

AP

ALLEN PLACE

450 SOUTH CENTRAL EXPRESSWAY | ALLEN, TX 75013



**CITADEL
PARTNERS**

Real Estate Advisors



GILLETT COMMERCIAL



DESIGNED FOR WHAT'S NEXT

Allen Place represents a new standard for high-end office and flex space in the heart of North Texas. Designed to serve the evolving needs of technology, life sciences, and innovation-driven users, the project blends refined workplace architecture with scalable infrastructure and future expansion capability.

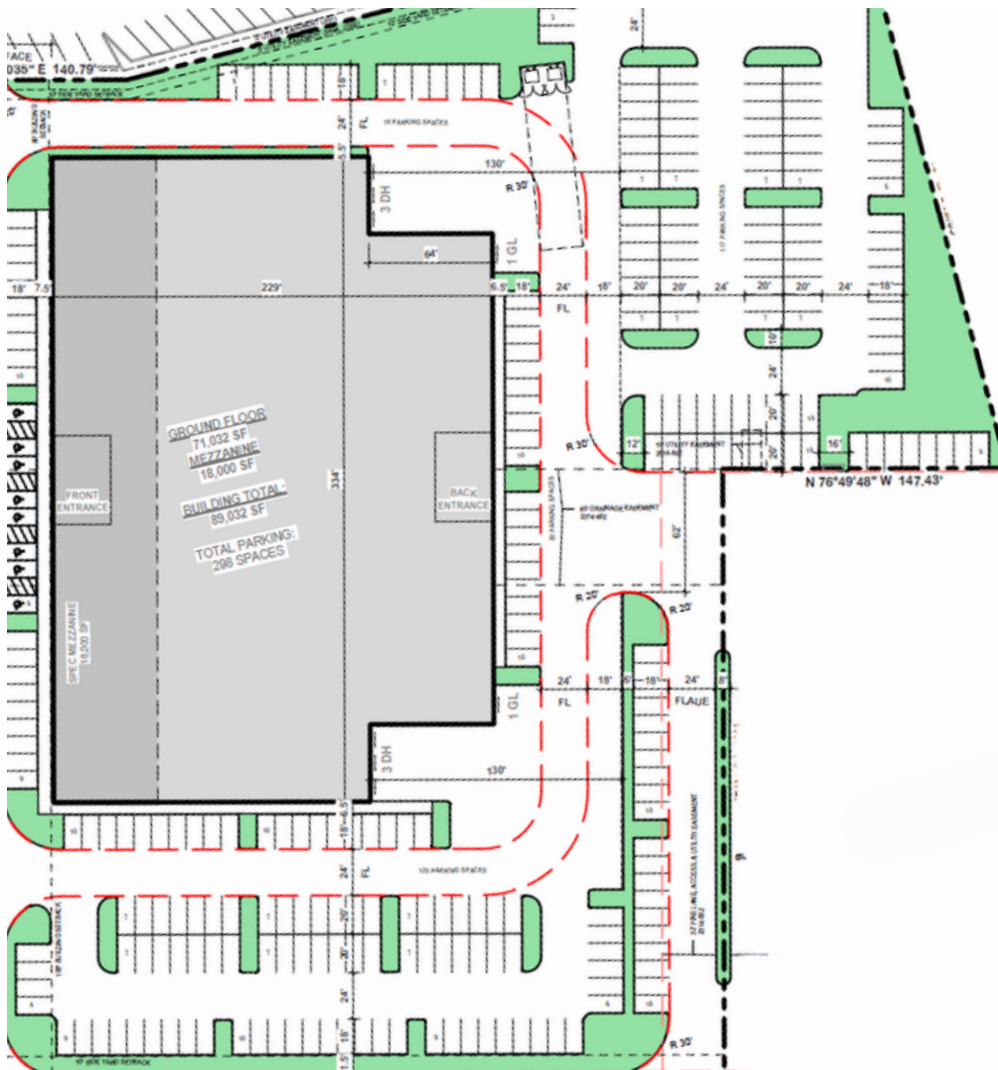
With prominent visibility along Highway 75, an amenity-rich environment, and the ability to grow, Allen Place offers an exceptional corporate headquarters opportunity in a premier, future-ready location.



