

PRESTIGE OFFICE PARK

28 Prestige Circle, Allen, TX 75002



PROPERTY DESCRIPTION

Brand new and beautifully finished office space with Reception, 4 offices, kitchen & restroom. Front office could also be used as conference/meeting room. Convenient location in Allen on the corner of Greenville & Prestige Circle, just minutes from 75-Central Expwy.

PROPERTY HIGHLIGHTS

- Prime Allen Location
- NEW & MOVE-IN READY
- Beautiful Finish Out
- Affordable Lease Rate

OFFERING SUMMARY

| | |
|------------------|---|
| Lease Rate: | \$2,800.00 per month (+ \$250/qtrly HOA fee) |
| Number of Units: | 1 |
| Available SF: | 1,228 SF |
| Building Size: | 4,912 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 3,883 | 17,588 | 35,518 |
| Total Population | 10,672 | 46,942 | 100,624 |
| Average HH Income | \$91,818 | \$103,202 | \$117,093 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MARILYN KITTRELL

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OFFICE FOR LEASE

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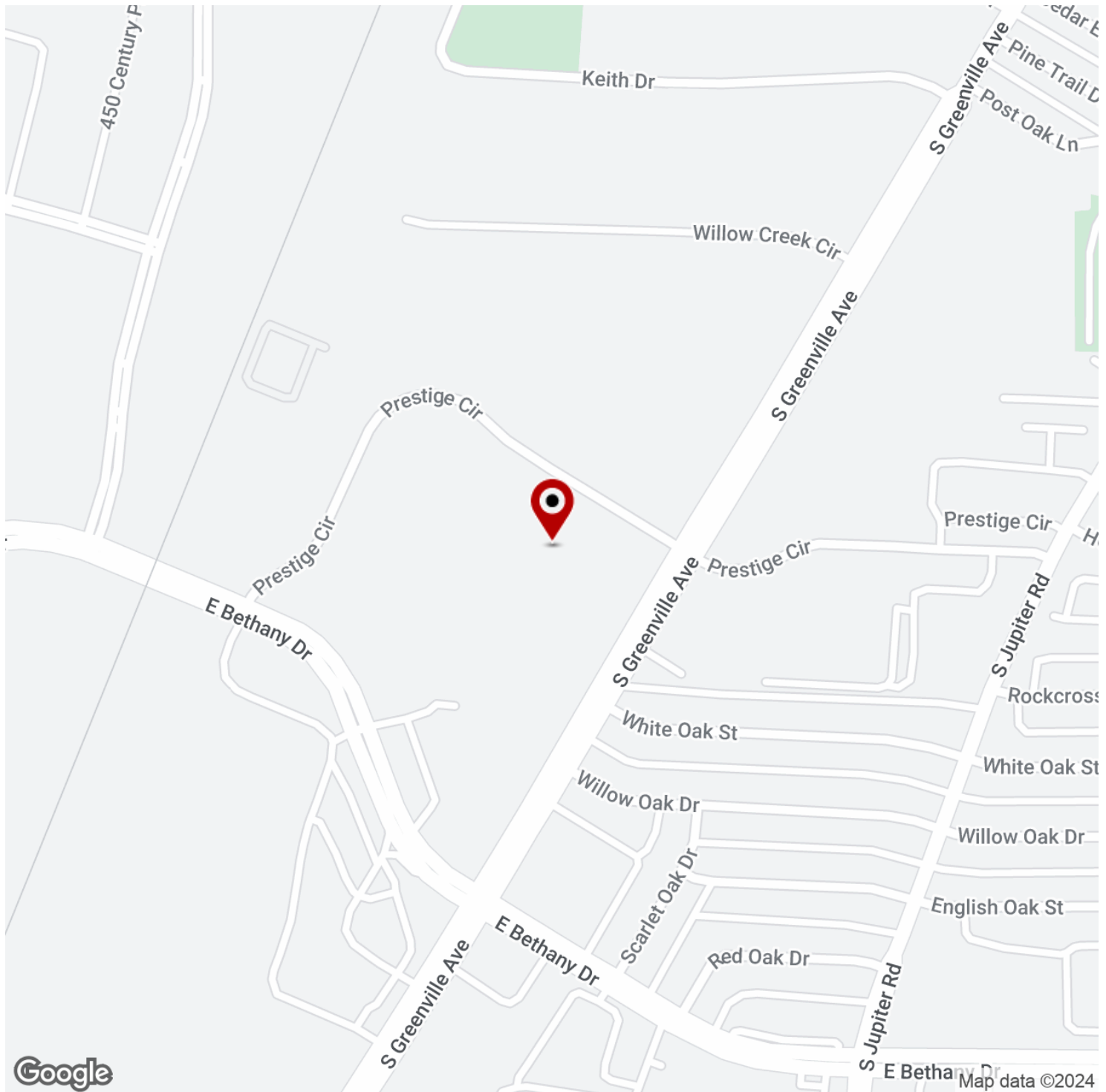
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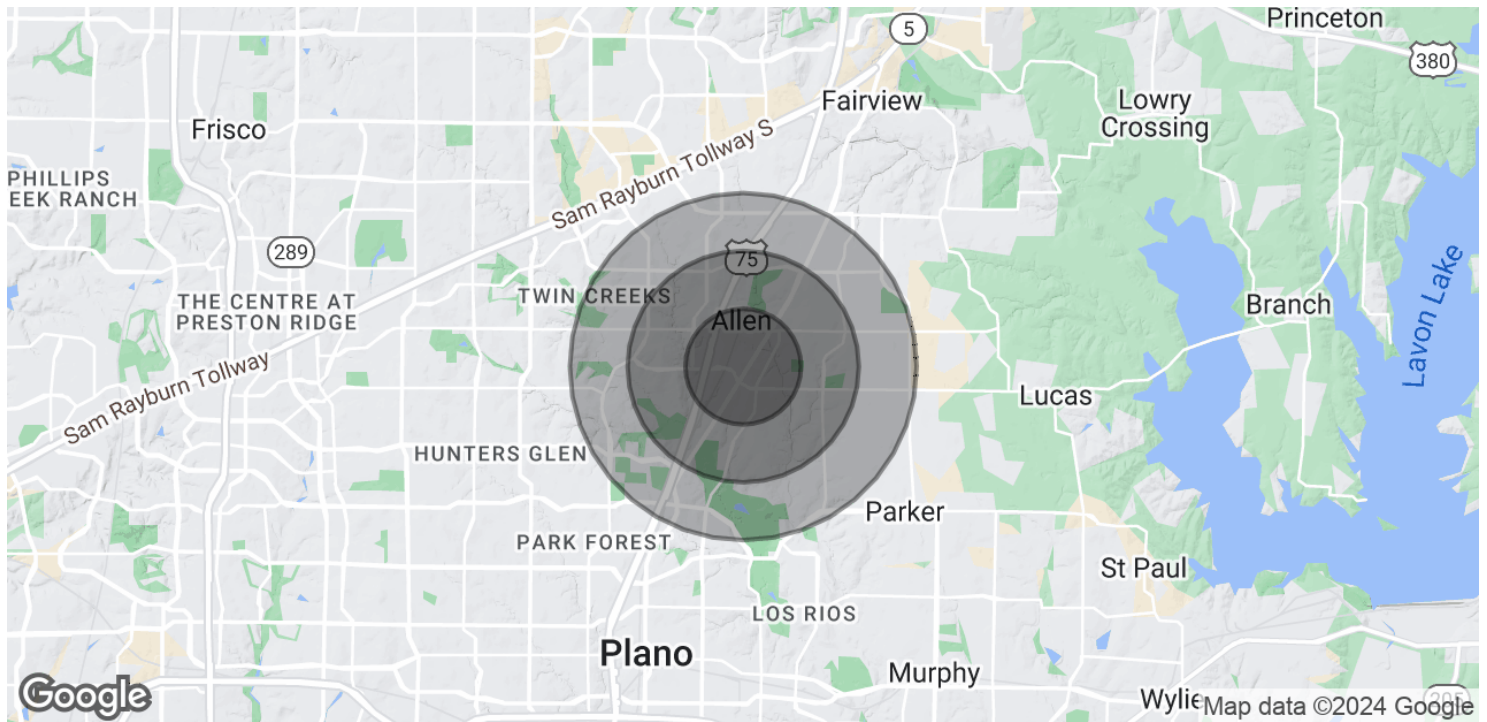
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,672 | 46,942 | 100,624 |
| Average Age | 37.0 | 37.6 | 36.9 |
| Average Age (Male) | 32.7 | 36.2 | 35.6 |
| Average Age (Female) | 42.3 | 38.6 | 37.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,883 | 17,588 | 35,518 |
| # of Persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH Income | \$91,818 | \$103,202 | \$117,093 |
| Average House Value | \$246,405 | \$276,822 | \$301,063 |

* Demographic data derived from 2020 ACS - US Census

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