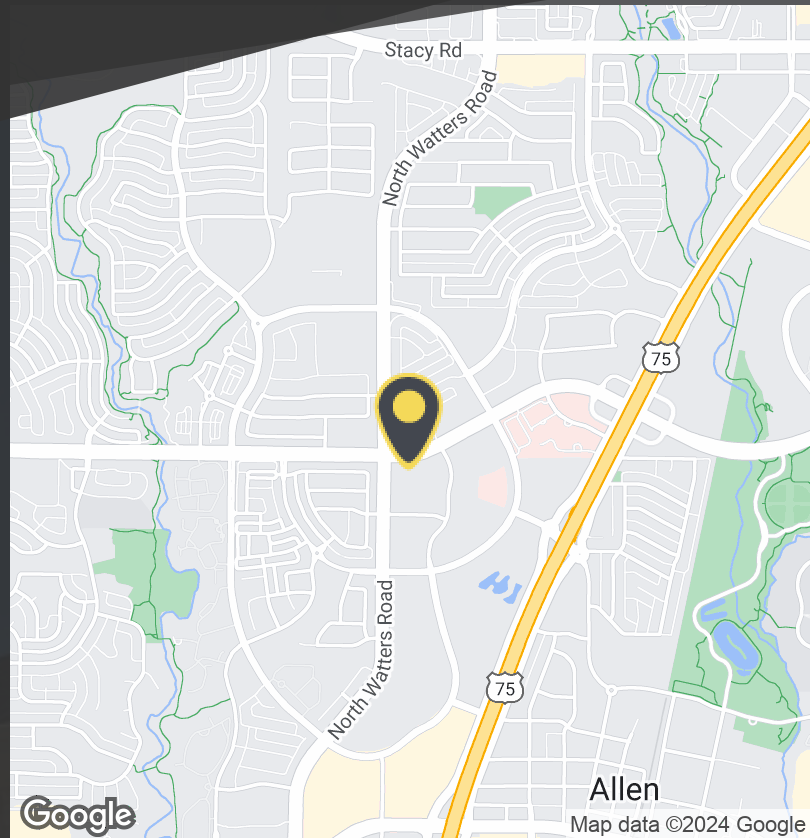


# EXCHANGE PKWY

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

**LINC.**  
COMMERCIAL REALTY

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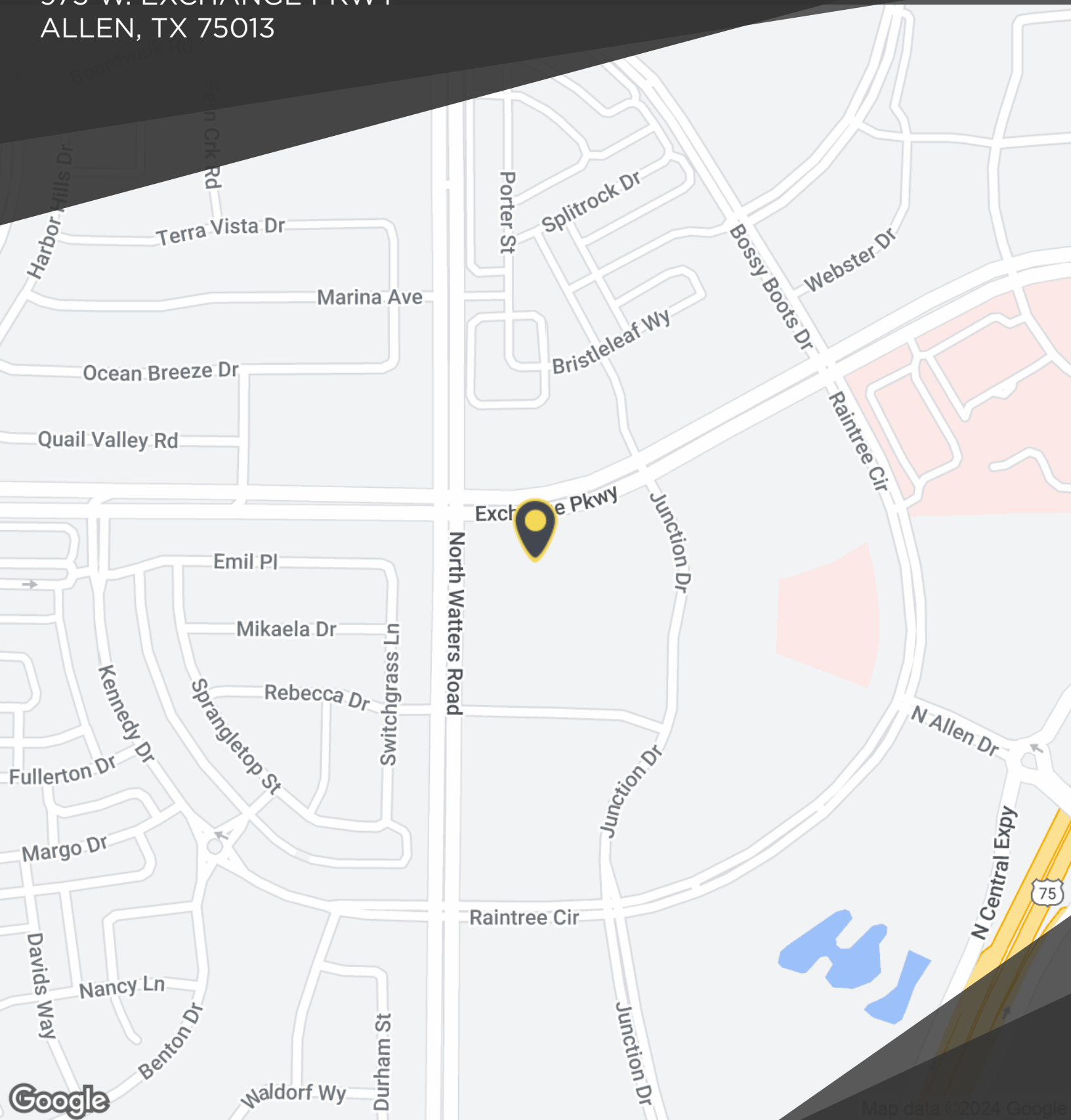
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