



# OFFICES AT FOUR POINTS



## FOR LEASE OR PURCHASE

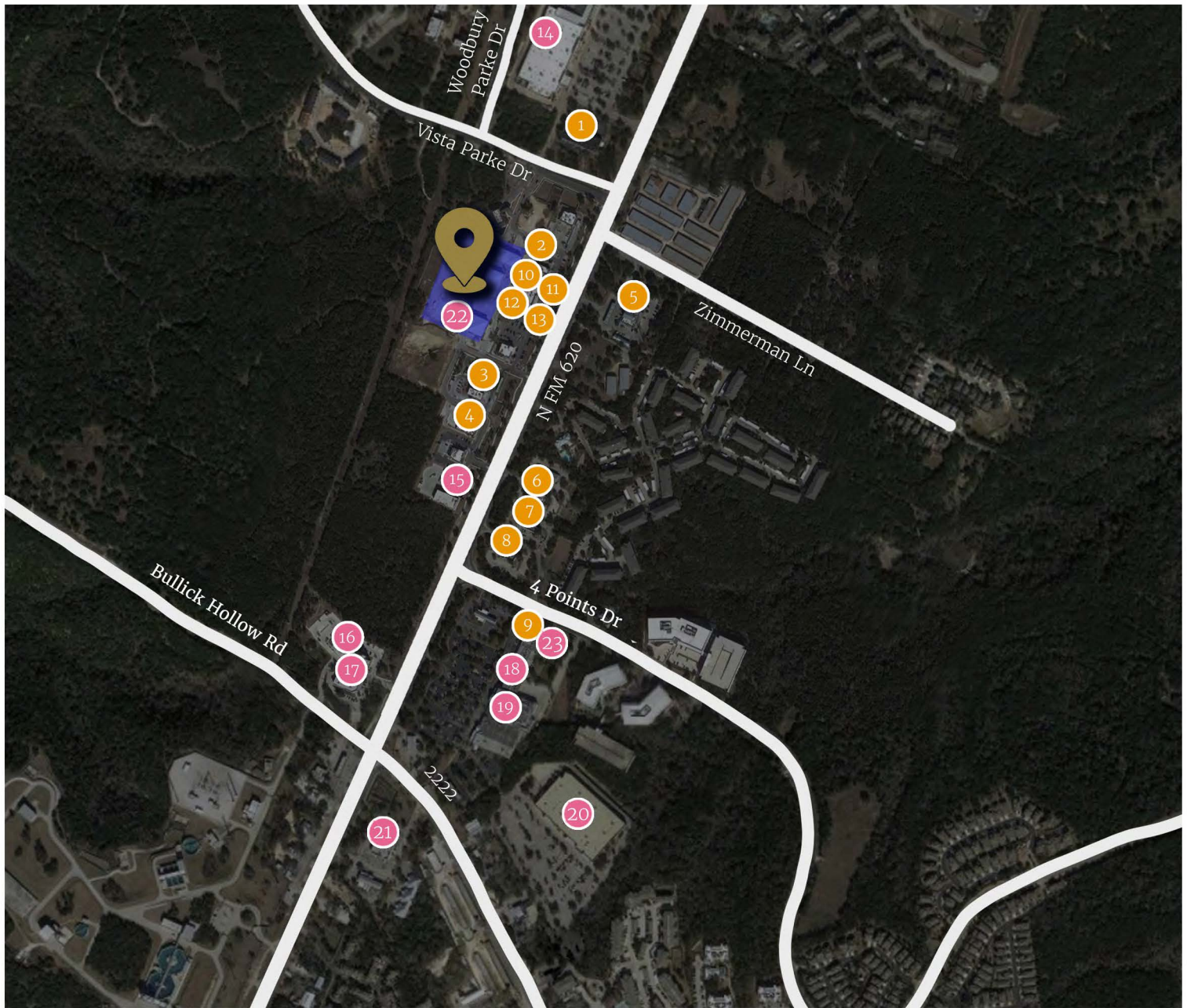
A SIX-BUILDING, CLASS A OFFICE PROJECT ANCHORED IN A NEWLY COMPLETED, MIXED-USE DEVELOPMENT ALONG FM 620 WHICH FEATURES WALKABILITY TO NUMEROUS RESTAURANTS, RETAILERS AND A HOTEL.

