



ALLEN TECH CENTER

10,190 to 49,865 SF
AVAILABLE FOR LEASE

500 W BETHANY DR
ALLEN TX 75013

BRETT LEWIS
blewis@lee-associates.com
972.934.4018

JESSICA REINHARDT
jreinhardt@lee-associates.com
972.934.4005

PROPERTY HIGHLIGHTS

505 W Bethany Drive, Allen TX 75013

Available SF: 49,865 SF (Divisible)

Divisible to: Any size between 10,190 & 49,865 SF

Year Built: 1999

Zoning: Light Industrial

Clear Height: 18.5' - 21.5'

Sprinklered: Yes

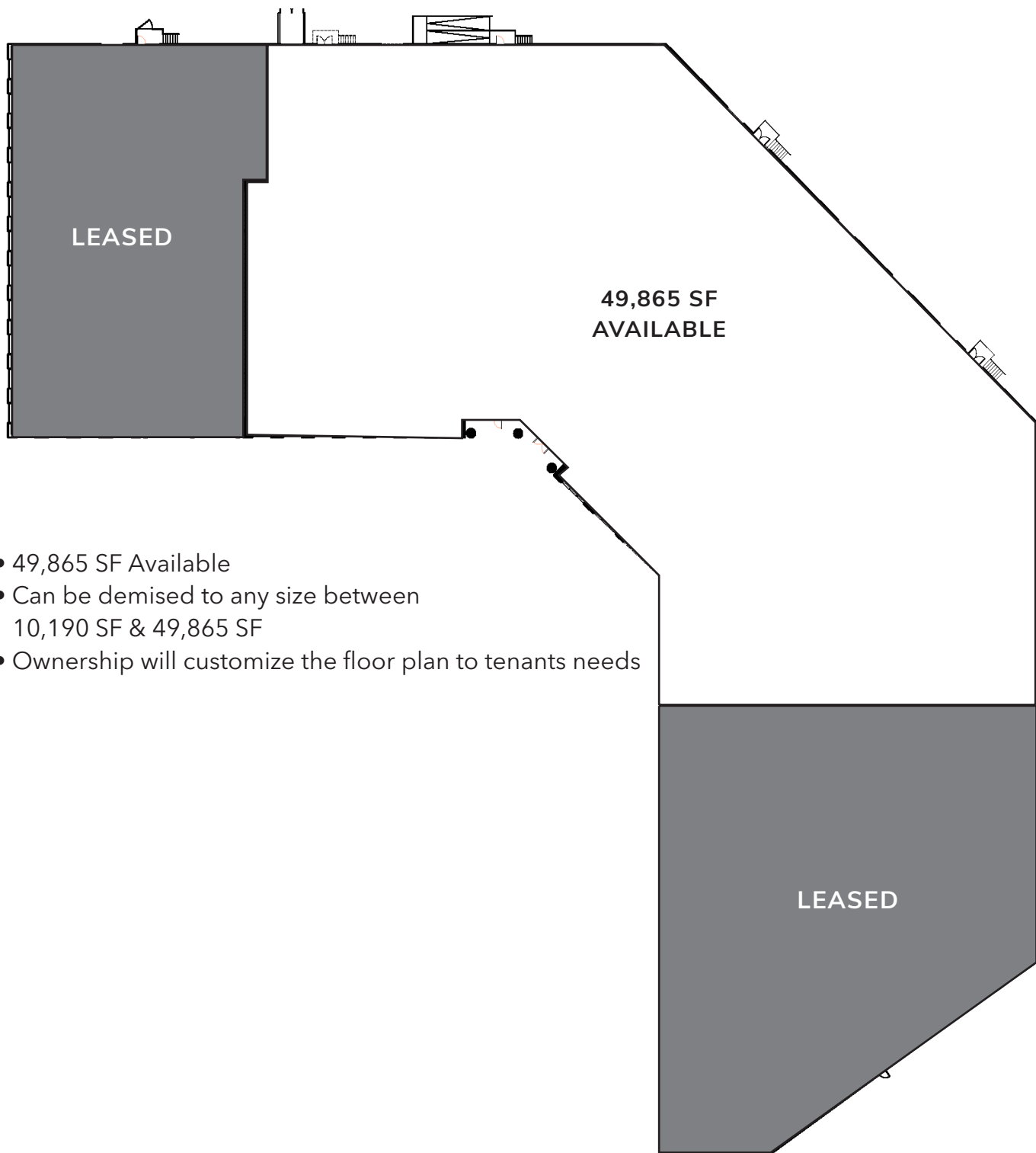
Loading: Dock High & Grade Level

Parking Ratio: +/- 4/1,000 SF

Power: Heavy Power

Data: Fiber Available

- Notes:**
- 100% HVAC
 - Spec suites and build to suit suites available
 - Flexible layouts, owner willing to adjust space configurations to tenants needs
 - Prime location near first class retail, dining, & amenities
 - Quick access to I-75
 - Excellent curb appeal



