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Four Points Centre lands new office tenant

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Thomas Property Group Inc.'s Four Points Centre, at the intersection of FM 2222 and RM 620 in Northwest Austin, has signed its first tenant, **THQ Inc.**

THQ [Nasdaq: THQI], which develops and publishes interactive entertainment software, has signed a lease for 33,000 square feet. The company is headquartered in Los Angeles and develops its products for game systems, personal computers and wireless devices.

"We are extremely excited to sign a lease with such an outstanding company as THQ," said Mark Greiner of Oxford Commercial, the project's leasing firm. "This lease with THQ demonstrates that first-class office buildings continue to attract tenant interest even in challenging markets."

THQ will move into Four Points this fall. Four Points Centre has 200,000 square feet of office space, 270,000 square feet of retail space and 550 multifamily apartments. The development will ultimately have an additional 1 million square feet of office space, 250,000 square feet of retail space and a 250-room hotel.

The new lease is significant since Four Points is in an area of Austin that has seen office vacancy rise in recent months as millions of square feet of new product have been delivered. Four Points' apartments do have tenants, as does its retail — including an HEB and Target.

David Kimball and Keith Zimmerman with UGL Equis represented THQ Inc.

The development has also been awarded Gold rating under the **U.S. Green Building Council's** Leadership in Energy and Environmental Design for its core and shell design.

"As part of Opportunity Austin, we are in constant contact with a variety of businesses contemplating moving to or growing in Austin. With greater frequency, companies are seeking eco-friendly space," said Gary Farmer, chairman of the Opportunity Austin economic development initiative. "It's important to have such space readily available."

Courtesy of JB Goodwin