7710 N. FM 620, AUSTIN, TEXAS 78726





# FOUR POINTS | LOCAL HIGHLIGHTS



## ● Restaurants

- |                               |                        |
|-------------------------------|------------------------|
| 1 Nik's Italian Kitchen & Bar | 8 Las Palapas          |
| 2 Chipotle Mexican Grill      | 9 Austin Pizza         |
| 3 Dairy Queen                 | 10 The Impossible Shop |
| 4 Panda Express               | 11 Dog Haus            |
| 5 Rudy's BBQ                  | 12 Chilis Bar & Grill  |
| 6 Taco Bell                   | 13 IHOP                |
| 7 McDonalds                   |                        |

## ● Shopping & More

- |   |                  |
|---|------------------|
| 14 Home Depot                                     | 19 H-E-B         |
| 15 Discount Tire                                  | 20 Target        |
| 16 Hyatt Place Austin/<br>Lake Travis/Four Points | 21 Walgreens     |
| 17 CVS  | 22 Starbucks     |
| 18 Twin Liquors                                   | 23 Orange Theory |





OFFICES AT  
FOUR POINTS

# FOUR POINTS | AVAILABILITIES

UNDER CONSTRUCTION - DELIVERING SPRING 2023



## AVAILABILITIES

PER BUILDING

1

**BUILDING 13C**  
**FIRST FLOOR:** LEASED  
**SECOND FLOOR:** 2,000 SQ-FT  
- 8,459 SQ-FT AVAILABLE

2

**BUILDING 13D**  
**SOLD**

3

**BUILDING 12B**  
**SOLD**

4

**BUILDING 12A**  
**FIRST FLOOR:** 2,952 GSF - 11,148 GSF  
**SECOND FLOOR:** 3,021 GSF - 11,436 GSF  
DELIVERING Q2 2023 - WHOLE BUILDING  
OPPORTUNITY

5

**BUILDING 13B** - 22,584 GSF  
**FIRST FLOOR:** 2,952 GSF - 11,148 GSF  
**SECOND FLOOR:** 3,021 GSF - 11,436 GSF  
DELIVERING Q1 2023 - WHOLE BUILDING  
OPPORTUNITY

6

**BUILDING 13A** - 16,810 GSF  
**FIRST FLOOR:** 3,714 GSF - 8,315 GSF  
**SECOND FLOOR:** 2,500 GSF - 8,495 GSF  
DELIVERING Q4 2022



