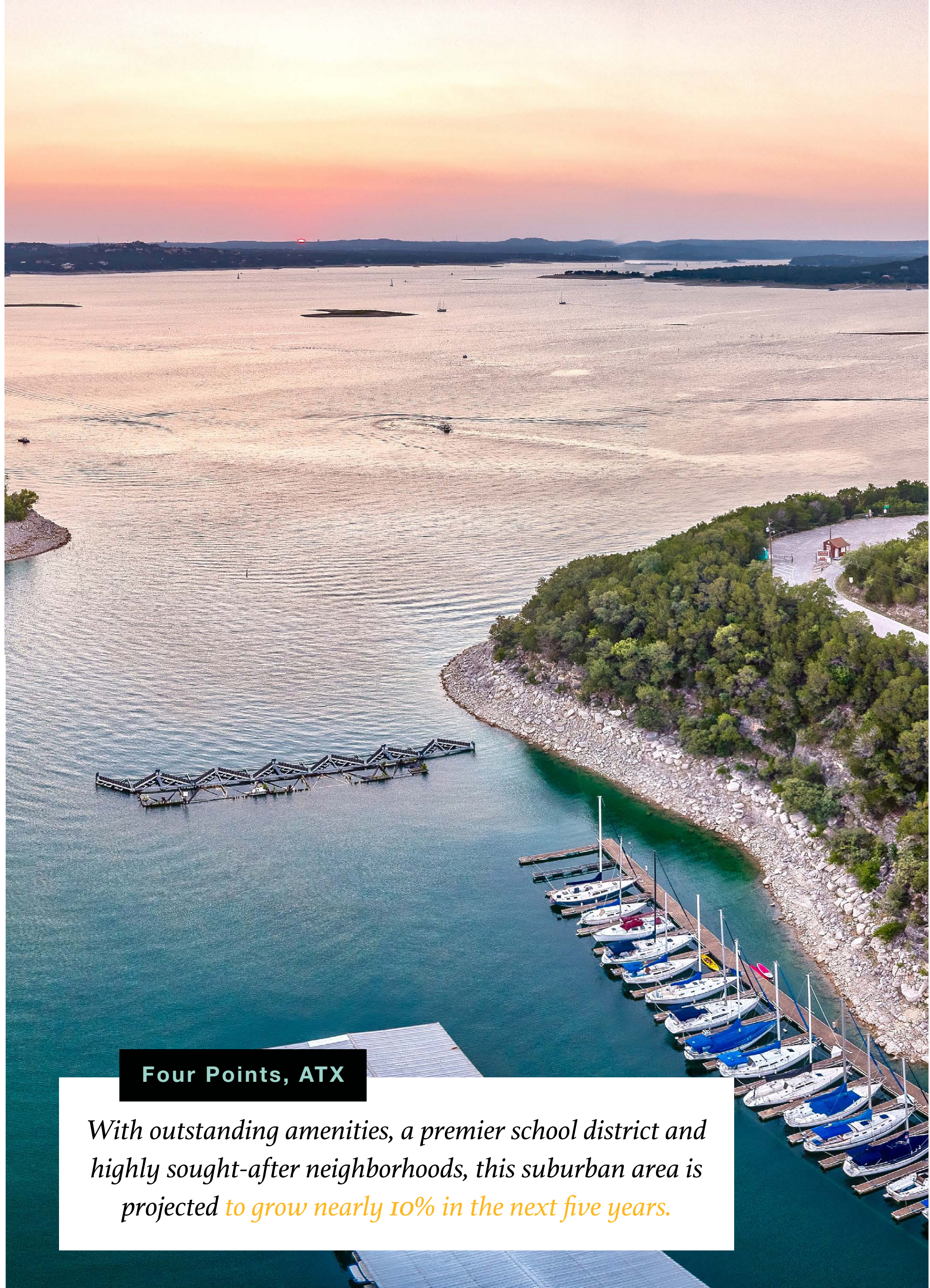
180

ACRES OF SURROUNDING
GREENSPACE

NEIGHBORHOOD AMENITIES

grab a bite

- Nabe Sushi
- The Oasis On Lake Travis
- Catrinva's Tacos & Margaritas
- Oz. Tap House
- Vaqueros Café & Cantina
- Dog Haus Biergarten
- Starbucks
- Chipotle
- Siena Restaurant
- Chick-fil-A
- GREEN MANGO by Thai Spice
- Waterloo Ice House 360 & 2222
- Pho hub
- Oasis Texas Brewing Company
- Flores Mexican Restaurant
- Bellissima Italian & Mediterranean
- Butterwhisk Brunch House
- Kawa Asian Kitchen



Four Points, ATX

With outstanding amenities, a premier school district and highly sought-after neighborhoods, this suburban area is projected *to grow nearly 10% in the next five years.*

enjoy the outdoors

- Pennybacker Bridge Overlook
- River Place Nature Trail
- Tom Hughes Park
- Lake Travis Zipline Adventures
- Bull Creek Park
- Bob Wentz Park
- Austin Yacht Club
- Cypress Creek Park
- Jessica Hollis Park

live your life

- H-E-B
- Target
- Randall's
- Moviehouse & Eatery

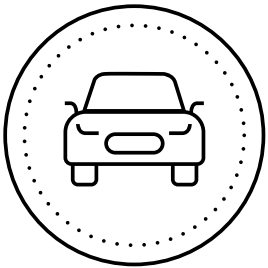
hit the links

- UT Golf Club
- River Place Country Club
- Great Hills Country Club

TRANSIT + ACCESS

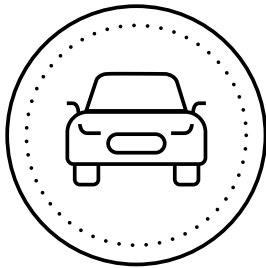
Getting here is easy

Four Points Centre, near Steiner Ranch, River Place, and Lakeway, offers outstanding connectivity with quick access to FM 620 and RM 2222, making downtown Austin and key destinations like The Oasis on Lake Travis, The Domain, and Austin Bergstrom International Airport just a short drive away.



