



FOUR POINTS CENTRE PHASE II, BUILDING III

The Natural Environment for Business



11120 FOUR POINTS DRIVE

BrandywineRealtyTrust

FOUR POINTS CENTRE PHASE II, BUILDING III



FOUR POINTS CENTRE, PHASE II, BUILDING III

With the success of Four Points, Phase I (Buildings 1 & 2) in 2008, Brandywine is pleased to announce continuing our growth in Four Points Centre with Phase Two, Building Three. Located at 11305 Four Points Drive, Four Points Centre currently consists of two, three-story, fully-occupied LEED Gold Certified office buildings totaling 192,396 square feet in the Northwest submarket. Four Points is adjacent to affluent neighborhoods including Steiner Ranch, River Place and Lakeway. In continuation with the attention to detail, and refined distinction that Brandywine prides itself in, Phase Two promises to deliver the same high-end, natural environment for business.

THE FOUR POINTS CENTRE TEAM

 PROJECT ARCHITECT
Merriman & Associates

 CIVIL ENGINEER
Big Red Dog

 GENERAL CONTRACTOR
Austin Commercial

 PUBLIC RELATIONS
Hahn Public Relations

THE FOUR POINTS CENTRE DEVELOPER

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, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio. Our deep commitment to our communities was recognized by NAIOP naming Brandywine the 2014 Developer of the Year.

BUILDING BREAKDOWN

- 5 acre site located adjacent to Buildings 1 & 2 overlooking the habitat preserve
- Onsite restaurant
- 4.0:1,000 parking, 294 parking spaces: structured and executive
- Four-story, 170,000 SF building
- 42,500 SF floor plates
- Build-to-suit opportunities
- Fitness facilities with shower and locker rooms
- Tentative 1Q 2018 occupancy date