OFFICES AT  
FOUR POINTS

# FOUR POINTS | BUILDING INTERIOR

SLEEK, MODERN DESIGN WITH PLENTIFUL NATURAL LIGHT



Dan Lewis  
dlewis@tigusa.com

  
TIGusa.com | 512.732.0400

David Alsmeyer  
dalsmeyer@tigusa.com





# FOUR POINTS | BUILDING ONE

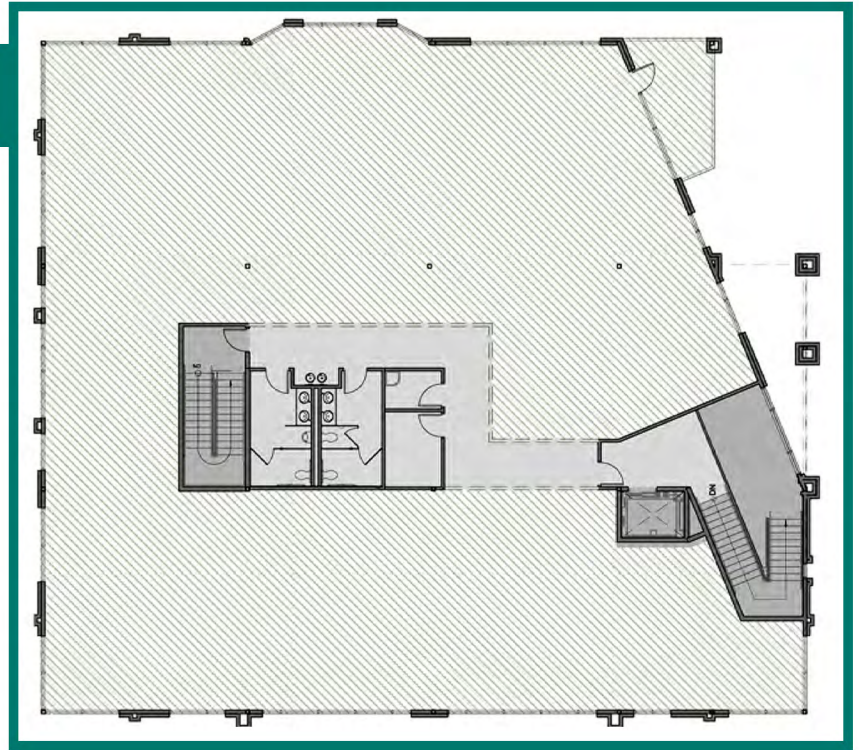
**AVAILABLE**

◆ **FIRST FLOOR**

LEASED

◆ **SECOND FLOOR**

2,000 SQ-FT - 8,495  
SQ-FT





# FOUR POINTS | BUILDING FOUR

Delivering Q2 2023 | Whole building opportunity.