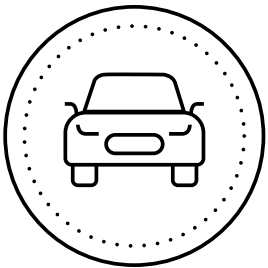
5min.

to Steiner Ranch



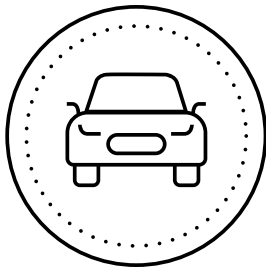
6min.

to The Oasis on Lake Travis



16min.

to The Domain & Arboretum



20min.

to Lakeway



URBAN BY NATURE

Nestled within approximately 180 acres of lush green habitat at Four Points Association Preserve, this location offers a compelling blend of nature and urban accessibility.

A day at Four Points Centre



DAILY FUEL

7:45 AM

*Stop in for a latte
from the
nearby Starbucks*



MORNING COMMUTE

8:00 AM

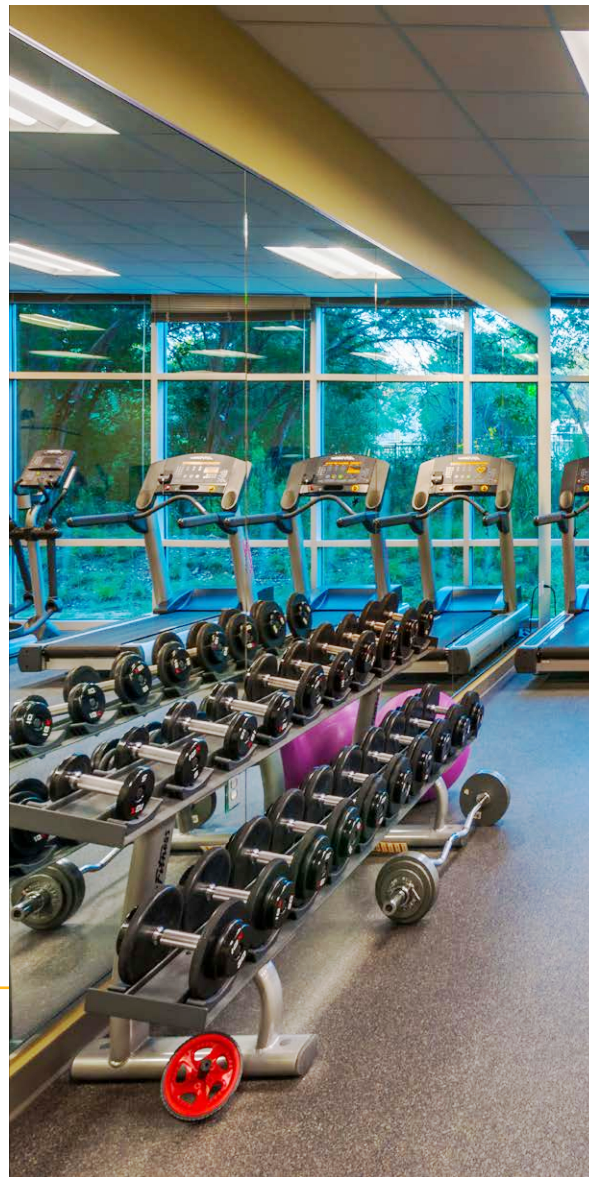
*Arrive at Four Points
Centre with easy access
and ample parking*



1:1 MEETING

10:30 AM

*Touchbase with a
coworker on a
current project*



PRE-LUNCH WORKOUT

11:30 PM

*Hit the onsite
fitness center for
a workout*



LUNCH HOUR

12:00 PM

*Grab a quick bite
with a coworker at
Oz. Tap House*



QUICK SHOP

5:00 PM

*Run a quick errand
after work at Four
Points Shopping Centre*



POST-WORK ACTIVITY

5:30 PM

*Practice your
swing at the
UT Golf Club*

A BRANDYWINE WORKSPACE

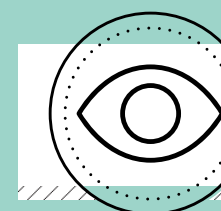
Where you work matters

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**
- + **Surplus of natural light**
- + **Uncompromising building systems**
- + **Superior indoor air quality**



Choosing Brandywine 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 prepared and eager to manage the process of bringing your vision to life.



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.



for leasing:

BLAIR NELSON

512.415.9120

Blair.Nelson@bdnreit.com

CLARK JONES

512.676.3033

Clark.Jones@bdnreit.com

JOEY CAPERTON

804.521.1824

Joey.Caperton@bdnreit.com

Brandywine Regional Office:
11501 Burnet Rd | Building 906 | Suite 180
Austin, Texas 78758
www.brandywinerealty.com

