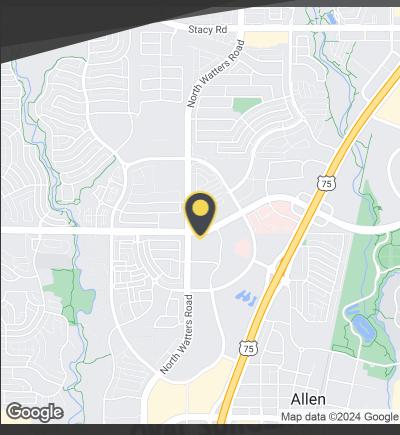
## **EXCHANGE PKWY**

975 W. EXCHANGE PKWY ALLEN, TX 75013





#### **OFFERING SUMMARY**

Lease Rate:	\$35.00 SF/yr +NNN	
Building Size:	8,582 SF	
Available SF:	2,000 - 4,082 SF	
Year Built:	2018	
Zoning:	Medica/Professional Office	

#### PROPERTY OVERVIEW

Medical/Professional Office Space Asking Rent: \$35/SF NNN: estimated at \$7 psf Minutes from Allen Presbyterian Easy Access from Hwy 75

#### **PROPERTY HIGHLIGHTS**

- 6,100 Total SF left to lease (4082 contiguous)
- Dedicated entrances. No lobbies, rest rooms or elevators shared with other tenants
- Transparent entry doors to allow visualization of incoming & outgoing guests

For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860 najdi@linc.realty M: 310.735.7980



## **EXCHANGE PKWY**

975 W. EXCHANGE PKWY ALLEN, TX 75013







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# **EXCHANGE PKWY** 975 W. EXCHANGE PKWY ALLEN, TX 75013 Splitrock Dr Porter St Terra Vista Dr WebsterDr Marina Ave Bristleleaf WY Ocean Breeze Dr Quail Valley Rd e Pkwy North Watters Road Emil Pl Mikaela Dr Rebecca Dr NAllen Dr Fullerton Dr Margo Dr Raintree Cir Davids Way Nancy Ln **Durham St** Naldorf Wy Coogle

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### **EXCHANGE PKWY** 975 W. EXCHANGE PKWY ALLEN, TX 75013 (380) (5) Princeton Fairview Lowry Sam Rayburn Tollway S Crossing LLIPS CREEK RANCH (289)TWIN CREEK THE CENTRE AT PRESTON RIDGE Branch Allen Lucas he Colony HUNTERS GLEN

Parker

LOS RIOS

St Paul

Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,436	63,168	210,027
Average age	33.0	33.9	34.2
Average age (Male)	32.4	33.3	33.8
Average age (Female)	33.4	34.4	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,392	21,931	72,274
# of persons per HH	2.7	2.9	2.9
Average HH income	\$111,970	\$103,457	\$104,377
Average house value	\$284,736	\$241,442	\$237,127
* D			

PARK FOREST

Demographic data derived from 2020 ACS - US Census

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