- 49,865 SF Available
- Can be demised to any size between 10,190 SF & 49,865 SF
- Ownership will customize the floor plan to tenants needs

BRETT LEWIS
blewis@lee-associates.com
972.934.4018

JESSICA REINHARDT
jreinhardt@lee-associates.com
972.934.4005

SUITES 200 & 150

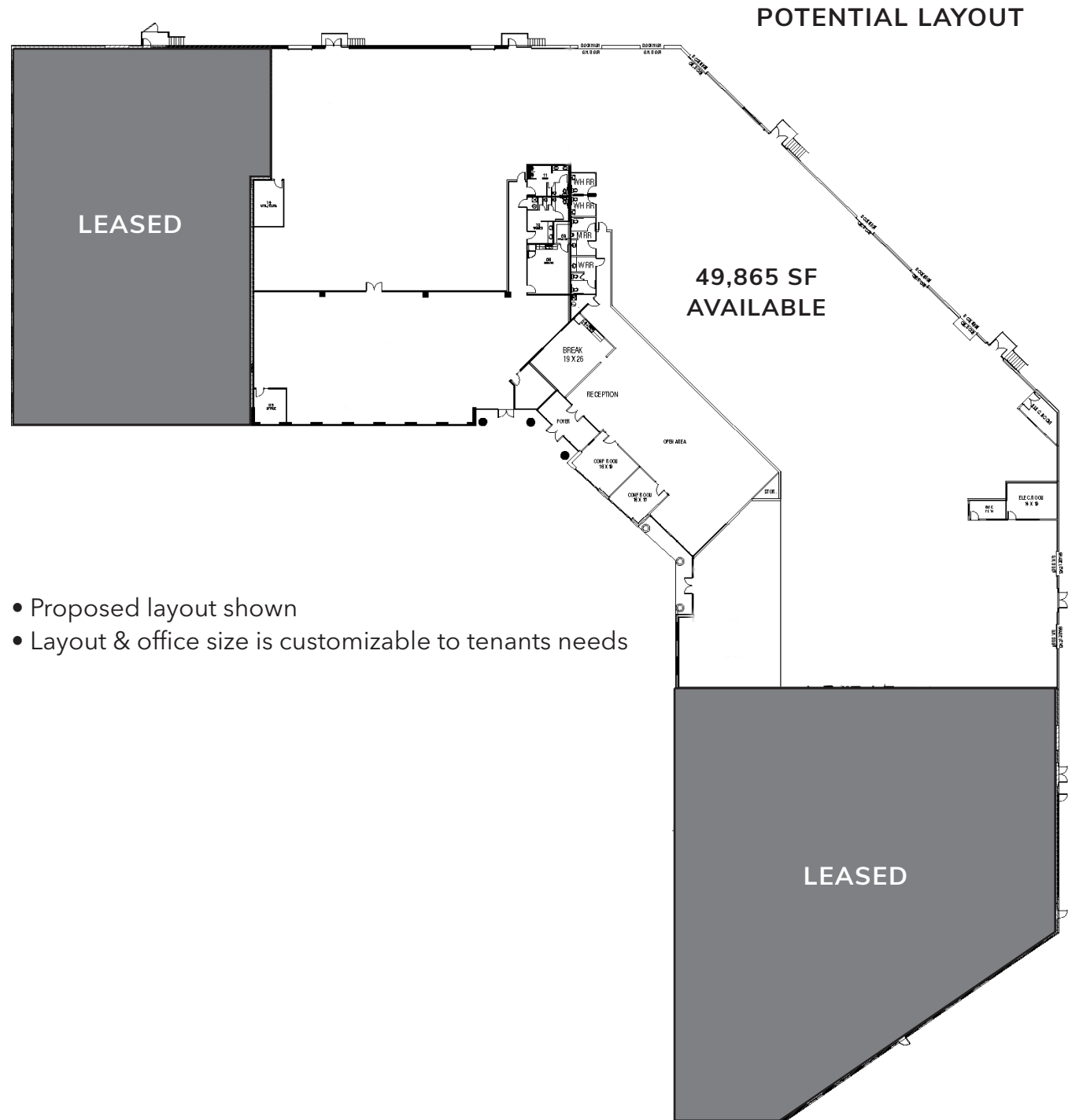
Size: 49,865 SF
Office: 15,366 SF (adjustable)
Loading: 8 Dock doors
 2 Grade level doors
Loading Depth: 110' - 120'
Notes:

