

# BRANDYWINE AUSTIN TRIO

1,005,858 SF CLASS A OFFICE SPACE IN SOUTHWEST & NORTHWEST AUSTIN

## INVESTMENT SUMMARY



FOUR POINTS CENTRE I & II



RIVER PLACE

3



FOUR BARTON SKYWAY





# EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire a fee simple interest in a collection of Class A office buildings totaling 1,005,858 square feet, which includes Four Barton Skyway, Four Points Centre I-II, and River Place Corporate Park (the "Portfolio"). The properties are situated in top-tier suburban locations across Austin's Southwest and Northwest submarkets, areas commanding above-average suburban office rental rates. The Portfolio is 44% leased to a diversified roster of tenants, featuring VMWare, TraPac, Synopsys, and Drees Builder with 3.0 years of WALT remaining. This collection of Class A office buildings presents a rare acquisition opportunity in Austin, Texas—one of America's most dynamic cities—at a significant discount to replacement cost. The Properties are available as a portfolio or on an individual basis.

## PORTFOLIO SUMMARY

	FOUR BARTON SKYWAY	FOUR POINTS CENTRE I-II	RIVER PLACE	TOTAL PORTFOLIO
<b>SF</b>	222,580	192,396	590,882	<b>1,005,858</b>
<b>% LEASED</b>	72%	19%	42%	<b>44%</b>
<b>WALT</b>	4.4 yrs.	0.9 yrs.	3.2 yrs.	<b>3.0 yrs.</b>