AT A GLANCE

ALLEN PLACE

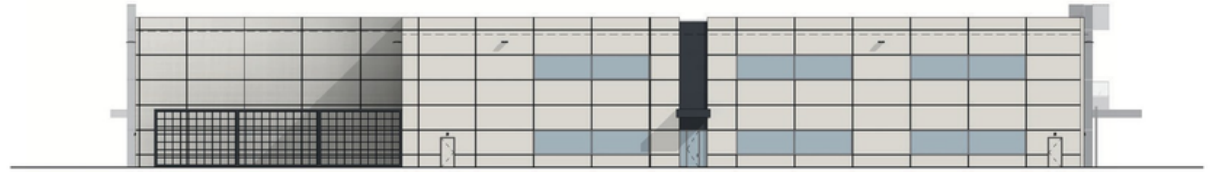
PROPERTY HIGHLIGHTS



- 71,032 SF footprint Class A office and flex space
- Mezzanine: 18,000 SF
- Total building size: 89,032 SF
 - Can be expanded to 98,032 SF by adding 10,000 SF to Mezzanine
- Divisible with two prominent entrances to accommodate multiple tenants
- Six dock-high doors with two grade-level loading doors
- Suitable for office, life sciences, technology, R&D, and high-finish manufacturing
- Highway 75 frontage with signage opportunity
- Elevated architectural design features, including glass entrances and a balcony

BUILDING ELEVATIONS

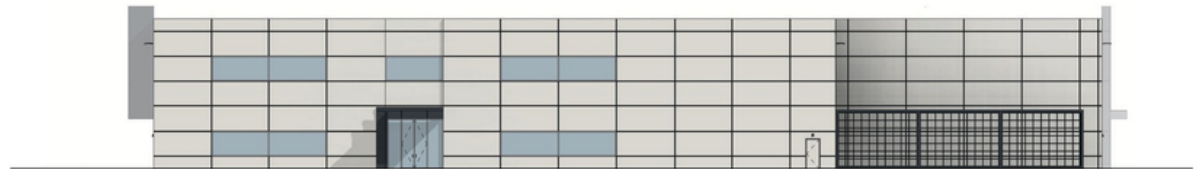
From every angle, Allen Place reflects a refined architectural vision built for visibility, flexibility, and long-term appeal.