- 100% HVAC
- Customizable layout
- Heavy Power



BRETT LEWIS
 blewis@lee-associates.com
 972.934.4018

JESSICA REINHARDT
 jreinhardt@lee-associates.com
 972.934.4005



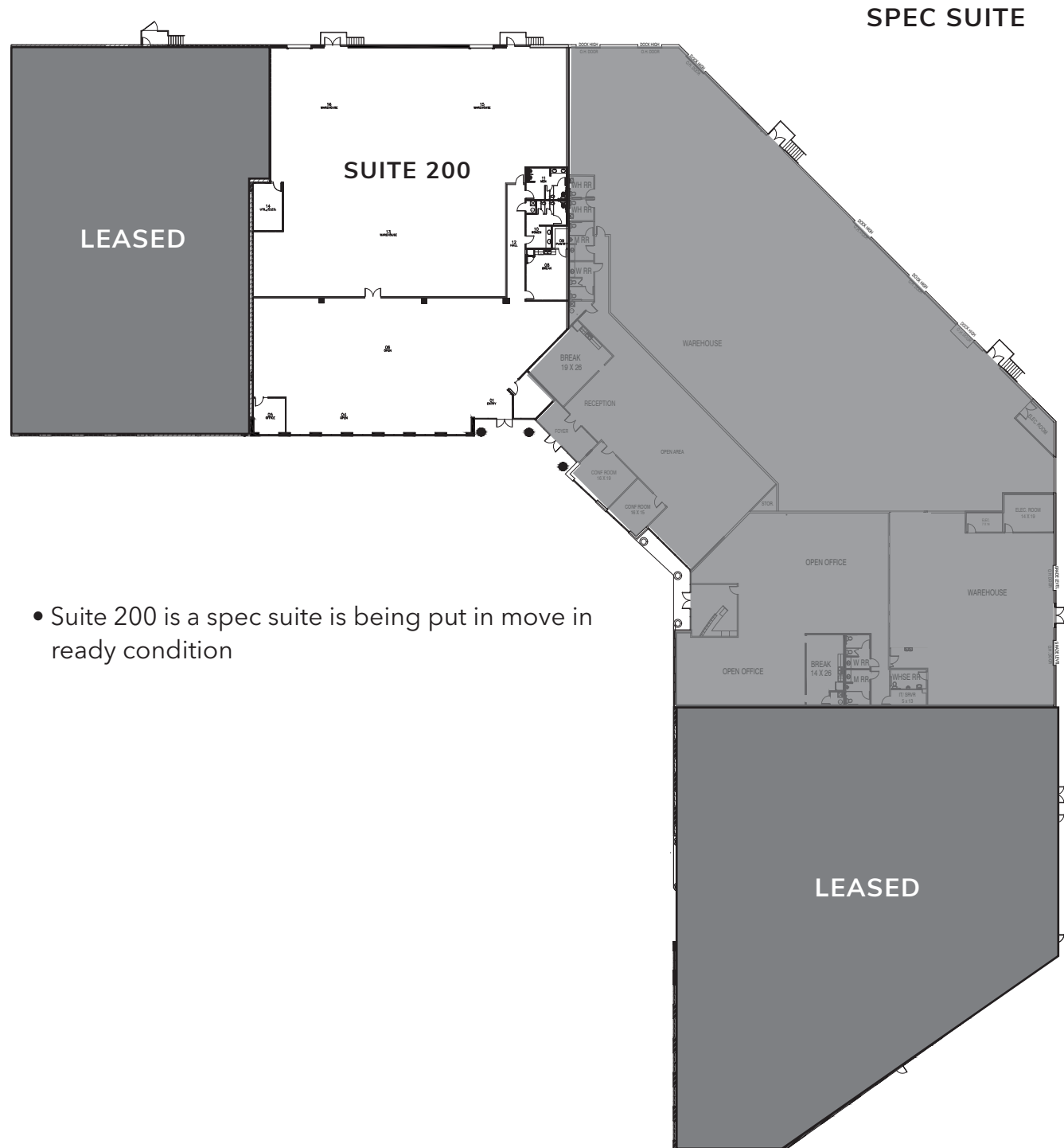
SUITE 200 (SPEC SUITE)

