



## Corporate Address

215 E. Freeman, Suite 105  
Duncanville, Texas 75116  
(972) 465-8400 phone  
(972) 767-5122 fax  
realspaceDFW.com

## Contact

Jason Morahan  
Jason@RealSpaceDFW.com  
(972) 465-8400 ext. 2



actual property

### Retail Lease Space Available!

Anchor Tenants: AT&T Wireless and  
State Farm Insurance

*Located at the Northwest Intersection  
of  
Hedgecoxe and Alma Drive  
**Allen, Texas***



## Suncreek Plaza 820 S. Alma Drive, Allen, TX 75013

- Anchor Tenants: AT&T Wireless and State Farm Insurance
- Available Space: Suite 180 (1,360 SF) (Shell Condition)
- Base Rent: \$24.00 Per Square Foot Plus Nets (w/Imp. Allowance)
- Base Rent: \$20.00 Per Square Foot Plus Nets (No Allowance)
- Triple Nets: \$8.50 Per Square Foot (Estimated)
- Improvement Allowance: \$25.00 Per Square Foot
- Lease Term: 5 Years
- Security Deposit: One Month Rent
- Year Built: 2005
- Zoning: Planned Development (retail/office)
- Over 8,100 cars per day at the intersection of Hedgecoxe and Alma Drive
- Tom Thumb shopping center across the street

The information in this brochure has been obtained from sources believed reliable, however, we make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information. This information 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. The projections, opinions, assumptions, square footages, and estimates are included as examples only, and they may not represent current or future status or performance of the property.





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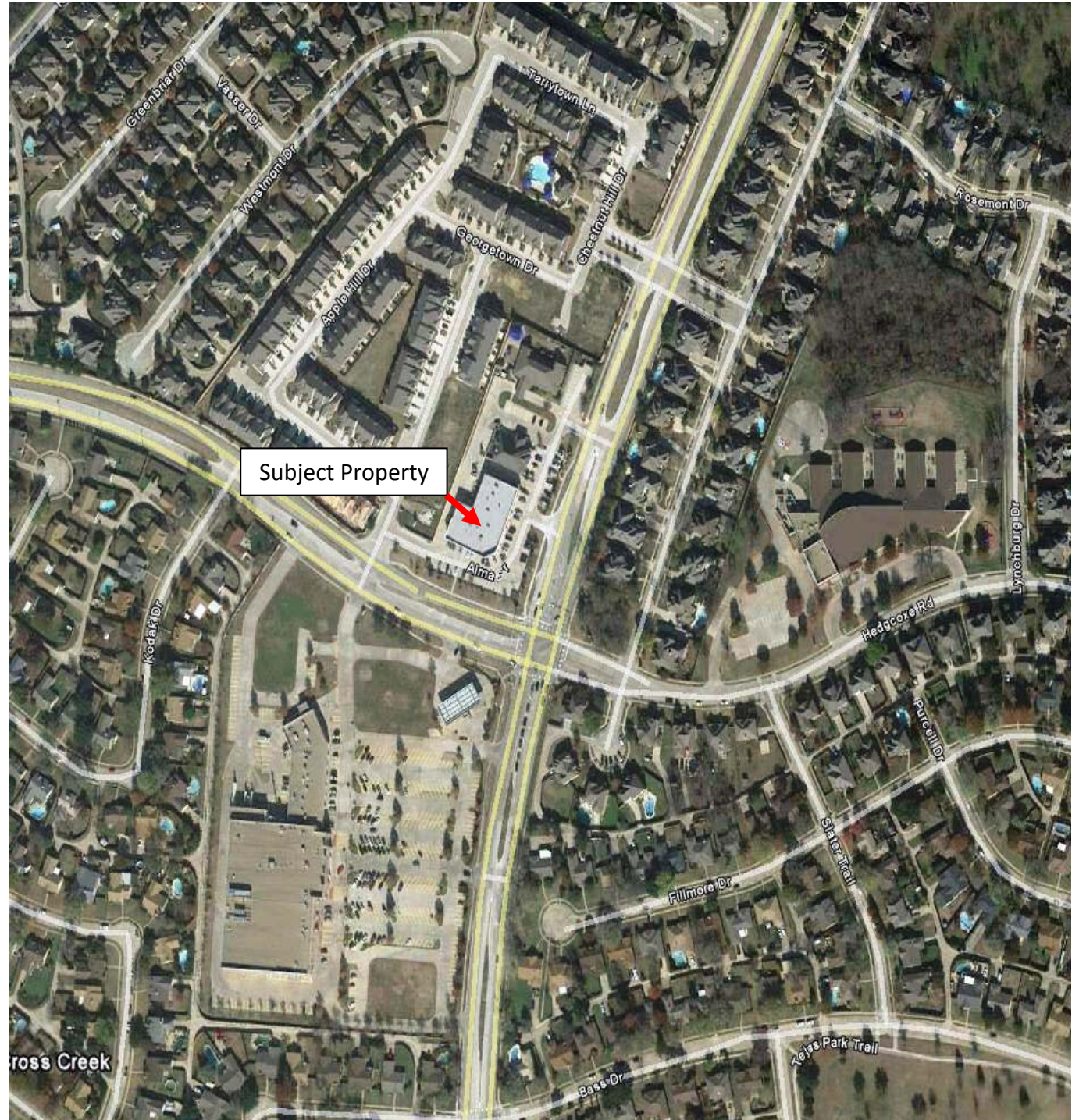
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## S I T E P L A N

PARKING ANALYSIS	
TOTAL BUILDING SQUARE FOOTAGE:	13,060
68 PARKS PROVIDED	
65 PARKS REQUIRED	
03 ACCESSIBLE SPACES	



SUITE #	TENANT	SQUARE FEET
100	RIDER WELLNESS & REHAB	1575
110	ATHLETIC ADVANTAGE PHYSICAL THERAPY	1500
120	STATE FARM	1275
130	CRESCENT FAMILY CLINIC	2560
140	AT&T	2300
160	BELAIR NAIL & SPA	1330
170	MANNA DONUTS	1120
180	VACANT	1364
FIRE RISER		36
BUILDING TOTAL		13,060