



FOR LEASE

Clearstone Dental Building

240 W Exchange Pky, Allen, TX 75013



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

CLEARSTONE DENTAL BUILDING

Situated on the highly desirable Allen–Plano border in northwest Allen, this distinctive three-story professional office building commands exceptional visibility along Custer Road, which sees an average of 24,529 vehicles per day.* Second story professional office suites are now available in this well-appointed property, offering convenient elevator and stair access along with prominent monument signage to maximize your business presence.

Tenants and their clients benefit from outstanding proximity to premier dining and retail destinations, including Watters Creek, McKinney Towne Crossing, and Stonebriar Centre. The property's strategic location provides seamless connectivity to the Sam Rayburn Tollway, the Interstate 75 corridor, and Preston Road—ensuring effortless access throughout the North Texas region.

USE	MEDICAL
AVAILABLE SF	7,300 SF
LEASE RATE	\$31 / SF + NNN
LEASE TERMS	3 – 10 YEARS
CONDITION	SHELL
SIGNAGE	BUILDING
YEAR BUILT	2024
PARKING	4:1000 / SF

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

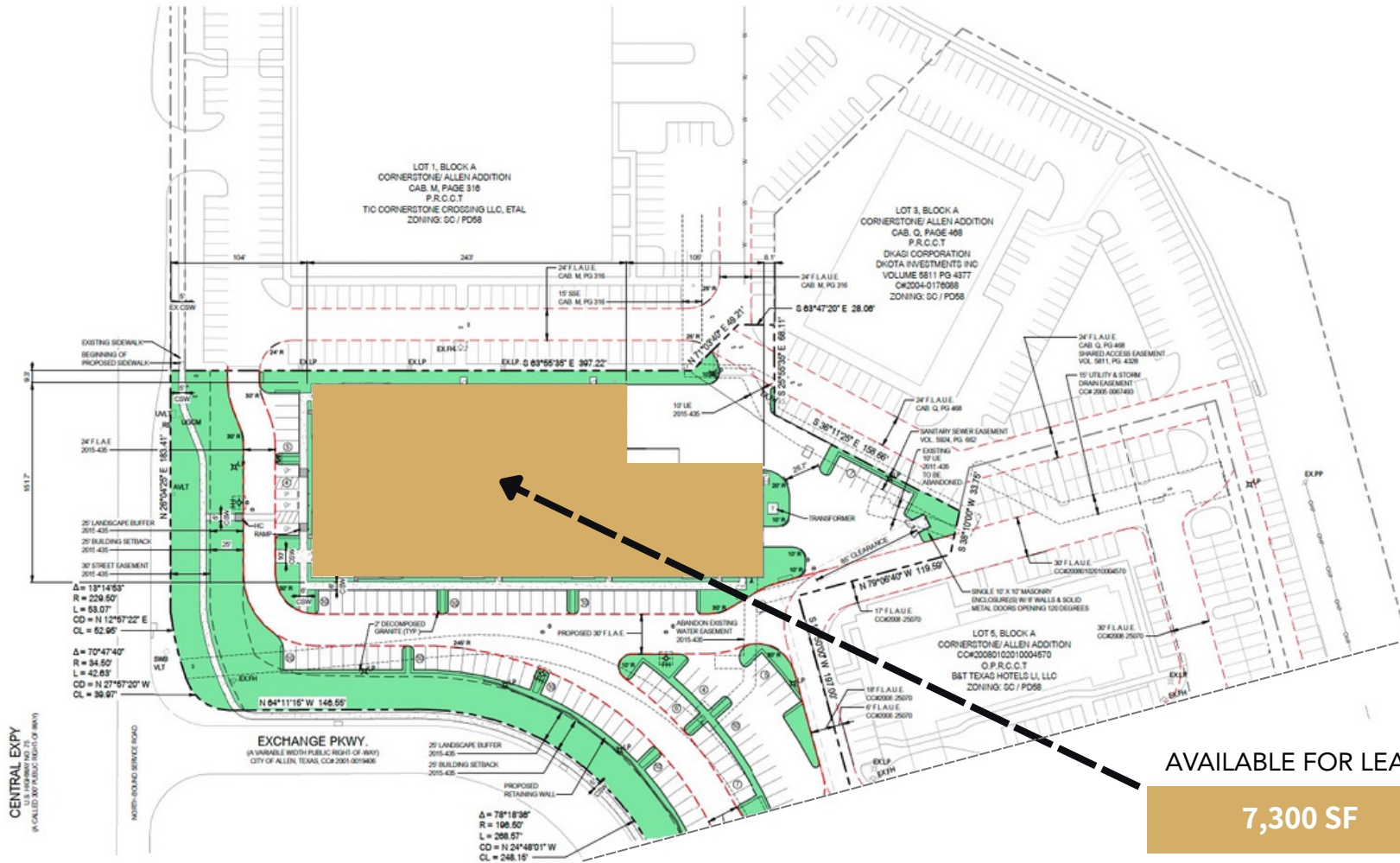


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SITE PLAN

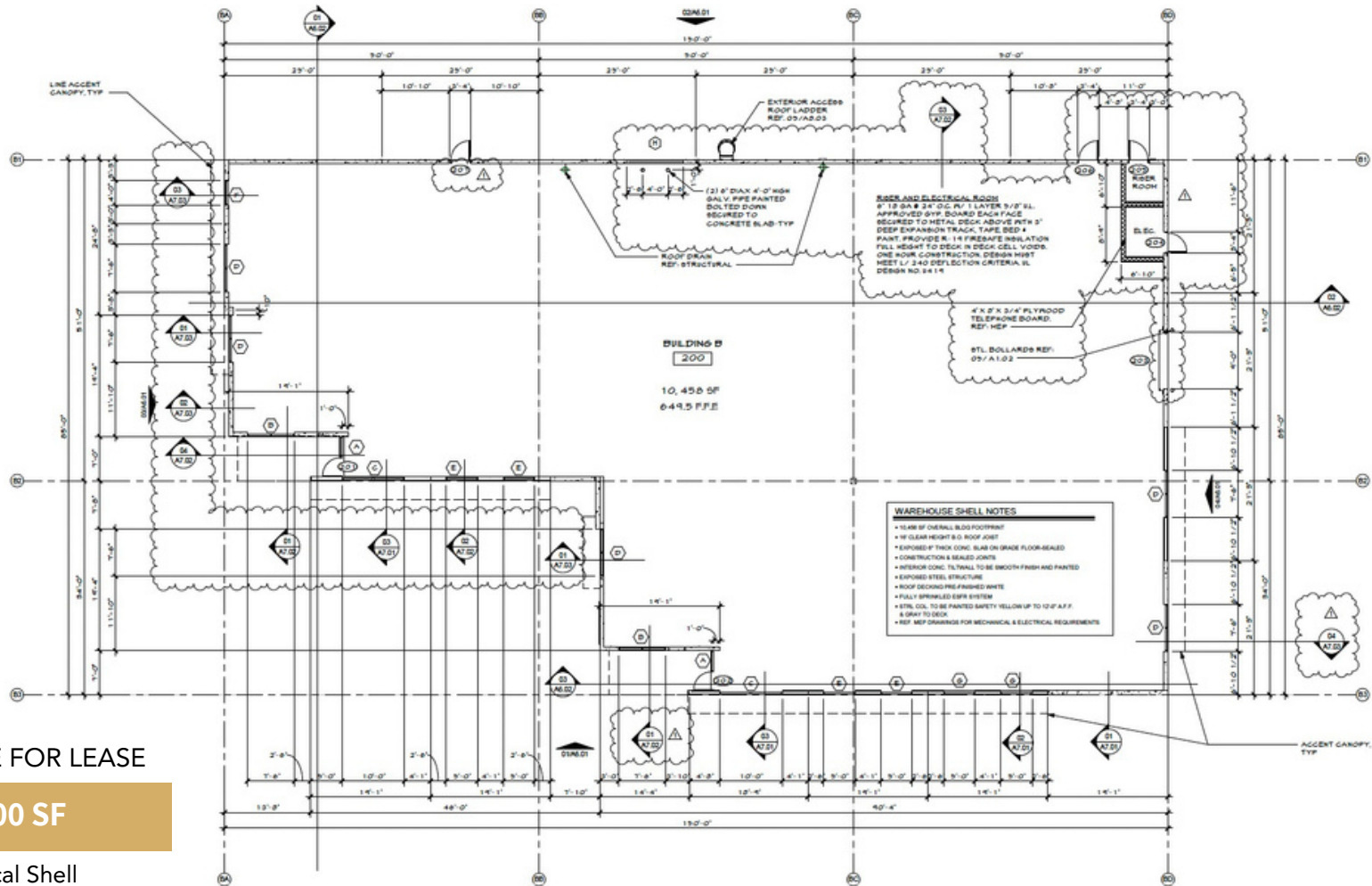


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FLOOR PLAN



AVAILABLE FOR LEASE

7,300 SF

Medical Shell



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7,300 SF



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AERIAL MAP



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Allen, Texas

DEMOGRAPHICS

2025 Summary	1 MILE	3 MILE	5 MILE
Population	18,684	130,765	367,848
Households	6,373	48,194	129,244
Average Age	39.1	38.9	38.2
Median HH Income	\$168,621	\$122,749	\$130,867
Population Growth (2025-2030)	14.00%	20.69%	14.50%
Household Growth (2025-2030)	15.64%	22.31%	15.41%



