

FOR LEASE

±20,000 SF TO ±148,542 SF

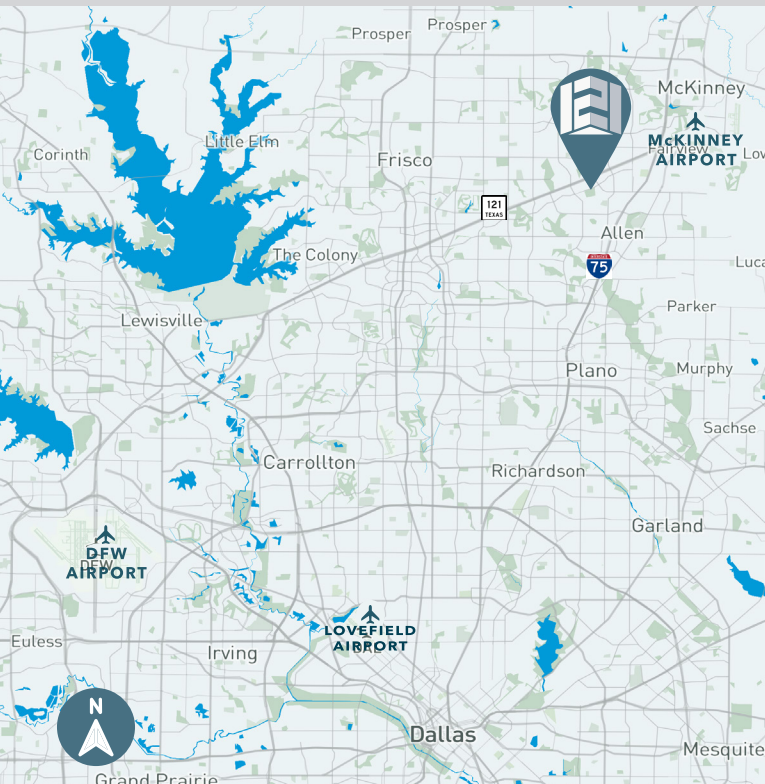


TECHNOLOGY PARK



121 TECHNOLOGY PARK

859 STATE HWY 121 | ALLEN, TX 75013



PROJECT HIGHLIGHTS

- Sizes range from ±20,000 SF to ±148,542 SF
- Building Power - 2500 Amps | 3 Phase to each Building
- Building Depths Range from 110' to 230'
- High Image Modern Design
- Build to Suit Office Layouts
- ESFR Sprinkler System
- All buildings have a FULL Vapor Barrier
- Front Park / Rear Load
- Project Fronts Highway 121 (82,000 Vehicles per day)
- 28' - 32' Clear Heights
- Zoned Light Industrial

FOR LEASING INFORMATION:



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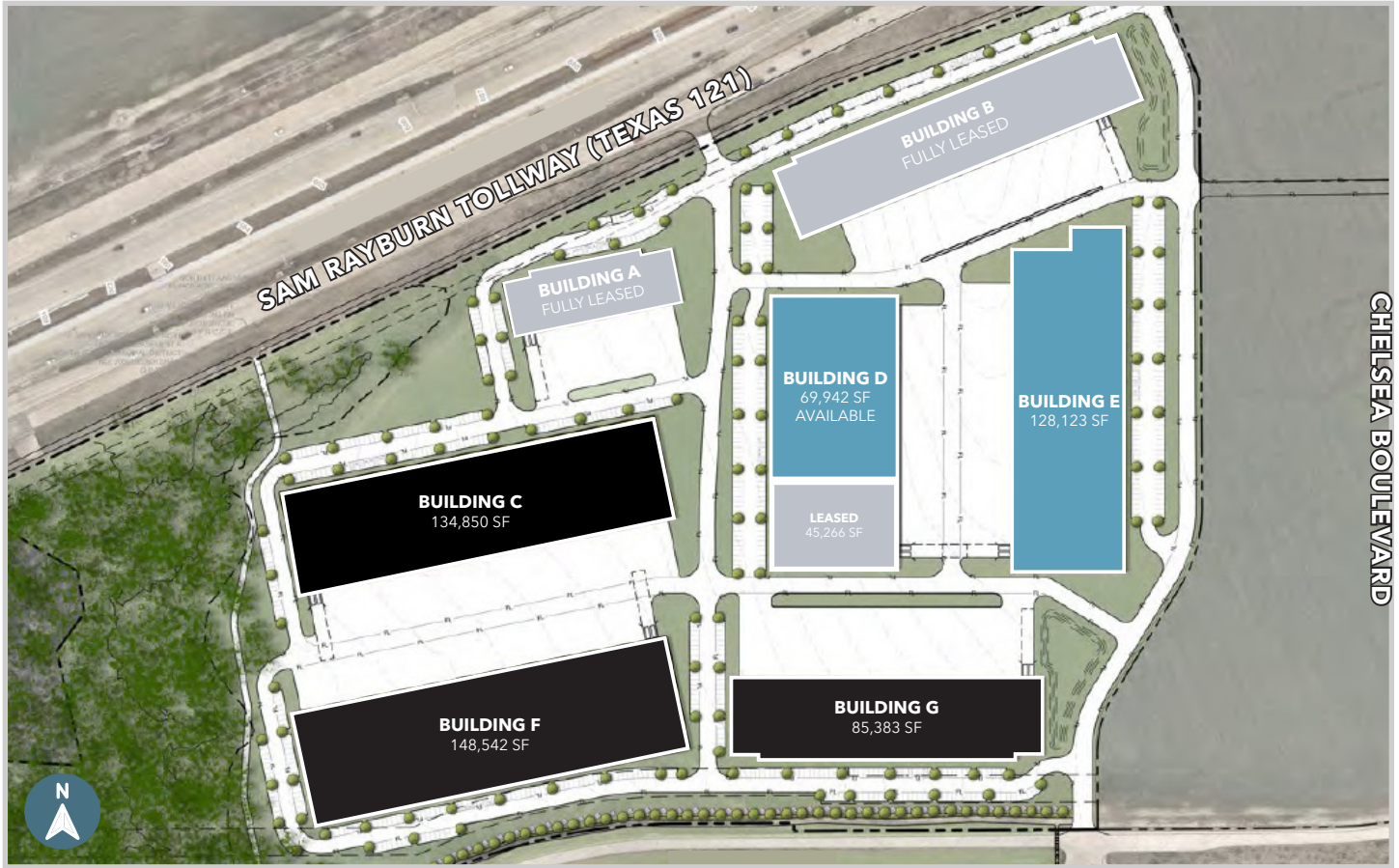
PARK VIDEO



DEVELOPED BY:



SITE PLAN



SITE HIGHLIGHTS

Address Highway 121 at Chelsea Blvd. | Allen, TX

Building Sizes From ±20,000 SF to ±148,542 SF

Divisible To ±20,000 SF

Clear Height 28' - 32'

Dock Doors Multiple Dock High Doors

Building Power 2500 Amps | 3 Phase to each Building

Building Depths From 110' to 230'

Sprinkler System ESFR

BUILDING NAME	BUILDING SIZE	CLEAR HEIGHT	BUILDING DEPTH	DOCK DOORS	CAR PARKING
Building A (Fully Leased)	± 33,116	28'	110'	14	64
Building B (Fully Leased)	± 94,413	32'	140'	32	98
Building D	± 115,208	32'	240'	26	75
Building E	± 128,123	32'	214'	30	102
TOTAL PHASE I	± 370,860	32'	—	102	339
Building C	± 134,850	32'	190'	39	107
Building F	± 148,542	32'	214'	37	128
Building G	± 85,383	32'	150'	31	101
TOTAL PHASE II	± 368,775	32'	—	107	336
TOTAL PROJECT SF ± 739,635					

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PROJECT PLAN



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FOR LEASE

SEVEN BUILDINGS TOTALING 739,635 SF



TECHNOLOGY PARK



AREA HIGHLIGHTS

- Allen receives 'A+' Overall Grade (Niche 2020)
- Allen named in '50 Safest Cities in Texas' (Safewise, 2020)
- Allen named '#2 Best Place to Launch a Career' (Money, 2018)
- Allen 'Best Suburb in Texas' (CNBC, 2018)
- Allen '#2 Best Place to Live in America' (Money, 2017)
- Direct Route to DFW Airport and McKinney National Airport
- Frontage along Highway 121, Over 75,000 Vehicles Per Day
- Numerous New Retail, Restaurants and Entertainment Venues Within 3 Miles
- Allen EDC is very Pro-business

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