



WATTERS CREEK

AT MONTGOMERY FARM

ALLEN, TX



THE OFFICES



BUILDING OVERVIEW



BUILDING SIZES

Building M—825 Watters Creek Boulevard: 117,258 SF

Building N—905 Watters Creek Boulevard: 18,944 SF

Building T—955 Garden Park Drive: 23,313 SF

RENTAL RATE

\$28.00 +E

GARAGE PARKING

4.00/1,000 SF

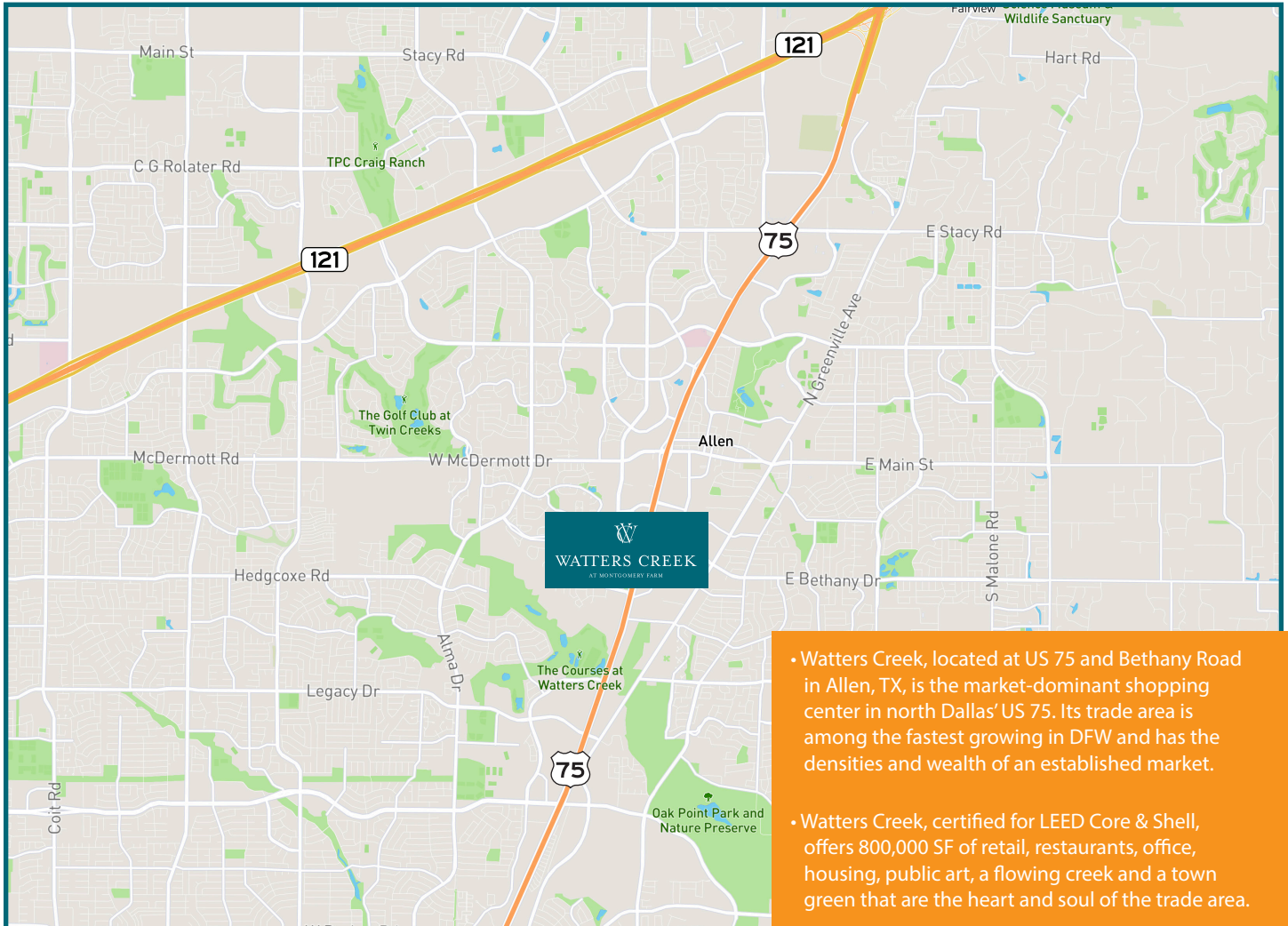


AMENITIES

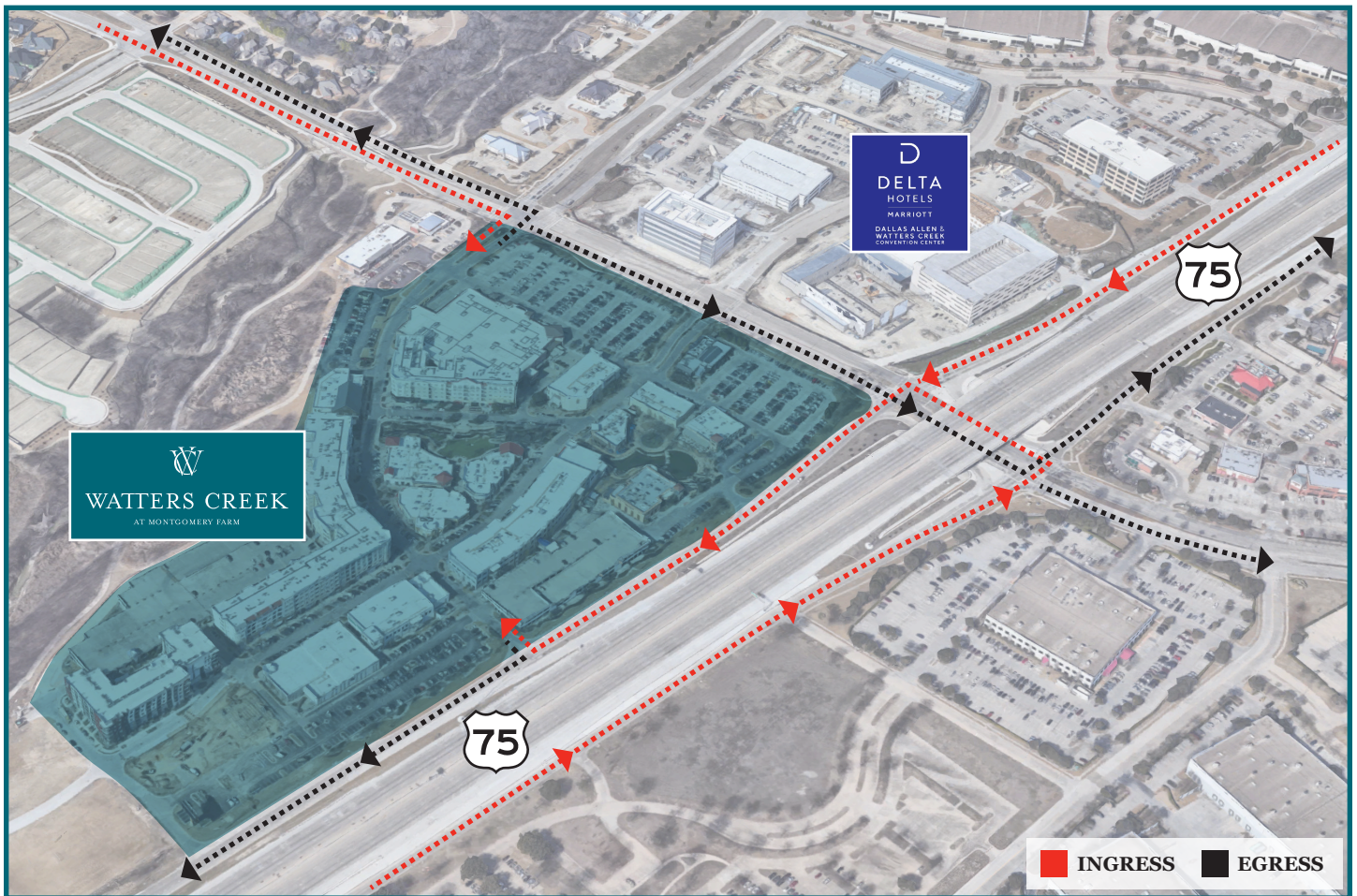
- On-site management
- On-site security
- Concierge+ service
- 100% garage parking
- 24-hour building access
- New Delta Hotel and Convention Center four blocks away