61%
BACHELOR'S
DEGREE OR
HIGHER

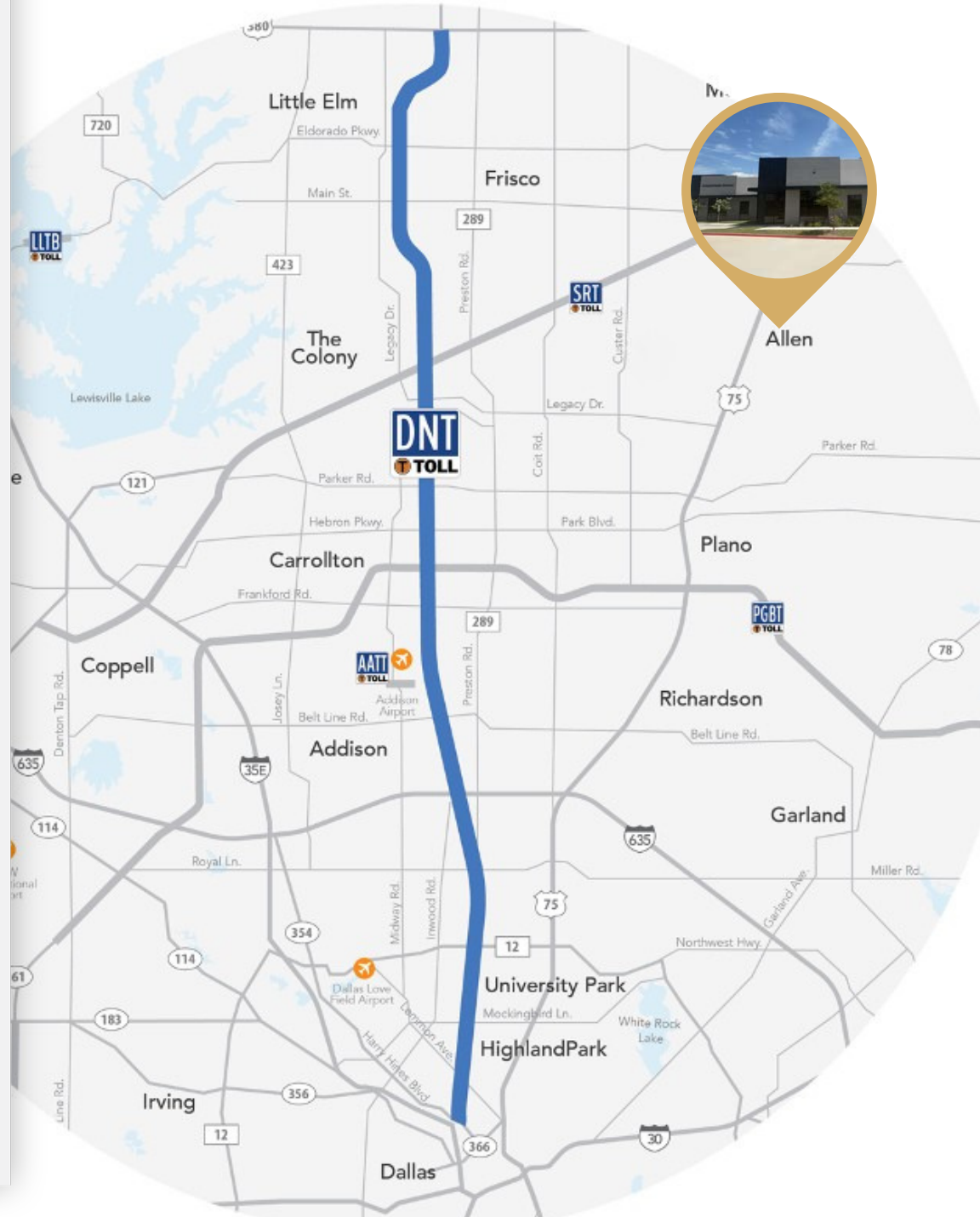


72%
OWNER
OCCUPIED
HOUSING

TRAFFIC

Roadway	Traffic Count	Miles from Subject
N Alma Dr @ Granger Dr	15,050	0.25 mi S
W Exchange Pkwy @ Rowlett Rd	19,989	0.28 mi W
N Alma Dr @ Glendover Dr	12,904	0.30 mi S

Source: © 2026 CoStar Group / U.S. Census Bureau



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CITY OVERVIEW

Allen, Texas

Allen is a thriving city in the Dallas–Fort Worth metroplex with a dynamic business climate and rapid growth. Its pro-business environment along US-75 has attracted major employers in financial services, technology, and telecommunications. With an A+ rated school system and a median household income exceeding \$120,000, Allen blends corporate opportunity with exceptional quality of life.



121 Technology Park



Watters Creek at Montgomery Farm



Allen, Texas



THRIVING BUSINESS HUB

Allen's corporate landscape features major employers including Motorola Solutions, Experian, and Credit Union of Texas. The 121 Technology Park along Sam Rayburn Tollway has become one of North Texas' most significant industrial and advanced manufacturing destinations.



STRATEGIC LOCATION

Positioned along the US-75 corridor with direct access to the Sam Rayburn Tollway, Allen provides seamless connectivity to the broader DFW metroplex. DFW International Airport and Dallas Love Field are both approximately 35 minutes away.



EDUCATED WORKFORCE

Allen boasts one of the region's most educated populations, with over 60% holding a bachelor's degree or higher. More than 70 colleges and universities within the DFW area supply a continuous pipeline of skilled talent for local businesses.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ryan W. Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
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Tonya LaBarbera	678307	tonya@rockhillcre.com	469.323.2615
LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
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Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____