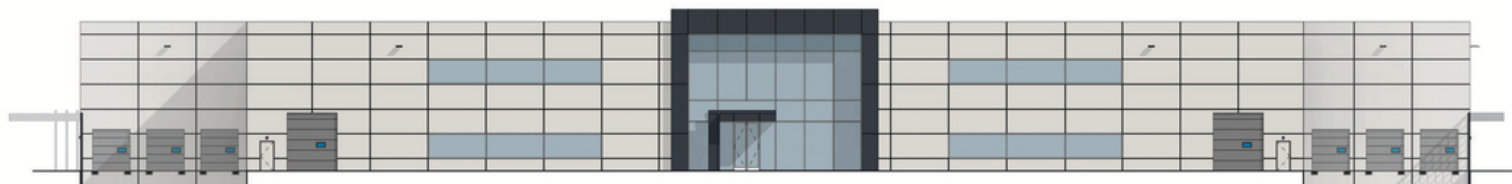
NORTH ELEVATION



**WEST ELEVATION -
FRONT**



SOUTH ELEVATION

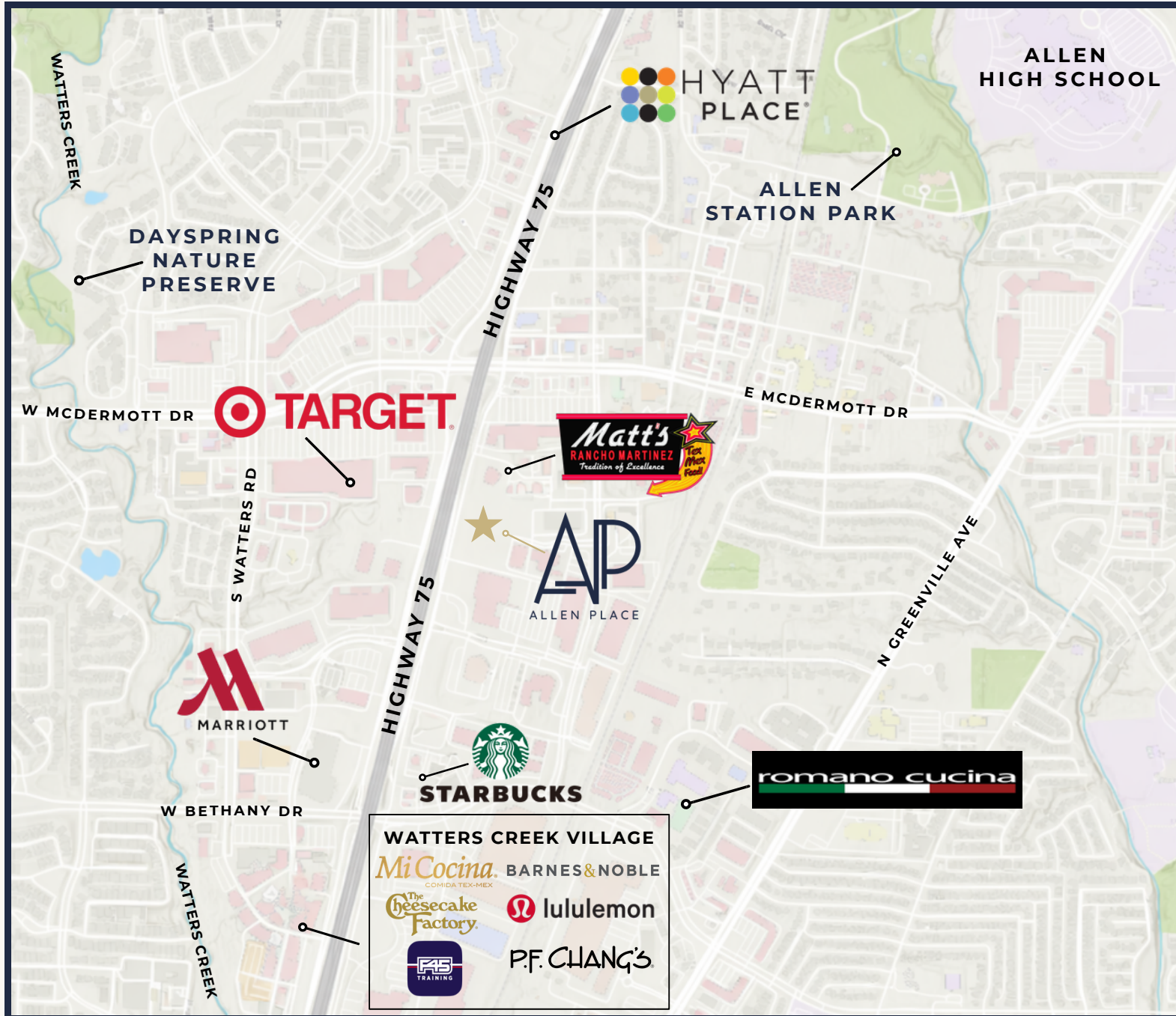


**EAST ELEVATION -
BACK**

THE CENTER OF IT ALL

Immediate access to top dining, retail, and hospitality destinations.

