

950 West Bethany Drive  
Allen, Texas 75013

# ONE BETHANY WEST



PLUG & PLAY SUBLEASE OPPORTUNITY WITH 37,000 SF AVAILABLE



ONE BETHANY WEST



# BLURRING THE LINES OF WORK & PLAY

Located in the well-connected town of Allen, Texas, directly adjacent to the dynamic Watter's Creek Village, One Bethany West presents a unique sublease opportunity that grants remarkable walking access to 56 acres of brand-new dining, retail, greenspace and year-round events.

Within One Bethany West, tenants enjoy a true Class A experience highlighted by plug-and-play spaces and business amenities that include a state-of-the-art conference center, tenant lounge, fitness center with locker rooms, a golf simulator and more.

## THE OFFERING

**Sublease Space Available:**  
36,634 RSF contiguous

**First Floor:**  
10,959 RSF

**Full 2nd floor:**  
25,675 RSF

**Term through**  
9/30/31

**Rate: \$29.50 NNN plus Electric (\$13.95 for NNNs)**

**Fully furnished, like new condition**

## STEP INTO THE FUTURE OF WORK

### PROPERTY HIGHLIGHTS

8-story Class A building completed in 2020

4.5:1000 SF covered parking with covered walkway, at no cost

Conveniently adjacent to the Marriott Allen Hotel and Convention Center

Easy access to over 70 shops and restaurants at Watter's Creek Village

Offices feature high ceilings, sleek finishes and abundant natural light

Property manager on site

24-hour controlled access