*Note: Calculations exclude known 2025 vacates*



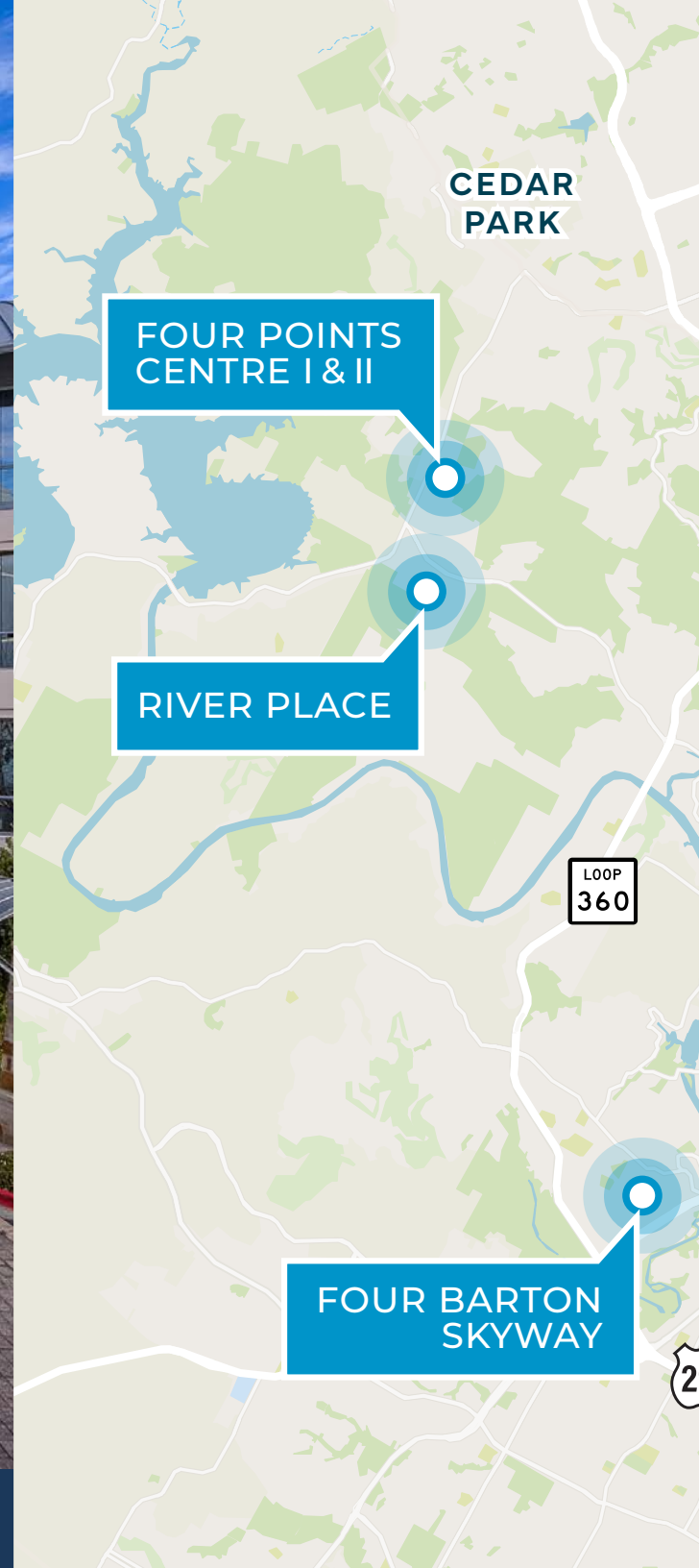


1,005,858 SF  
TOTAL SIZE

44%  
OCCUPANCY

3.0 YRS  
WALT









**FOUR POINTS CENTRE I & II | 192,396 SF**



**RIVER PLACE | 590,882 SF**



# FOUR BARTON SKYWAY

## EXECUTIVE SUMMARY

Conveniently located on South MoPac, Four Barton Skyway is less than four miles from Downtown Austin, offering quick access to the city's major business hubs while being nestled among Austin's most prestigious neighborhoods, including Rollingwood, Zilker, Barton Hills and West Lake Hills. With 72% occupancy and 4.4 years of WALT remaining, the 222,580-square-foot building features versatile office spaces suitable for businesses of all sizes, equipped with modern infrastructure and energy-efficient systems. Four Barton Skyway's combination of accessibility, professional amenities, and prime location makes it an optimal choice for companies seeking best-in-class office space in an urban location at a fraction of the cost of downtown office rent.



### PROPERTY OVERVIEW

ADDRESS	1301 S MoPac Expy
BUILDING SIZE	222,580 RSF
% LEASED	72%
WALT	4.4 Years
YEAR BUILT	2001
# OF STORIES	5
PARKING	4.0/1,000 SF
SITE AREA	6.0 Acres





# INVESTMENT HIGHLIGHTS

## **ROBUST TENANT DEMAND**

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- Immediate demand for sub-20,000 SF spaces
- Adjacent to downtown

## **TIGHT COMPETITIVE SET**

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- Decreasing submarket vacancy rates
- Micromarket vacancy well below submarket

## **INSTITUTIONAL CAPITAL DESTINATION**

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- \$250M+ traded assets in SW submarket in 2024
- Nearly 500,000 SF traded in SW submarket in 2024

## **STRONG RENT ROLL WITH STABLE TENANCY**

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- 72% currently leased
- 4.4 Years WALT

## **HIGH BARRIERS TO ENTRY**

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- Barton Creek Greenbelt limits surrounding development



# FOUR POINTS CENTRE I & II

## EXECUTIVE SUMMARY

Four Points Centre I & II ("Four Points") is a 192,396-square-foot Class A office park in Northwest Austin. Located near the Balcones Canyonlands Preserve and Lake Travis, Four Points is surrounded by highly sought-after neighborhoods, including Steiner Ranch, River Place and Lakeway, as well as leading school districts and Austin's most coveted greenspaces. Situated near major Austin thoroughfares FM 620 and RM 2222, Four Points provides tenants with seamless connectivity, making key destinations such as The Domain, Downtown Austin, and Austin-Bergstrom Airport just a short drive away.