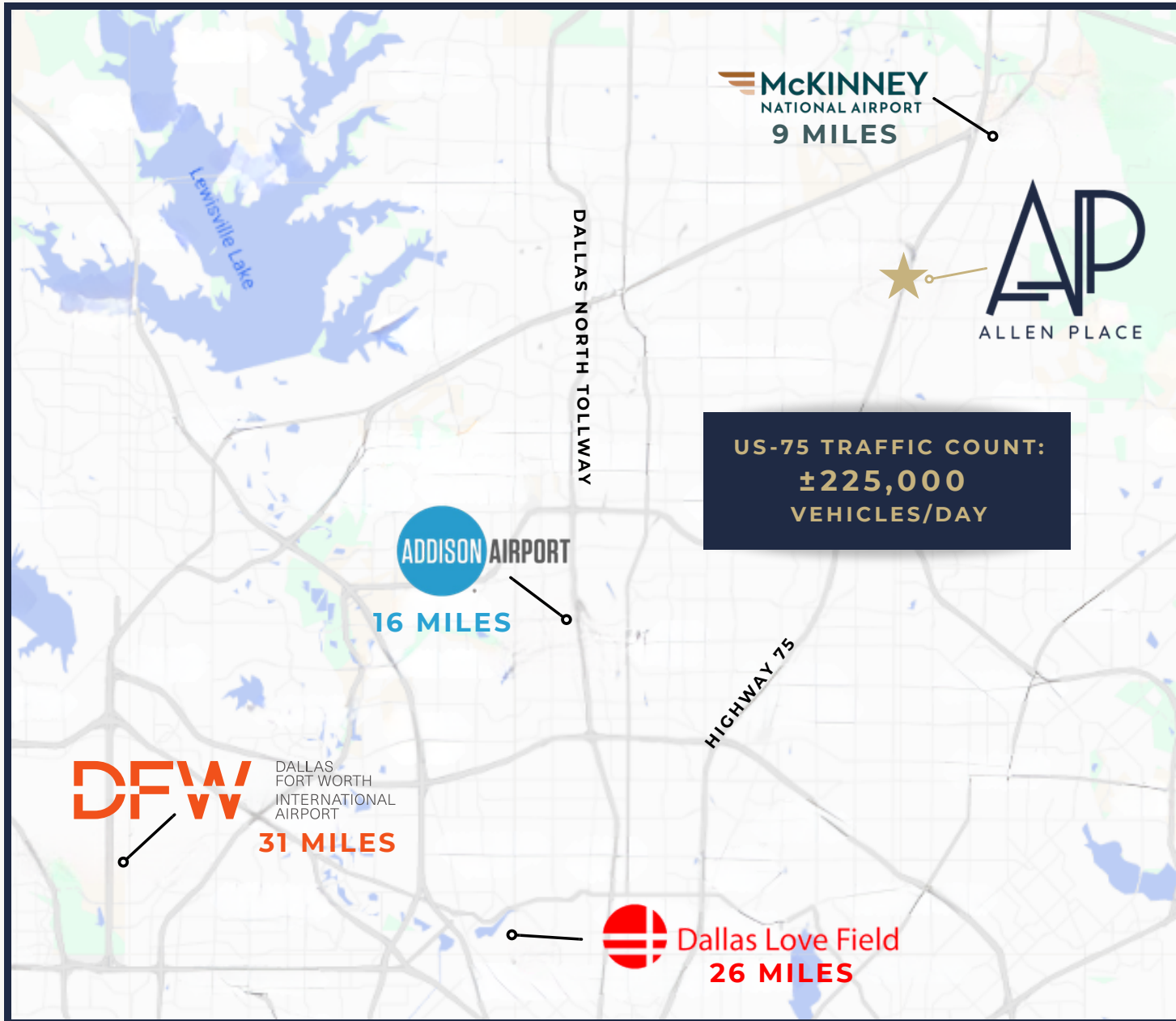
ALLEN PLACE



VISIBILITY MEETS CONNECTIVITY

ALLEN PLACE

With prominent US-75 frontage delivering approximately 225,000 vehicles daily, Allen Place offers powerful brand exposure and easy access to DFW International Airport, Dallas Love Field, and more.



SUROUNDED BY OPPORTUNITY

Situated along Highway 75, Allen Place is surrounded by a robust mix of dining, retail, residential, and recreational amenities. It places tenants at the center of Texas' employment, lifestyle, and residential growth.

AIRPORT ACCESS

35 minutes to DFW International Airport and Love Field

BUSINESS INCENTIVES

AEDC, cash grants, tax abatements, Skills Development Fund programs, and Freeport inventory exemptions.

REGIONAL WORKFORCE

3.8 million workers within a 30-minute drive

DEVELOPMENT PIPELINE

Nearly 5 million SF of planned Office and Industrial developments within 5 miles

ALLEN: BY THE NUMBERS

POPULATION	113,300
MEDIAN AGE	38.5 years
MEDIAN HOUSEHOLD INCOME	\$137,627
MEDIAN HOME VALUE	\$534,923
BACHELOR'S DEGREE OR HIGHER	60%
SCHOOL DISTRICT RANKING	#6 in Texas





FOR MORE INFORMATION:

KATHERINE POOL

O: (972) 980-0375
C: (214) 500-5134
KPOOL@CITADELPARTNERSUS.COM

MAC MORSE, SIOR

O: (972) 980-2917
C: (469) 556-1981
MMORSE@CITADELPARTNERSUS.COM