Exterior signage rights

Wired Certified Platinum





# BUILDING AMENITIES



TENANT LOUNGE



FULL KITCHENETTE WITH DINING AREA



OUTDOOR SEATING AREA



CONFERENCE FACILITY



FITNESS CENTER



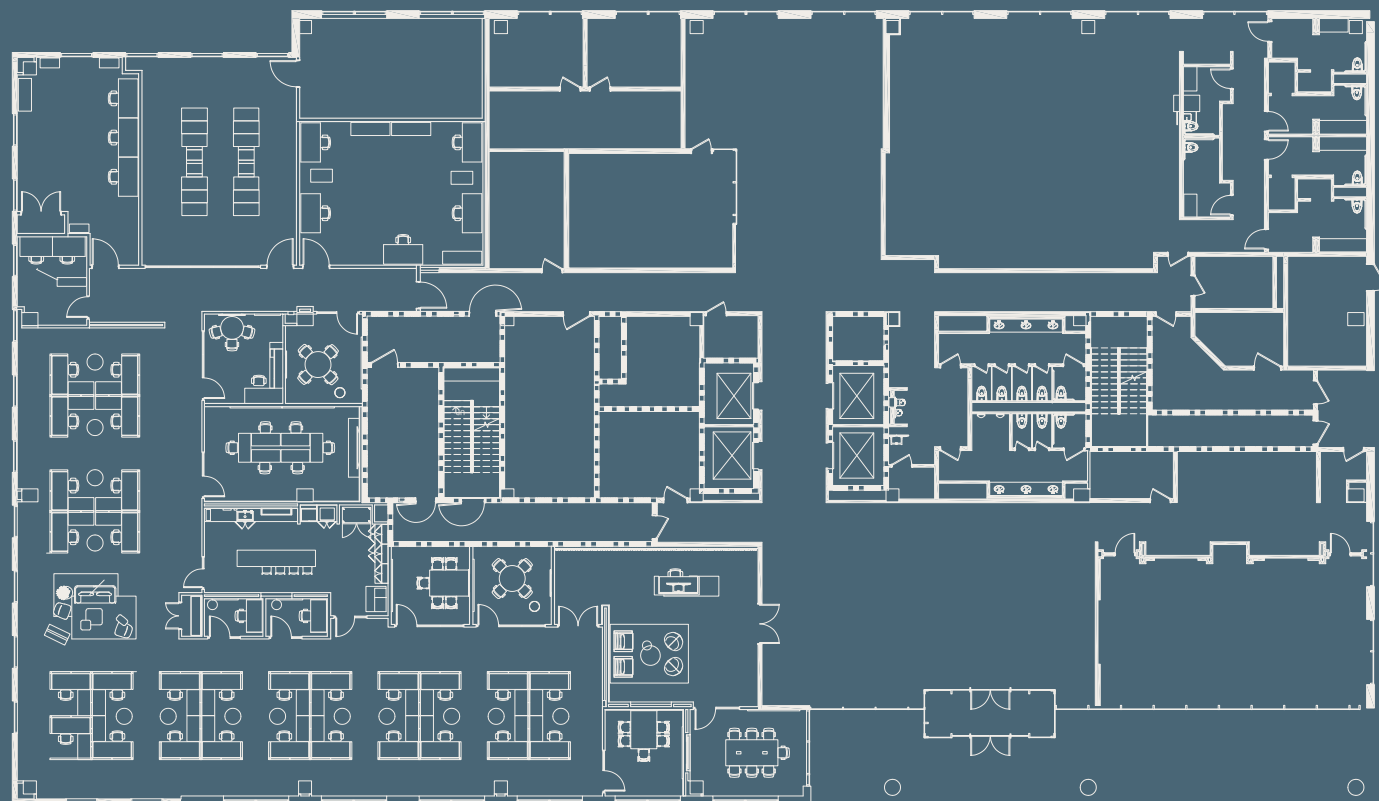
OUTDOOR PUTTING GREEN & INDOOR SIMULATOR



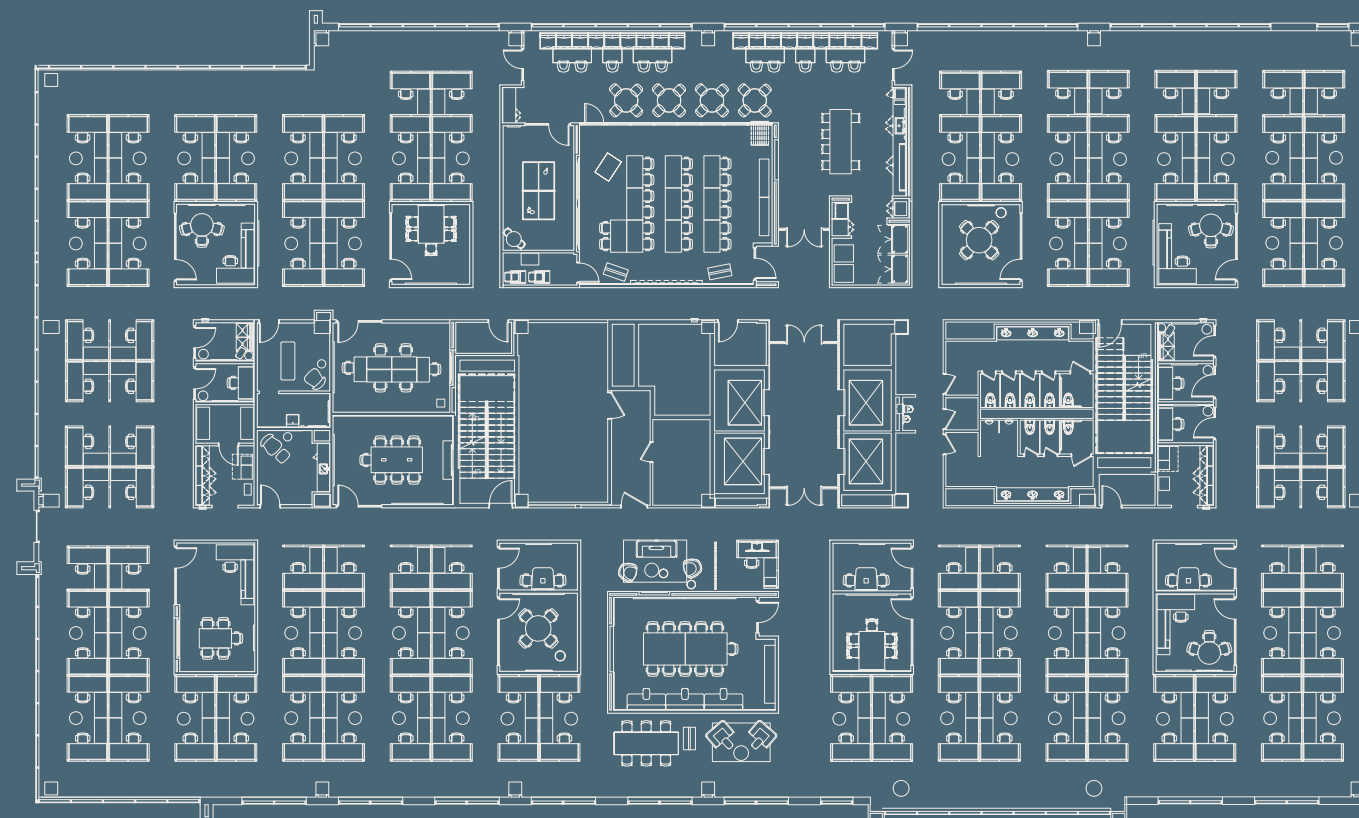
# 36,634 TOTAL CONTIGUOUS RSF AVAILABLE



■  
FIRST FLOOR  
10,959 RSF



■  
FULL SECOND FLOOR  
25,675 RSF

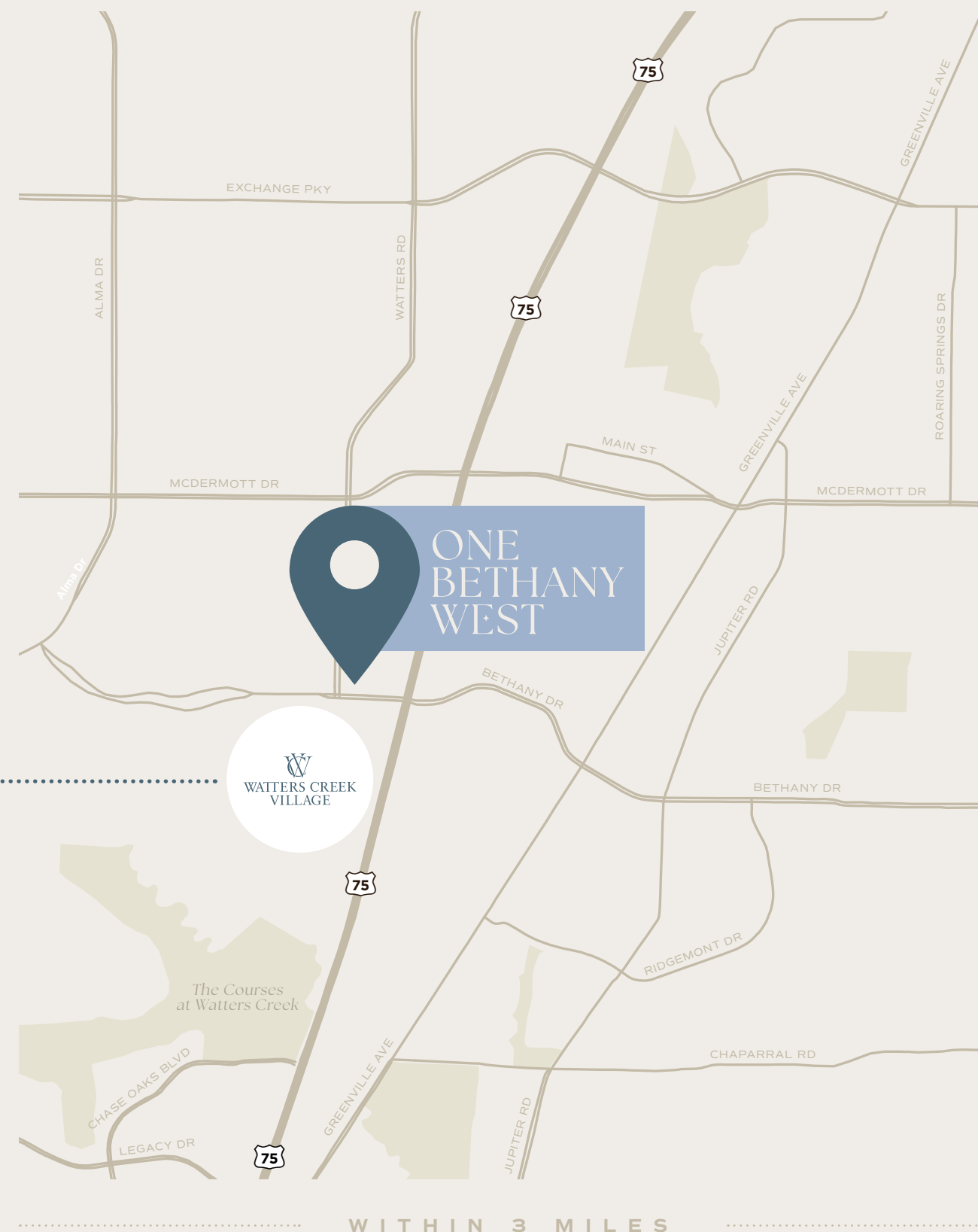


# A DESTINATION FOR ANY OCCASION

## WITH UNMATCHED WALKABILITY

A premier, resort-style shopping and entertainment destination, Watters Creek Village features, 52-acres of lush landscaping, greenspaces, over 70 shops,

