



# FOUR POINTS CENTRE **IV**



## NOW PRE-LEASING

11040 FOUR POINTS DRIVE • AUSTIN, TX

THE NATURAL ENVIRONMENT FOR BUSINESS

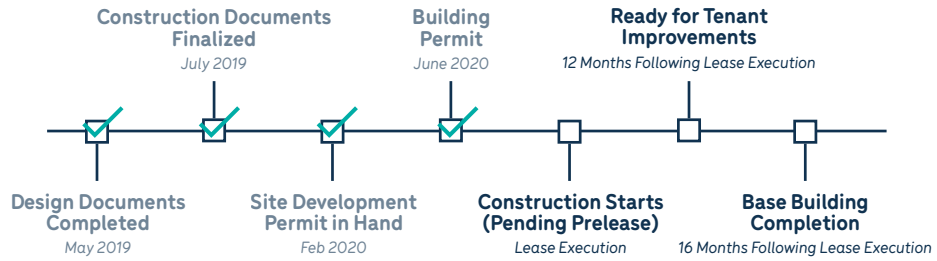


DELIVERING 1Q 2021  
PENDING PRE-LEASE



FOUR POINTS  
CENTRE **IV**

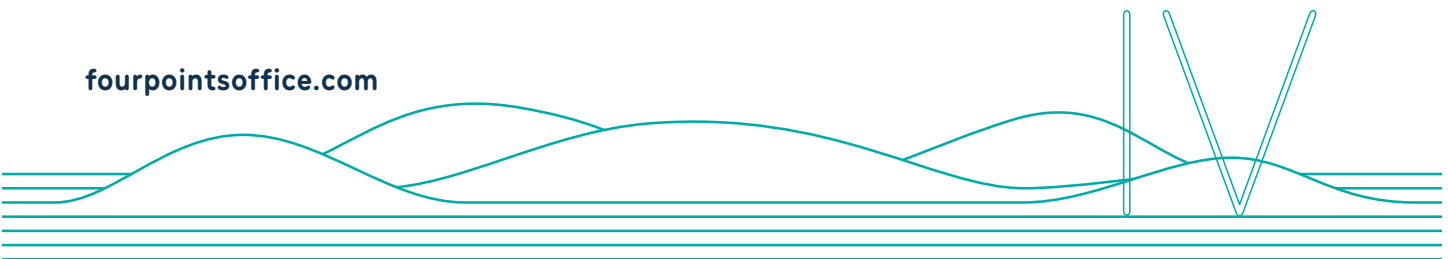
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### Full Building Opportunity



[fourpointsoffice.com](http://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

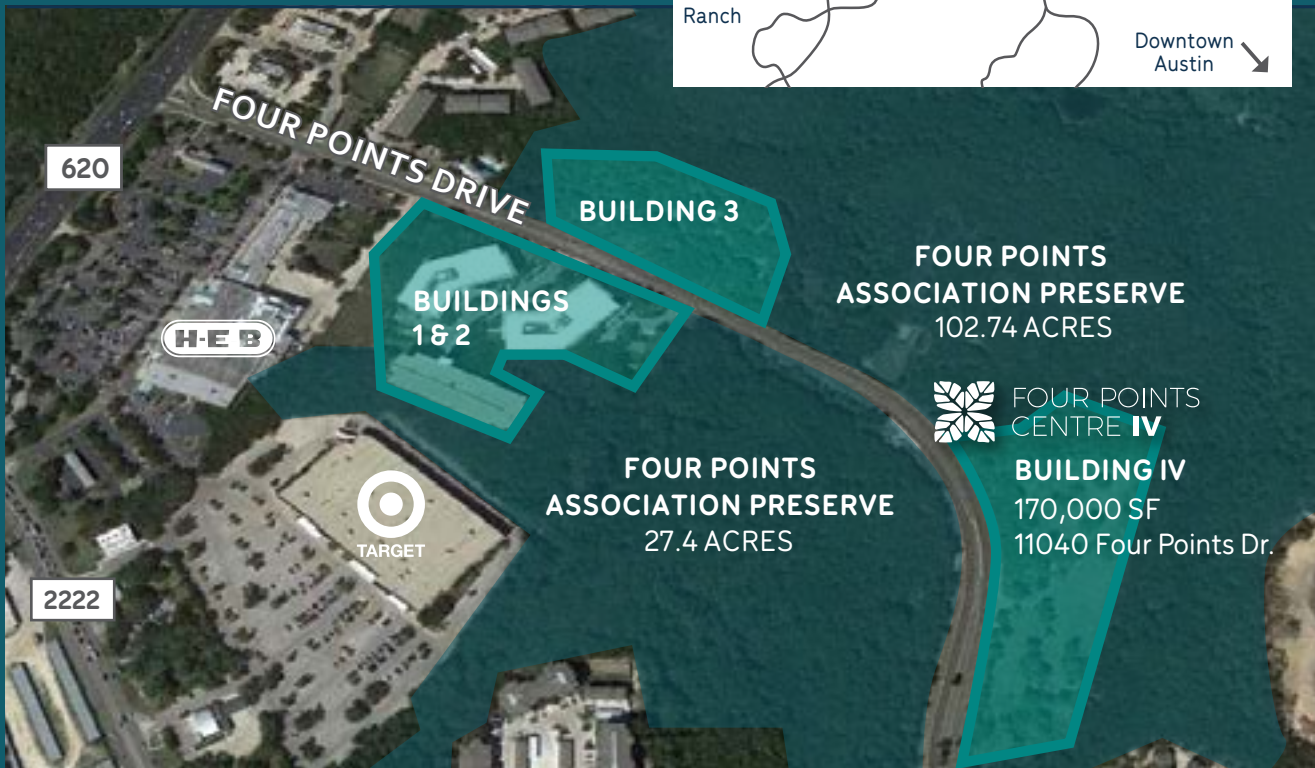
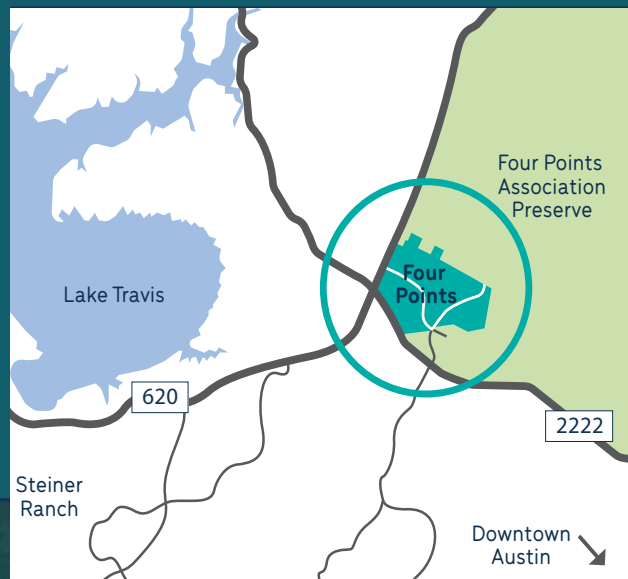
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# LOCATION

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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