SITE PLAN



BUILDING FLOOR PLATES

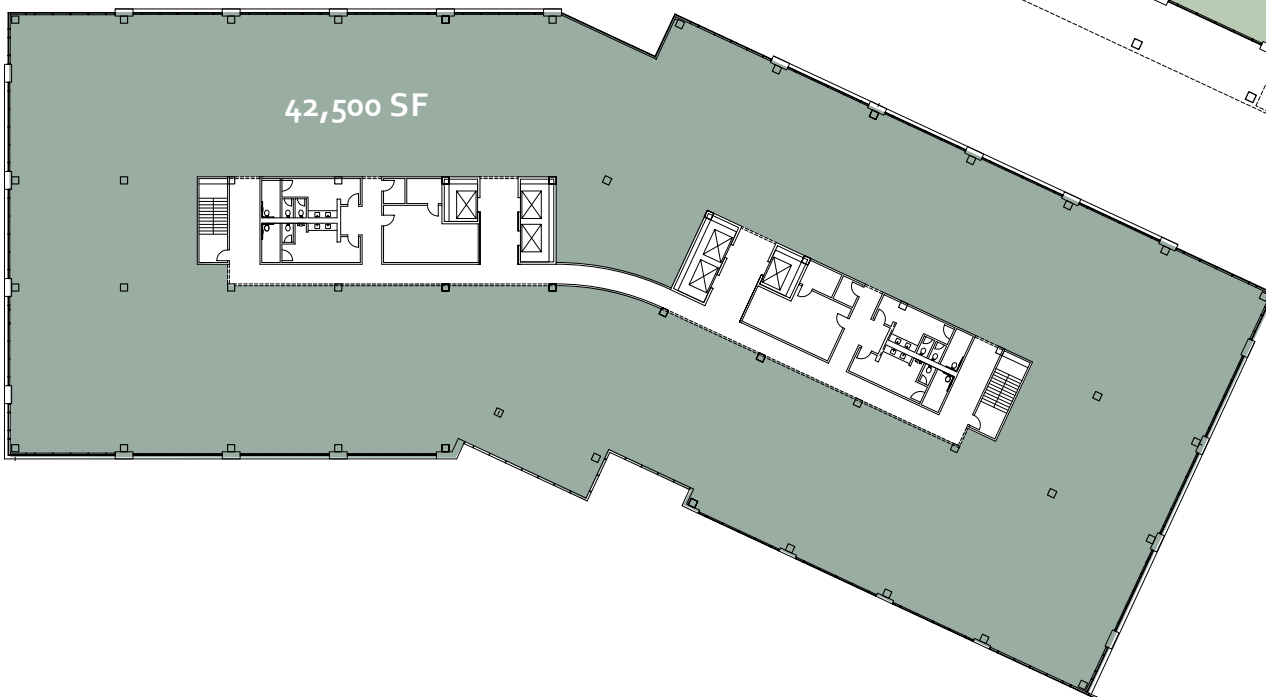
MULTI-TENANT FLOORPLATE

* approximate SF



SINGLE-TENANT FLOORPLATE

* approximate SF



 **FOUR POINTS CENTRE
PHASE II, BUILDING III**



EXTERIOR RENDERINGS



 **FOUR POINTS CENTRE
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INTERIOR RENDERINGS





LOCATION

Four Points Centre is located in Northwest Austin's thriving suburban market. Nearby amenities such as the 124,000 SF Four Points Shopping Center and the UT Golf Club combined with the first class surrounding community, make Four Points Centre an ideal office location.

NEARBY AMENITIES

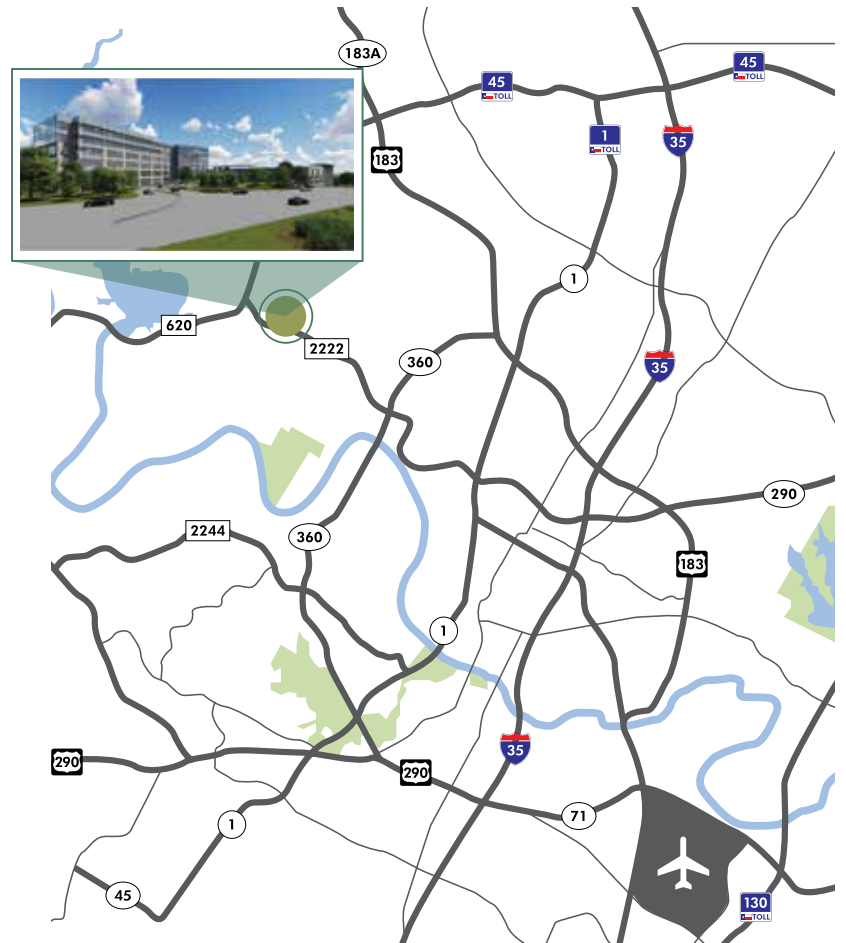
Anytime Fitness	Steiner Ranch Steakhouse
Austin's Pizza	Target
Bank of America	Thundercloud Subs
HEB	Twin Liquors
Oasis on Lake Travis	UT Golf Club
Rudy's BBQ	Walgreen's
Starbucks	Wells Fargo Bank

COMMUNITY INFORMATION

School District | Leander
 Average Household Income (3 Mile Radius) | \$131,754
 Projected Pop. Growth in 2020 (3 Mile Radius) | 15%

DRIVE TIMES

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



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