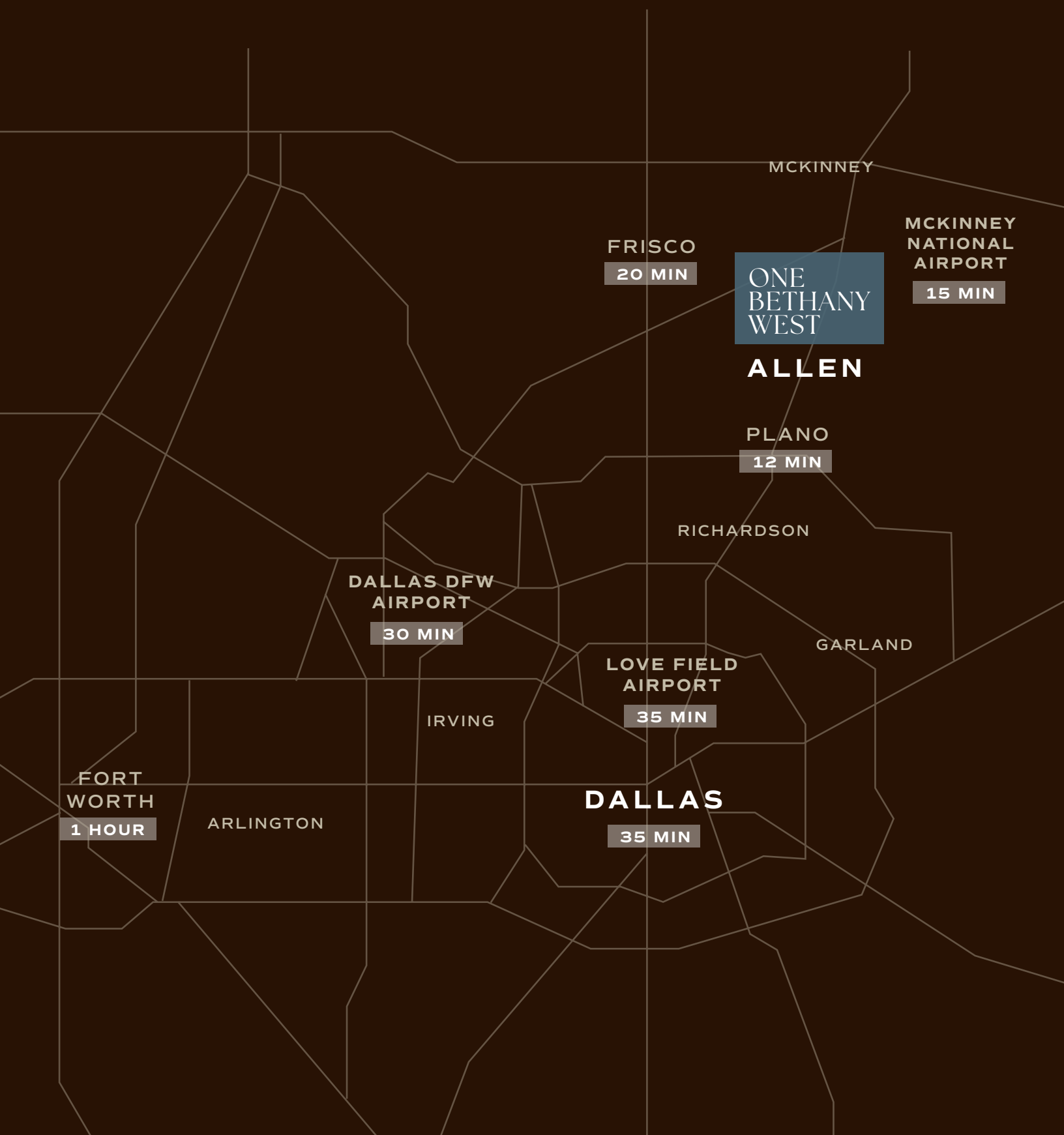
boutiques, some of the area's best patio dining and an endless offering of music, food and fitness programming throughout the year.



26 RETAIL	52 RESTAURANTS	8 HOTELS	8 ENTERTAINMENT	8 FITNESS
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# A DYNAMIC HUB FOR BUSINESS

Providing great connectivity to markets and destinations across the DFW region and access to an impressive population of professionals, Allen, Texas delivers a business-friendly landscape that positions companies for exceptional growth from day one.



## ALLEN, TEXAS HIGHLIGHTS



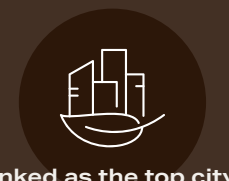
Highly educated workforce with 2.4M workers within a 30-min radius



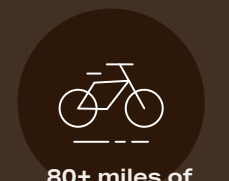
A+ Rated School Systems



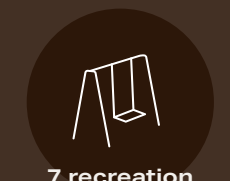
Affordable housing, abundant retail, restaurant and hospitality options



Ranked as the top city in Texas for quality of life



80+ miles of hike-and-bike trail



7 recreation facilities

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**MATT HEIDELBAUGH, CCIM, SIOR**

Executive Managing Director

+1 972 663 9616

[matt.heidelbaugh@cushwake.com](mailto:matt.heidelbaugh@cushwake.com)

**CHARLIE BECK**

Senior Director

+1 972 663 9647

[charlie.beck@cushwake.com](mailto:charlie.beck@cushwake.com)



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