LOCATION

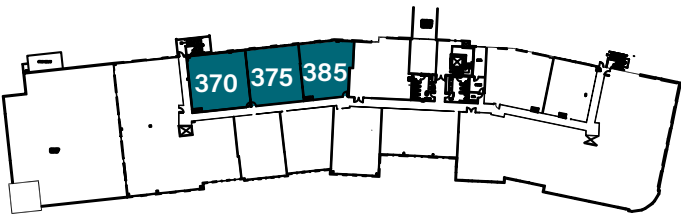


ACCESSIBILITY

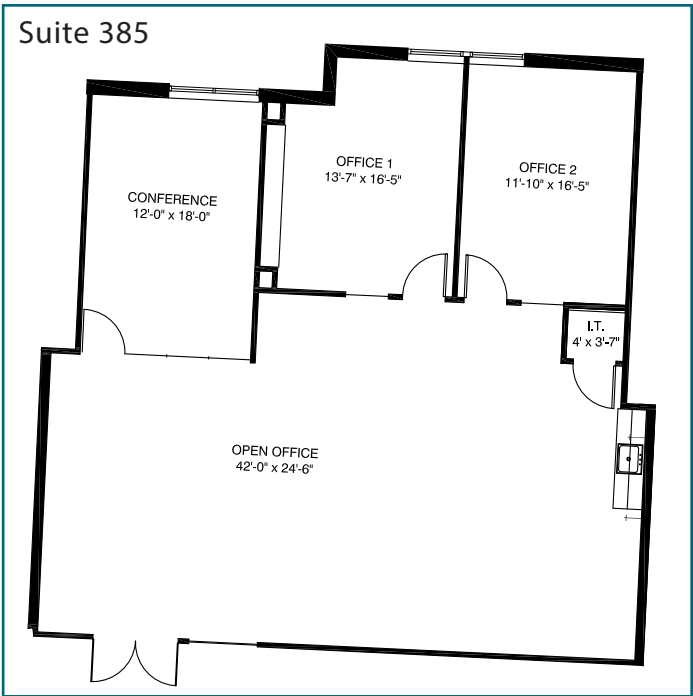
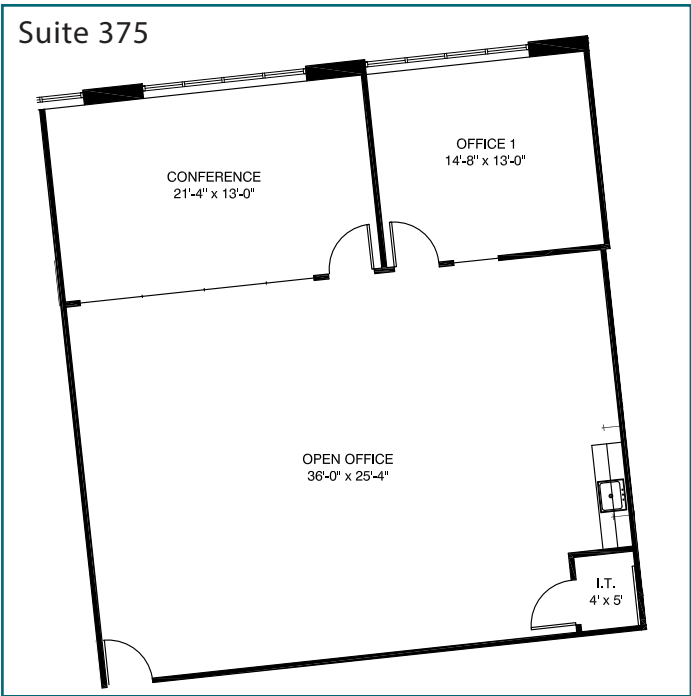
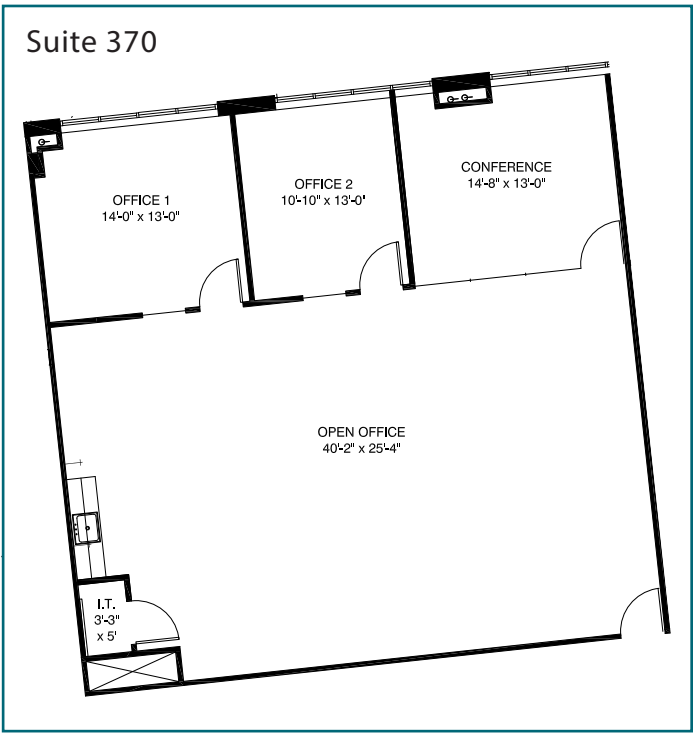