AVAILABLE

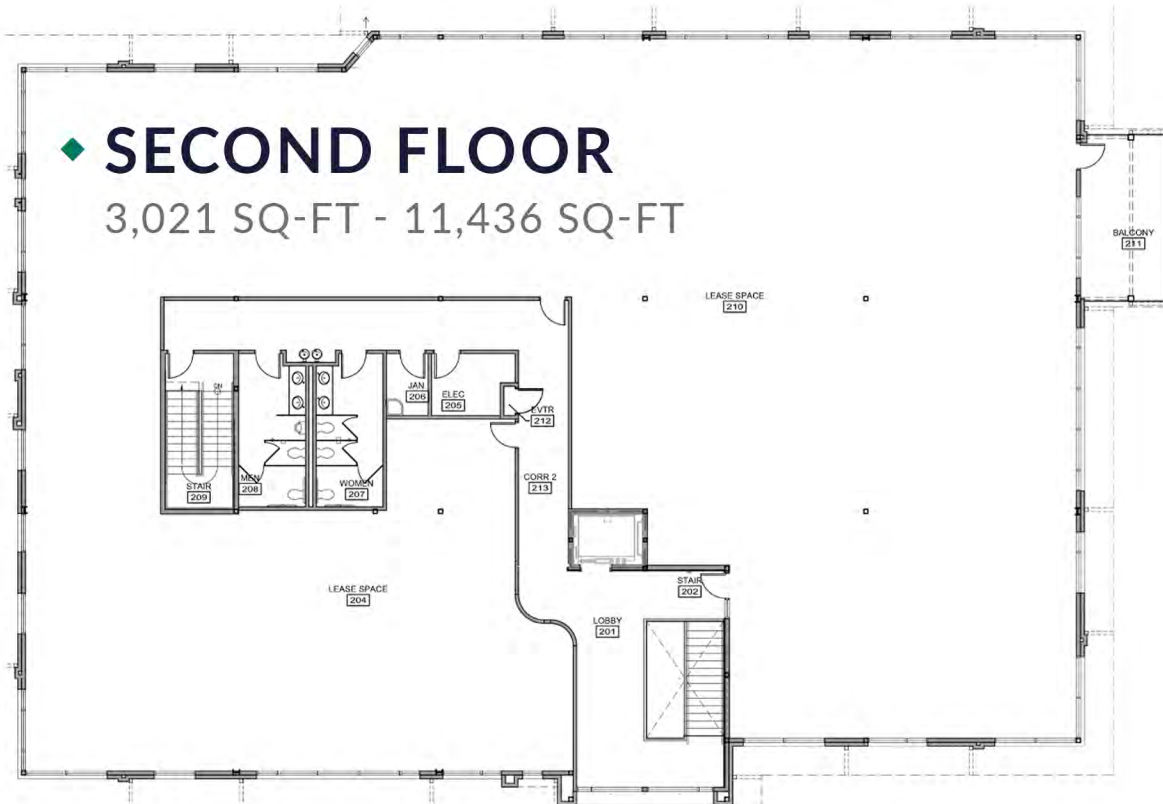
## ◆ FIRST FLOOR

2,952 GSF - 11,148 GSF



## ◆ SECOND FLOOR

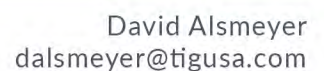
3,021 SQ-FT - 11,436 SQ-FT







◆ **FIRST FLOOR**  
2,952 GSF - 11,148 GSF





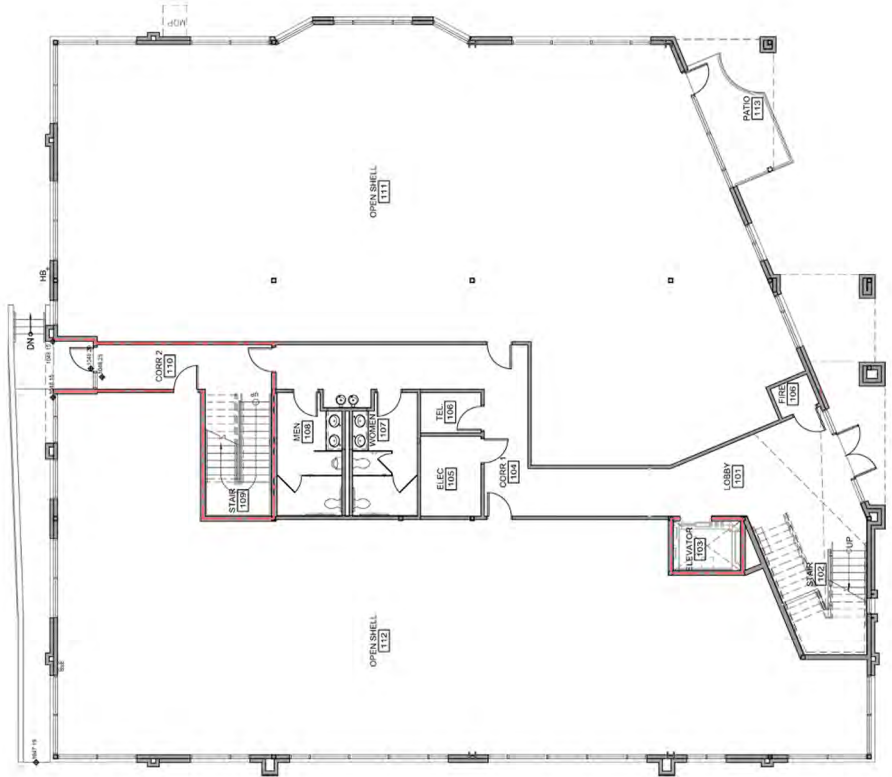
# FOUR POINTS | BUILDING SIX

Delivering Q4 2022

AVAILABLE

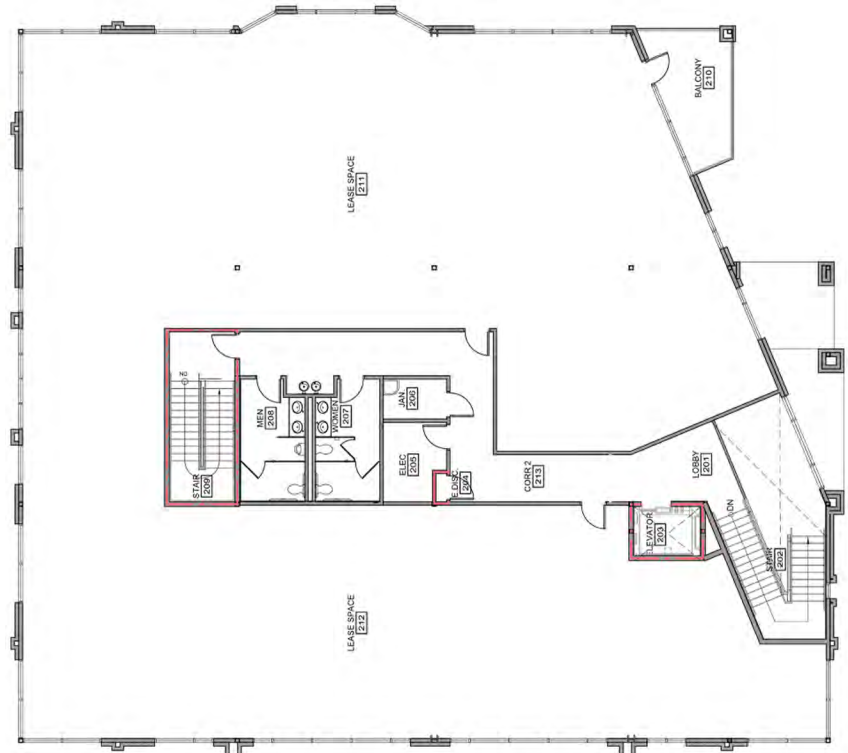
## ◆ FIRST FLOOR

3,714 GSF - 8,315 GSF



## ◆ SECOND FLOOR

2,500 SQ-FT -  
8,495 SQ-FT







# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date