### PROPERTY OVERVIEW

ADDRESS	11305 Four Points Dr
BUILDING SIZE	192,396 RSF
% LEASED	19%
WALT	0.9 Years
YEAR BUILT	2008
# OF STORIES	3
PARKING	3.9/1,000 SF
SITE AREA	7.3 Acres





# INVESTMENT HIGHLIGHTS

## **LIMITED LARGE-BLOCK CLASS A PRODUCT**

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- One of two large-block Class A office buildings
- High barriers to entry

## **SUPPLY-CONSTRAINED SUBMARKET**

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- 32,000-acre Balcones Canyonlands Preserve

## **DOMINANT NORTHWEST SUBMARKET**

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- 130,000 SF of positive absorption in Q4 2024
- Direct vacancy below 15%

## **AFFLUENT RESIDENTIAL NEIGHBORHOODS**

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- Steiner Ranch, River Place, and Lakeway
- \$150,000 Avg. Household Income (3-mile radius)

## **ATTRACTIVE ACQUISITION BASIS**

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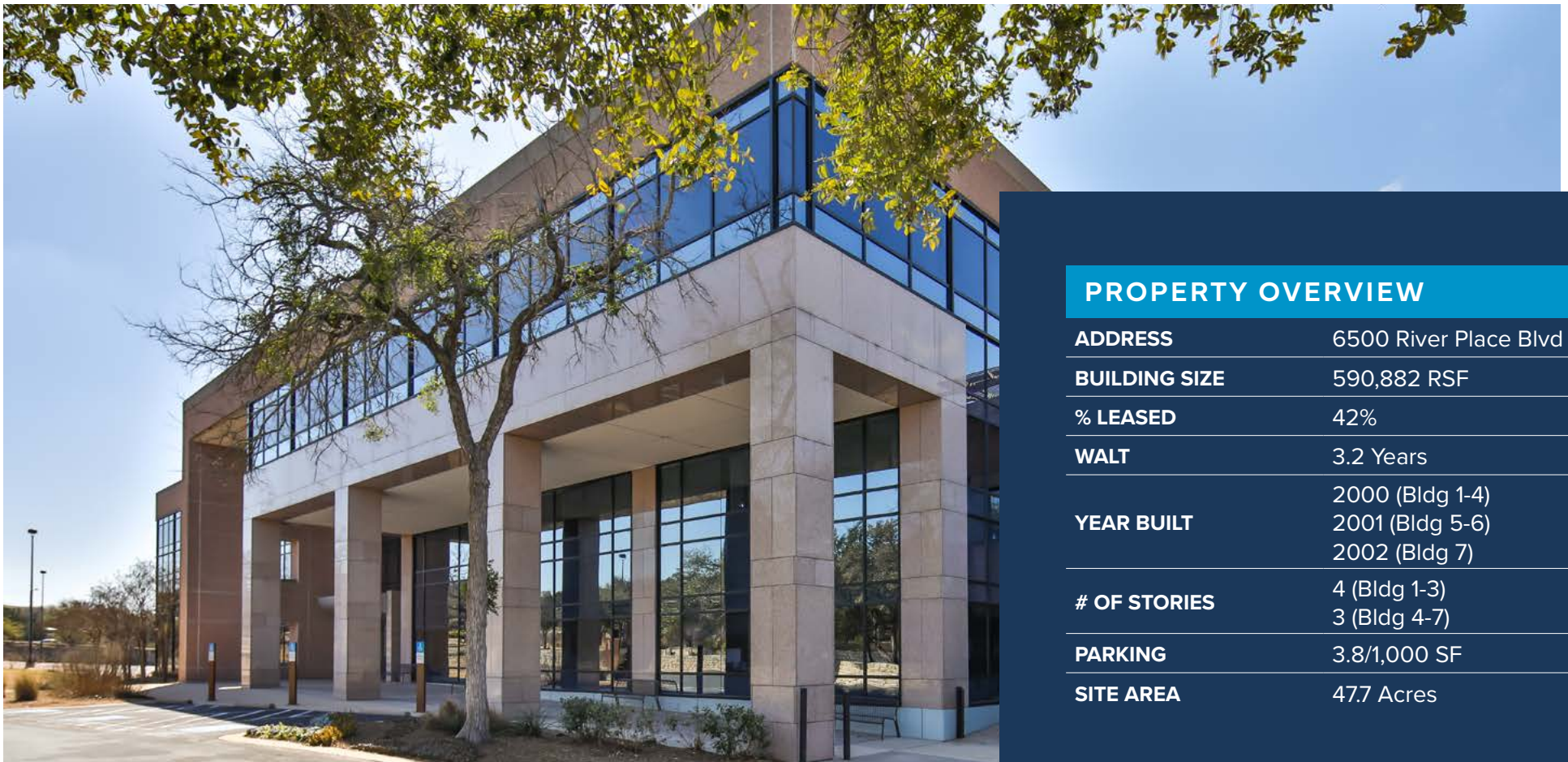
- Significant discount to replacement cost