MOVE-IN READY SPEC SUITES AVAILABLE

BUILDING M
905 WATTERS CREEK BLVD:
18,944 SF



KEY PLAN



WATTERS CREEK AMENITIES

TRULY AN AMENITY-RICH ENVIRONMENT!

ANTHROPOLOGIE	Bath & Body Works®	THE BLUE FISH	THE LION & CROWN PUBLIC HOUSE
chico's	DSW DESIGNER SHOE WAREHOUSE®	Eddie Bauer	FROGG COFFEE BAR & CAFE
FIREWATER FOOD FOR YOUR SOUL. DRINKS FOR YOUR SPIRIT. KITCHEN & BAR AT ALLEN, TX	Panera BREAD®	SEPHORA	Vera Bradley
village burger bar	Mi Cocina®	CRÚ FOOD & WINE BAR	WATTERS CREEK conciierge+
MUTTS® Canine Cantina	KENDRA SCOTT	The Cheesecake Factory	GRIMALDI'S® COAL BRICK-OVEN PIZZERIA



ALLEN OVERVIEW

**A UNIQUE OFFICE/
MIXED-USE LOCATION.**

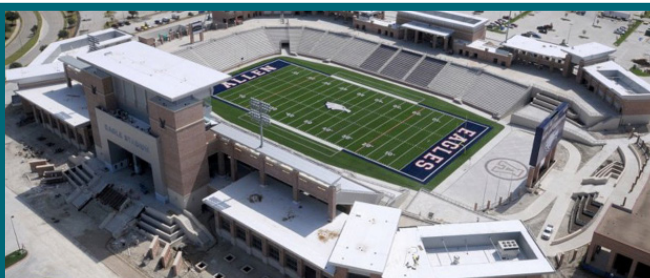
**A GREAT PLACE TO
DO BUSINESS.**

- Allen provides companies
- A talented workforce
- Affordable living options
- Cultural, retail
- Outdoor, and abundant amenities
- High standard of living



56%

OF ALLEN RESIDENTS HAVE A
BACHELOR DEGREE OR HIGHER



TOP RATED PUBLIC SCHOOLS



MEDIAN AGE 35.5



MEDIAN HOME PRICE \$332,287

#2

BEST PLACE TO LIVE IN THE U.S.
BY MONEY MAGAZINE

27TH

FASTEST GROWING CITY
IN THE COUNTRY

54

CITY PARKS AND 68 MILES
OF BIKE/RUNNING TRAILS



WATTERS CREEK

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Dale Ray
214 261 1036
dale.ray@avisonyoung.com

Lindsay Wolcott
214 984 3518
lindsay.wolcott@avisonyoung.com

Jeannette McGlaun
214 269 3096
jeannette.mcglau@avisonyoung.com

**AVISON
YOUNG**

TRADE MARK **TM**