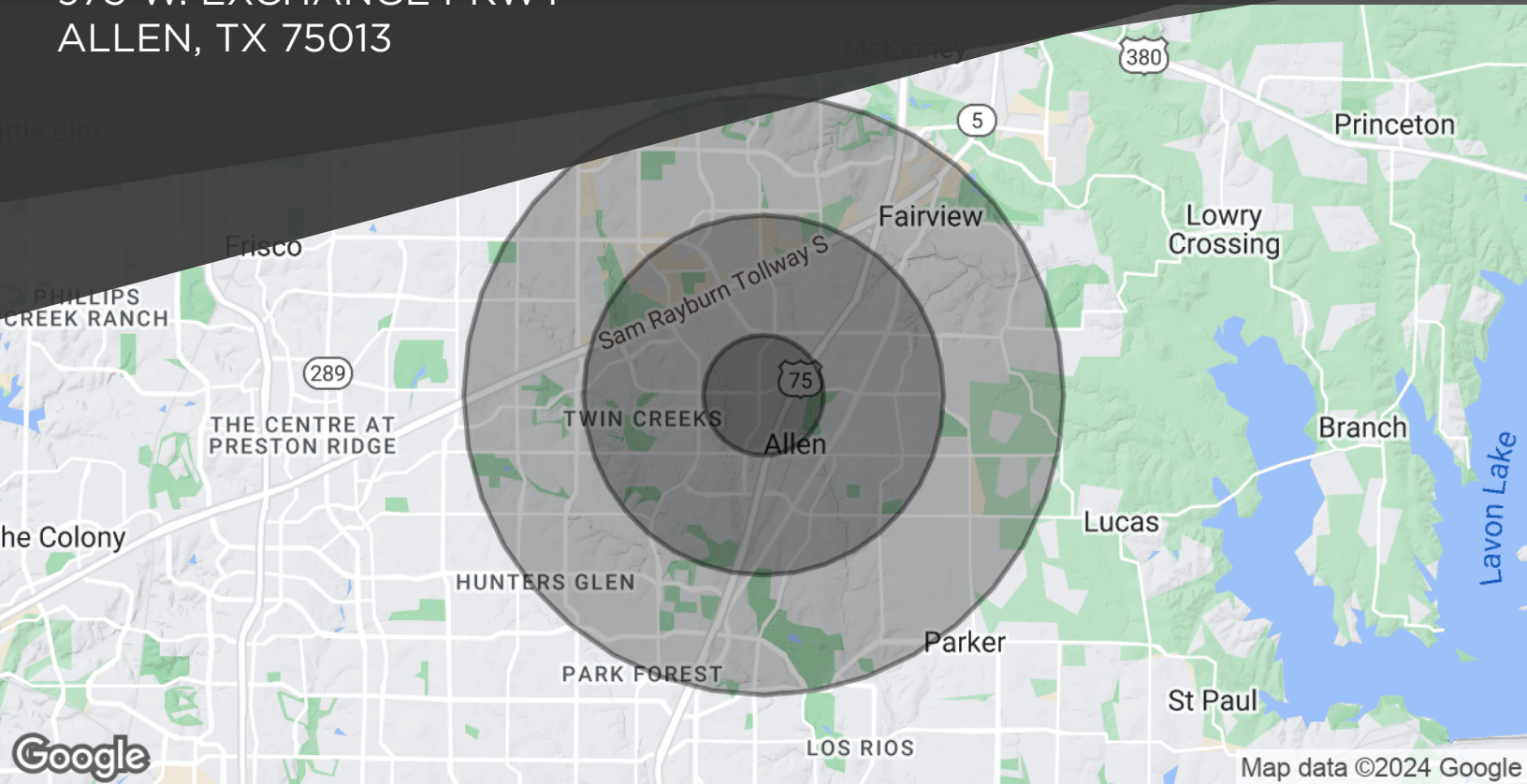
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## POPULATION

	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

\* Demographic data derived from 2020 ACS - US Census

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