# RIVER PLACE

## EXECUTIVE SUMMARY

River Place Corporate Park ("River Place") is a 48-acre, seven-building, 590,882-square-foot Class A office park in Northwest Austin. Located within the 1,440-acre master-planned River Place community, River Place is surrounded by 2,100 acres of protected green space, over 1,000 residences, and 138,000 square feet of retail amenities. River Place is currently 42% leased with 3.2 years of WALT, offering investors a superior value-add opportunity with the potential to double NOI before 2028 through the lease-up of existing vacancy. Additionally, River Place's idyllic location amongst Austin's rolling Hill Country and affluent demographics present an opportunity to reimagine the multi-acre site at an attractive basis. Zoned as R&D, redevelopment options include, but are not limited to, medical offices, hotel, food services, and indoor entertainment.



### PROPERTY OVERVIEW

ADDRESS	6500 River Place Blvd
BUILDING SIZE	590,882 RSF
% LEASED	42%
WALT	3.2 Years
YEAR BUILT	2000 (Bldg 1-4) 2001 (Bldg 5-6) 2002 (Bldg 7)
# OF STORIES	4 (Bldg 1-3) 3 (Bldg 4-7)
PARKING	3.8/1,000 SF
SITE AREA	47.7 Acres





**2,110 ACRES**  
OF PROTECTED GREEN SPACE

**RIVER PLACE**

# INVESTMENT HIGHLIGHTS

## VALUE-ADD OPPORTUNITY

- Immediate upside through the lease-up of existing vacancy
- Projected \$8M+ stabilized NOI

## REDEVELOPMENT POTENTIAL

- Unique corporate campus with top-of-market amenities and Hill Country views
- Flexible floorplates to support multi-tenant or full-building use

## UNIQUE BARRIERS TO ENTRY

- Surrounded by environmentally sensitive areas
- Wild Basin Wilderness Preserve, Barton Creek Greenbelt, Edwards Aquifer, and Bull Creek Nature Preserve

## INSTITUTIONAL OWNERSHIP & MANAGEMENT

- Limited deferred capital
- \$1.8M in upgrades to lobbies, common areas and garage elevators in 2022

## ATTRACTIVE ACQUISITION BASIS

- Significant discount to replacement cost



# ECONOMIC OVERVIEW

## LEADING THE NATION IN EVERYTHING

Named the #1 Market for Global Real Estate investment by AFIRE (2022), Austin has transformed from a quiet state capital into one of the fastest-growing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the, "Live Music Capital of the World", Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation. Austin is celebrated for its enchanting natural beauty and oasis of outdoor activities found in more than 300 parks, 18,000 acres of green space, and 227 miles of trails. Austinites enjoy a reasonable cost of living, no state income tax, and the highest per capita income in the state. With a unique diversity of lifestyles within its boundaries, it is not hard to see why many people love to call Austin home.

30M

ANNUAL  
VISITORS

24.3%

MILLENNIAL  
POPULATION

1,450+

EXPANSIONS &  
RELOCATIONS  
SINCE 2014

30%

POPULATION  
GROWTH  
2014-2024

48%

JOB GROWTH  
2014-2024

#11

LARGEST  
U.S. CITIES  
(MAY 2024)  
AUSTIN AMERICAN  
STATESMAN







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AUSTIN TRIO**



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#### About JLL

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