

For Lease

The Tech Center on Greenville Allen, TX 75002

2,500 - 63,007 SF AVAILABLE



PROPERTY OVERVIEW

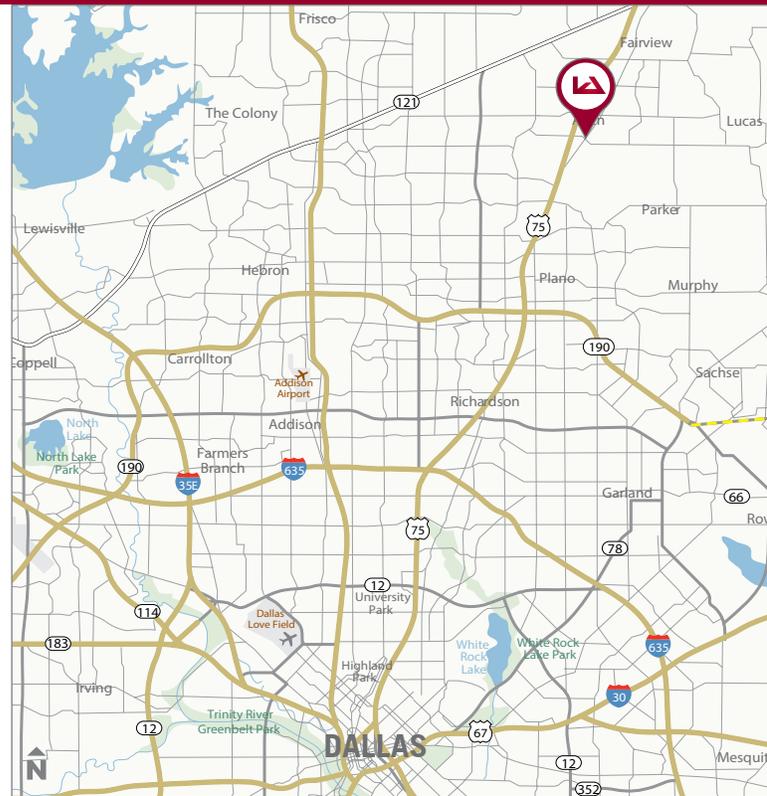
County: Collin County
Market: Northeast Dallas Flex
Sub Market: Allen Flex

BUILDING DATA

Available SF: Building 1: 38,096 SF (Delivered)
7,826 SF Available
Building 2: 24,587 SF (Available Sept 2017)
Building 3: 30,594 SF (Proposed)

Office: Office build-out per tenant request
Clear Height: 18'
Parking Ratio: 3.3/1,000 SF (Expandable to 3.6/1,000 SF)
Loading: Oversized grade level doors at each space
Year Built: 2016 - Building 1

Comments: This project contains three brand new, high quality office/flex buildings. Building sizes can be modified to accommodate tenants needs. All three scheduled buildings total 94,000 SF. Well located in the heart of the growing Allen office/flex business park. It is also very close to high end retail and restaurants less than a mile away. Build to suit office. There will be multiple oversized grade level doors at each space as well as the possibility to have one shared dock high loading platform for the complex.



Owner / Developer:



For more information contact:

George Tanghongs, Principal
georget@lee-associates.com
D 972.934.4008

Brett Lewis, Principal
blewis@lee-associates.com
D 972.934.4018

lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

For Lease

The Tech Center on Greenville Allen, TX 75002

2,500 - 63,007 SF AVAILABLE



The property information/detail contained herein has been obtained from other sources believed to be reliable, and DFW Lee & Associates, LLC has not independently verified such information's accuracy. DFW Lee & Associates, LLC makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information provided herein nor the condition of the property and expressly disclaims all such warranties, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Buyer/Lessee should perform its own due diligence regarding the accuracy of the information upon which buyer/lessee relies when entering into any transaction with seller/lessor herein. Furthermore, the information provided herein, including any sale/lease terms, are being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice.

For more information contact:

George Tanghongs, Principal
georget@lee-associates.com
D 972.934.4008

Brett Lewis, Principal
blewis@lee-associates.com
D 972.934.4018

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

lee-associates.com

