



# FOUR POINTS CENTRE PHASE II, BUILDING III

*The Natural Environment for Business*



**brandywine**  
REALTY TRUST



11120 FOUR POINTS DRIVE





# 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  
TBD



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
- 4.0:1,000 parking, 294 parking spaces: structured
- Four-story, 170,000 SF building
- Build-to-suit opportunities
- 42,500 SF floor plates
- Tentative 1Q 2018 occupancy date
- Locker rooms with shower facilities.

## SITE PLAN



## BUILDING FLOOR PLATES

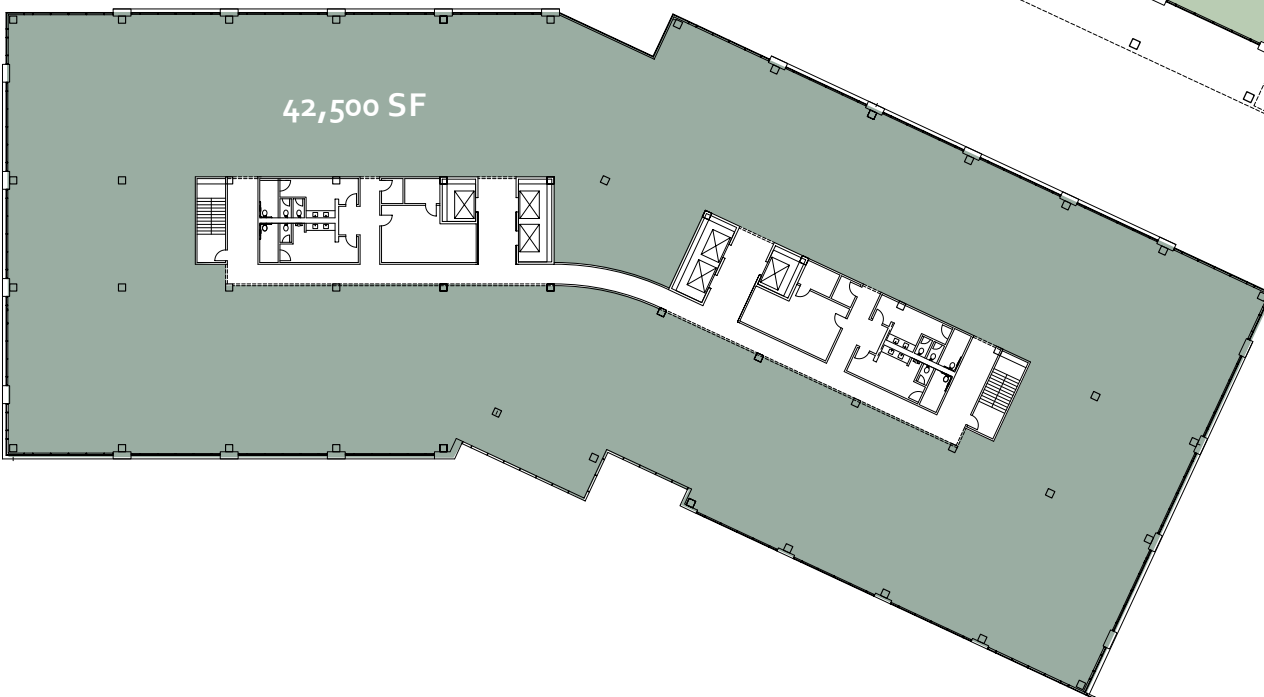
### MULTI-TENANT FLOORPLATE

\* approximate SF



### SINGLE-TENANT FLOORPLATE

\* approximate SF





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



**EXTERIOR RENDERINGS**







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



**INTERIOR RENDERINGS**









## LOCATION

Four Points Centre is located in Northwest Austin's thriving suburban market. Nearby amenities such as at 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

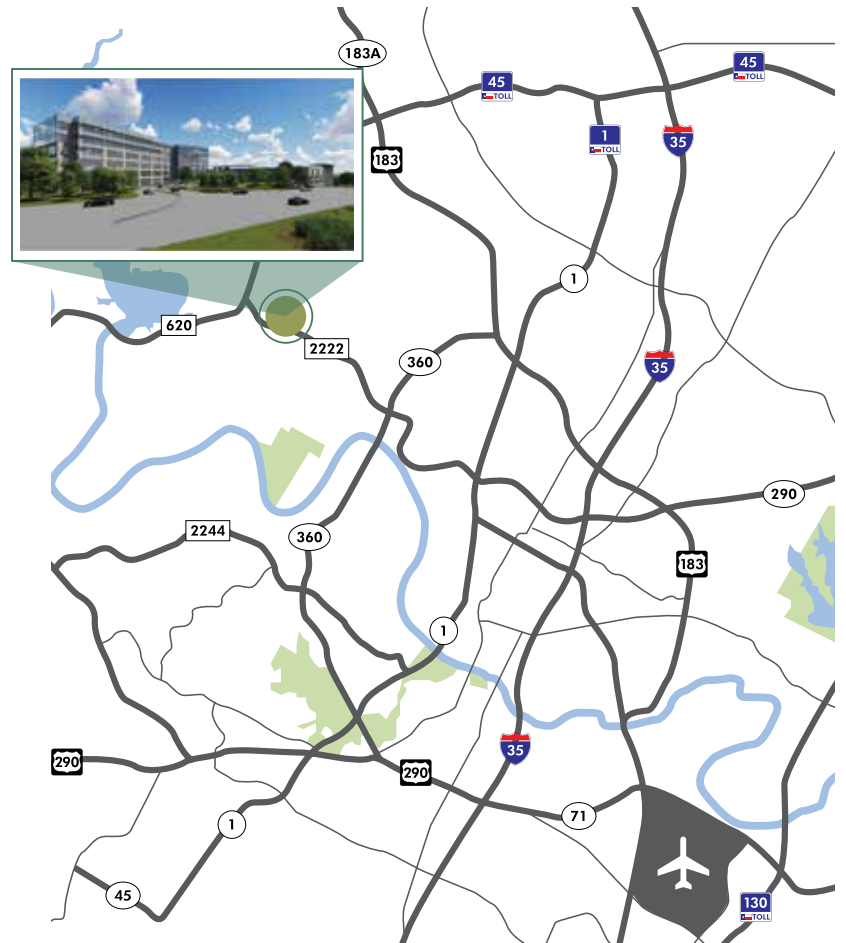
Anytime Fitness	Steiner Ranch Steakhouse
Austin's Pizza	Target
Bank of America	Thundercloud Subs
HEB	Twin Liquors
Oasis on Lake Travis	UT Golf Club
Rudy's BBQ	Walgreen's
Starbucks	Wells Fargo Bank

## COMMUNITY INFORMATION

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

## DRIVE TIMES

<b>The Oasis on Lake Travis</b> 6 minutes   2 miles	<b>The Domain &amp; Arboretum</b> 16 minutes   9 miles
<b>Steiner Ranch</b> 5 minutes   2 miles	<b>Lakeway</b> 20 minutes   12 miles



Blair Hunter | blair.hunter@bdnreit.com  
 Bo Beacham | bo.beacham@bdnreit.com  
 Ralph Bistline | ralph.bistline@bdnreit.com  
 www.brandywinerealty.com | 512.306.1994