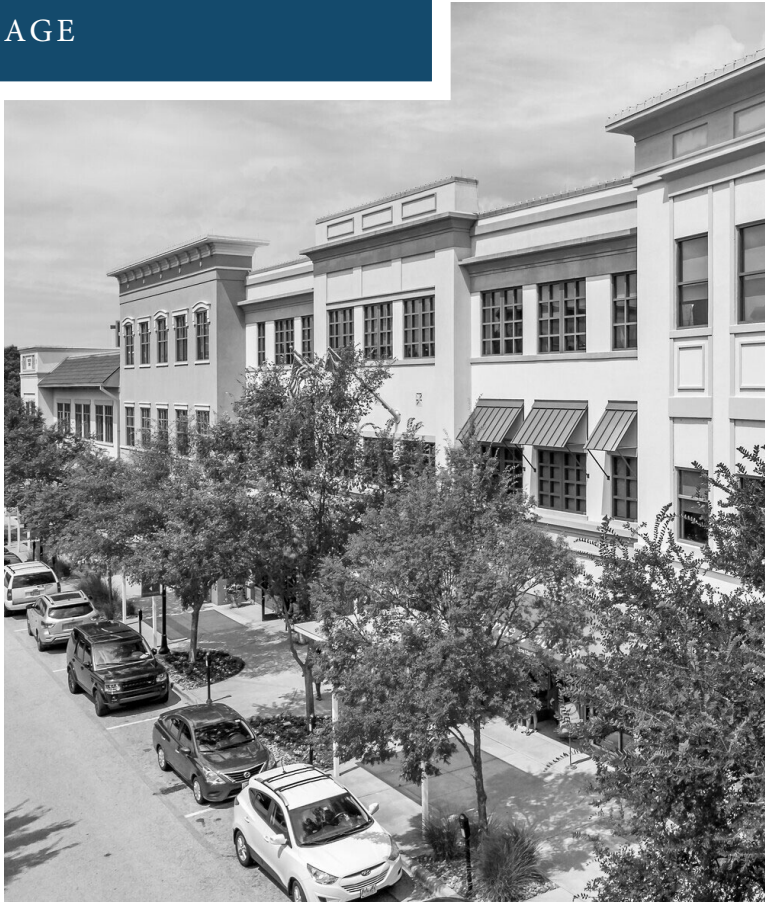


THE OFFICES AT  
**WATTERS CREEK**  
VILLAGE





# THE OFFICES

## AT WATTERS CREEK

Located in the heart of Allen, Texas, Watter's Creek Village is Collin County's premier live-work-play destination offering a multitude of restaurants, retail and greenspace. The Offices at Watter's Creek is conveniently located above the retail spaces providing office users a unique and creative office setting with unmatched walkability to over 20 restaurants from fast casual to fine dining. With immediate access to I-75 and I-121, Watter's Creek offers a quick commute from Plano, Richardson, McKinney, Frisco and North Dallas.

### BUILDING SIZES

98,209 RSF Office Space Across Three Buildings  
Building M—825 Watters Creek Boulevard  
Building N—905 Watters Creek Boulevard  
Building T—955 Garden Park Drive

### RENTAL RATE

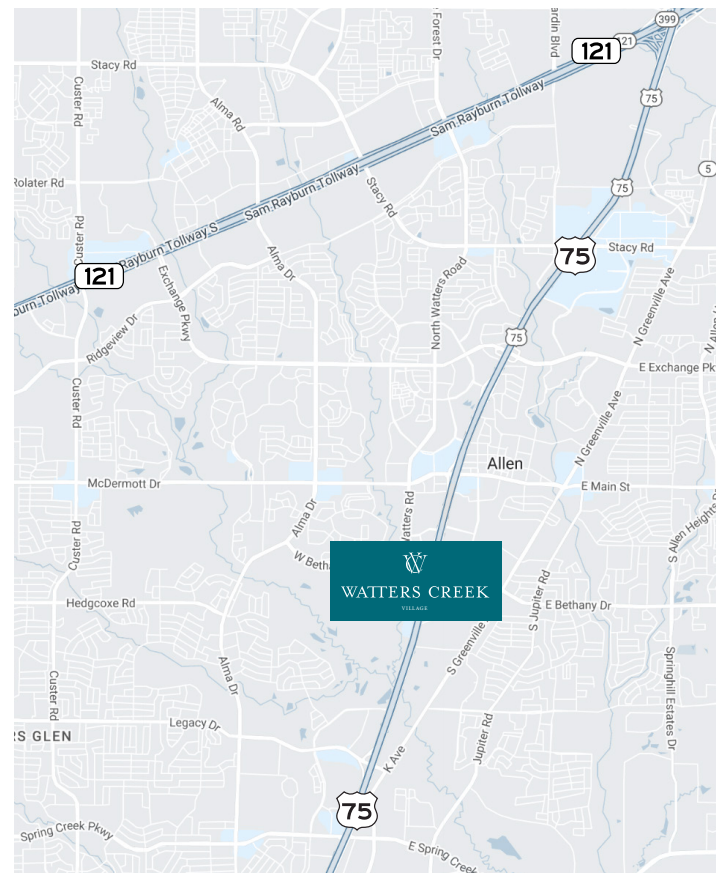
Asking Rate—\$21/SF NNN  
Opex—\$12.01/SF

### PARKING

4.00/1,000 SF (Garage Parking)

### AMENITIES

- On-site shopping and dining
- On-site management
- On-site security
- 24-hour building access
- New Marriott Dallas Allen Hotel & Convention Center across Bethany







825, 905 WATTERS CREEK BOULEVARD & 955 GARDEN PARK DRIVE | ALLEN, TX



**THIRTY-FOUR**  
COMMERCIAL

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