- Size:** 16,588 SF
Office: 6,316 SF
Loading: 2 Dock high doors (can add more)
Notes:
- Spec suite in make ready condition
 - Office buildout customized to tenants needs
 - Suite size can be expanded
 - 100% HVAC
 - Heavy Power



BRETT LEWIS
 blewis@lee-associates.com
 972.934.4018

JESSICA REINHARDT
 jreinhardt@lee-associates.com
 972.934.4005



SUITE 150

Size: 39,675 SF (adjustable)

Office: 9,050 SF

Clear Height: 18.5' - 21.5'

Loading: 6 Dock high doors

2 Grade level doors

Loading Depth: 120'

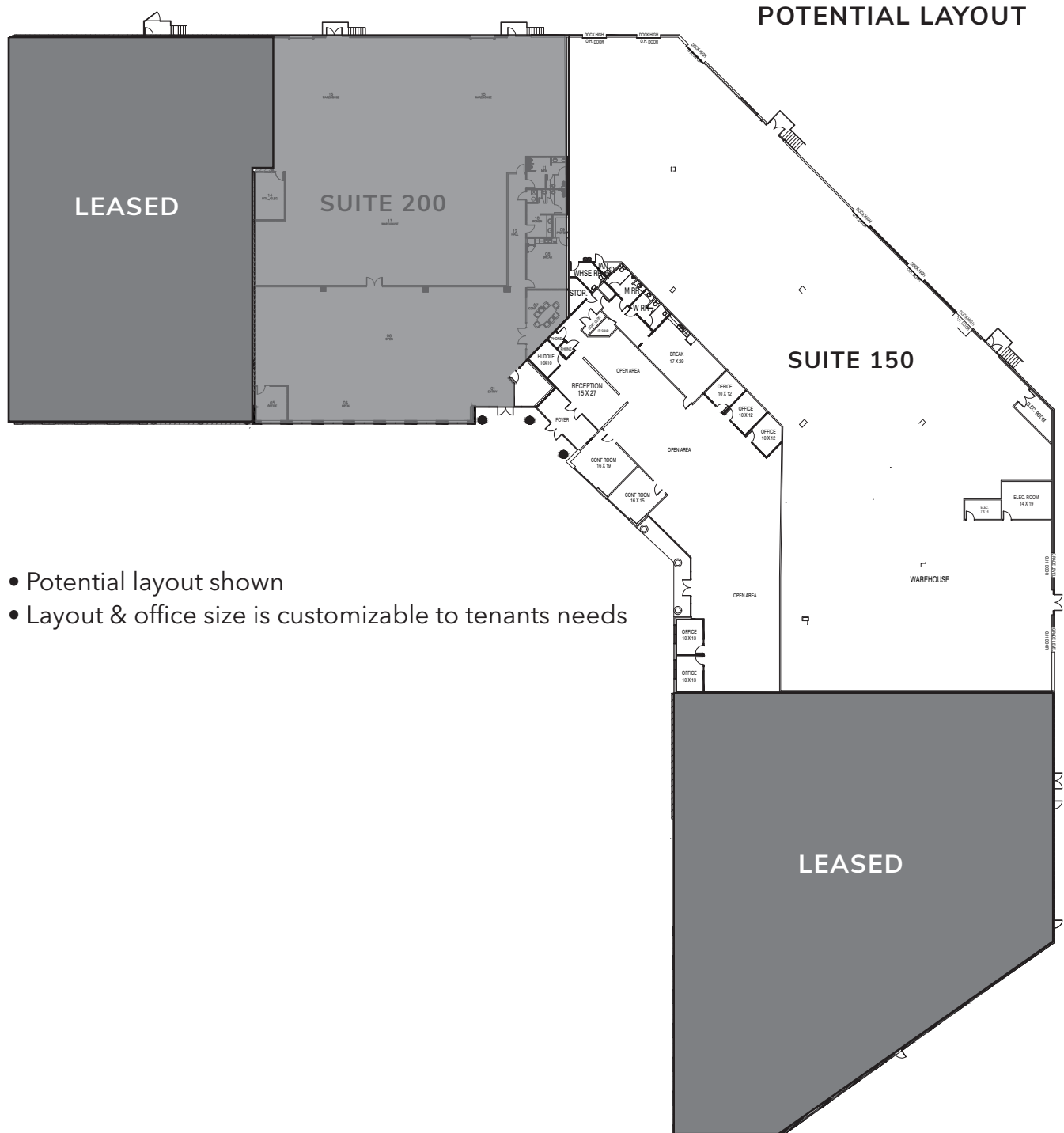
Notes:

- 100% HVAC
- Customizable layout
- Heavy Power



BRETT LEWIS
blewis@lee-associates.com
972.934.4018

JESSICA REINHARDT
jreinhardt@lee-associates.com
972.934.4005



- Potential layout shown
- Layout & office size is customizable to tenants needs

SUITE 150A SPEC SUITE

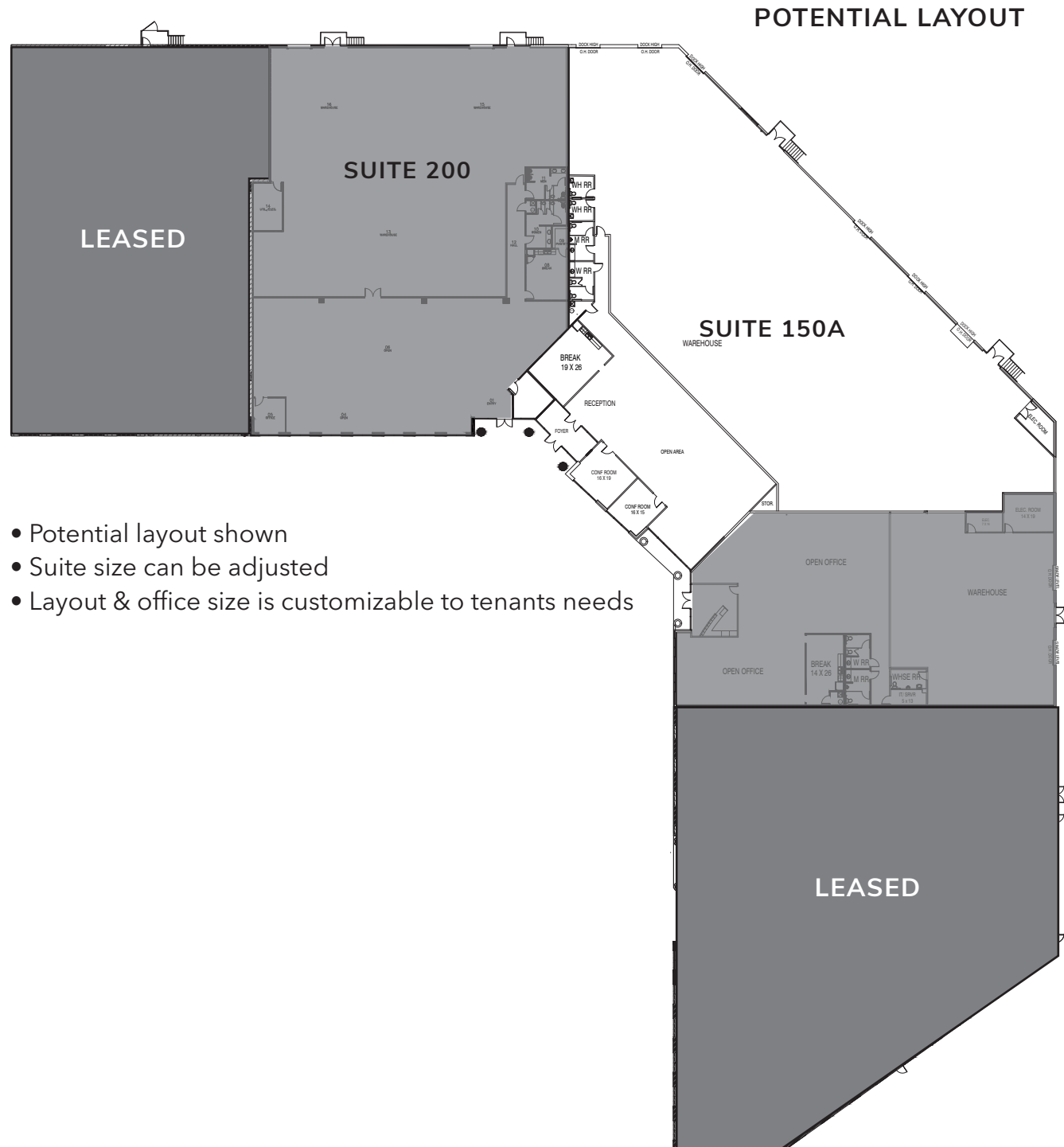
Size: 23,087 SF (adjustable)
Office: 5,435 SF (adjustable)
Loading: 6 Dock high doors
Notes:

- 100% HVAC
- Customizable layout
- Heavy Power



BRETT LEWIS
 blewis@lee-associates.com
 972.934.4018

JESSICA REINHARDT
 jreinhardt@lee-associates.com
 972.934.4005



SUITE 150B

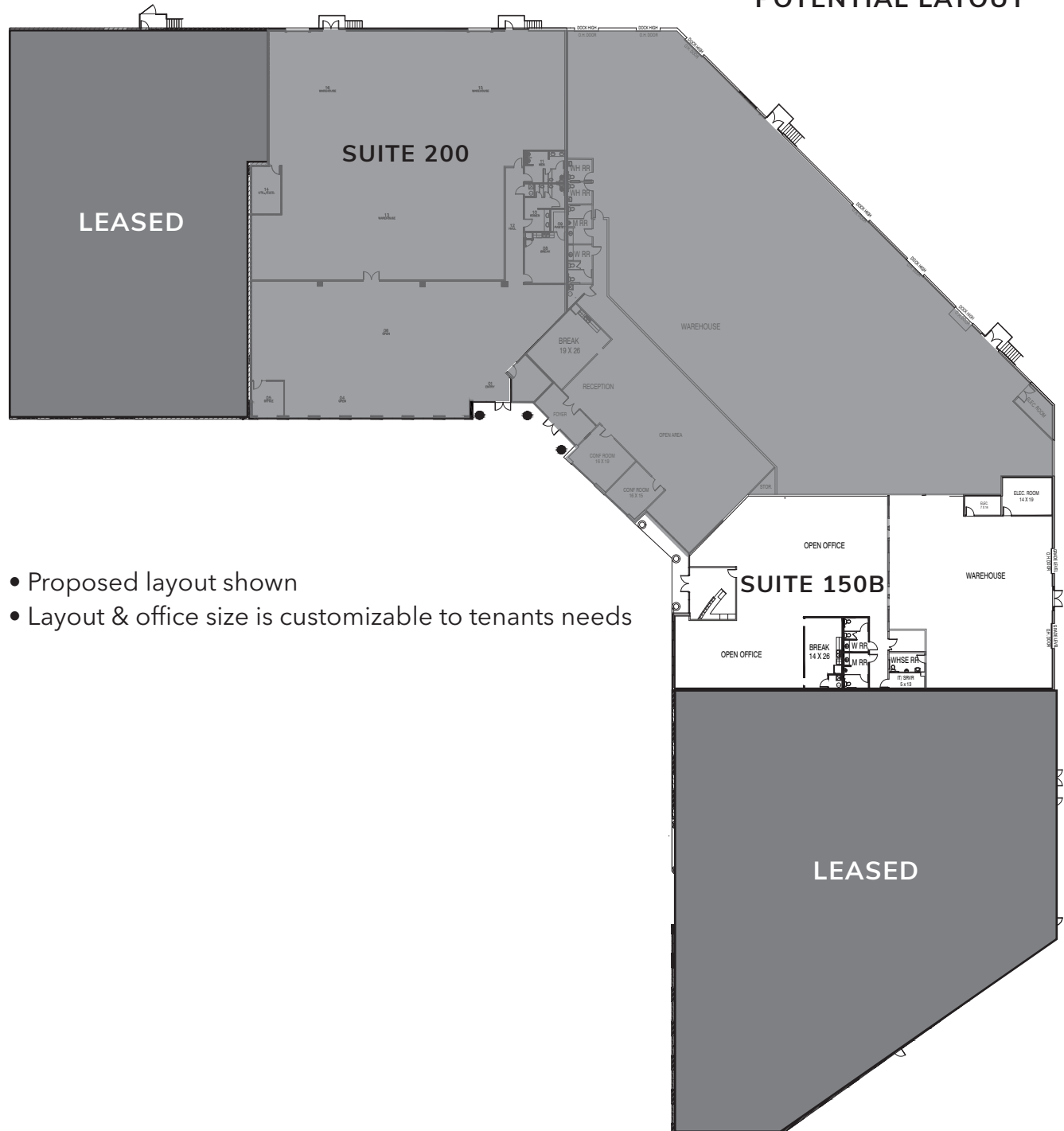
Size:	10,588 SF (adjustable)
Office:	Build to suit
Loading:	2 Grade level doors
Notes:	• 100% HVAC • Customizable layout • Heavy Power



BRETT LEWIS
blewis@lee-associates.com
972.934.4018

JESSICA REINHARDT
jreinhardt@lee-associates.com
972.934.4005

POTENTIAL LAYOUT



- Proposed layout shown
- Layout & office size is customizable to tenants needs

CURRENT LAYOUT

505 W Bethany Drive, Allen TX 75013

Available SF: 49,865 SF (Divisible)

Divisible to: Any size between 10,190 & 49,865 SF

Year Built: 1999

Zoning: Light Industrial

Clear Height: 18.5' - 21.5'

Sprinklered Yes

Loading: Dock High & Grade Level

Parking Ratio: +/- 4/1,000 SF

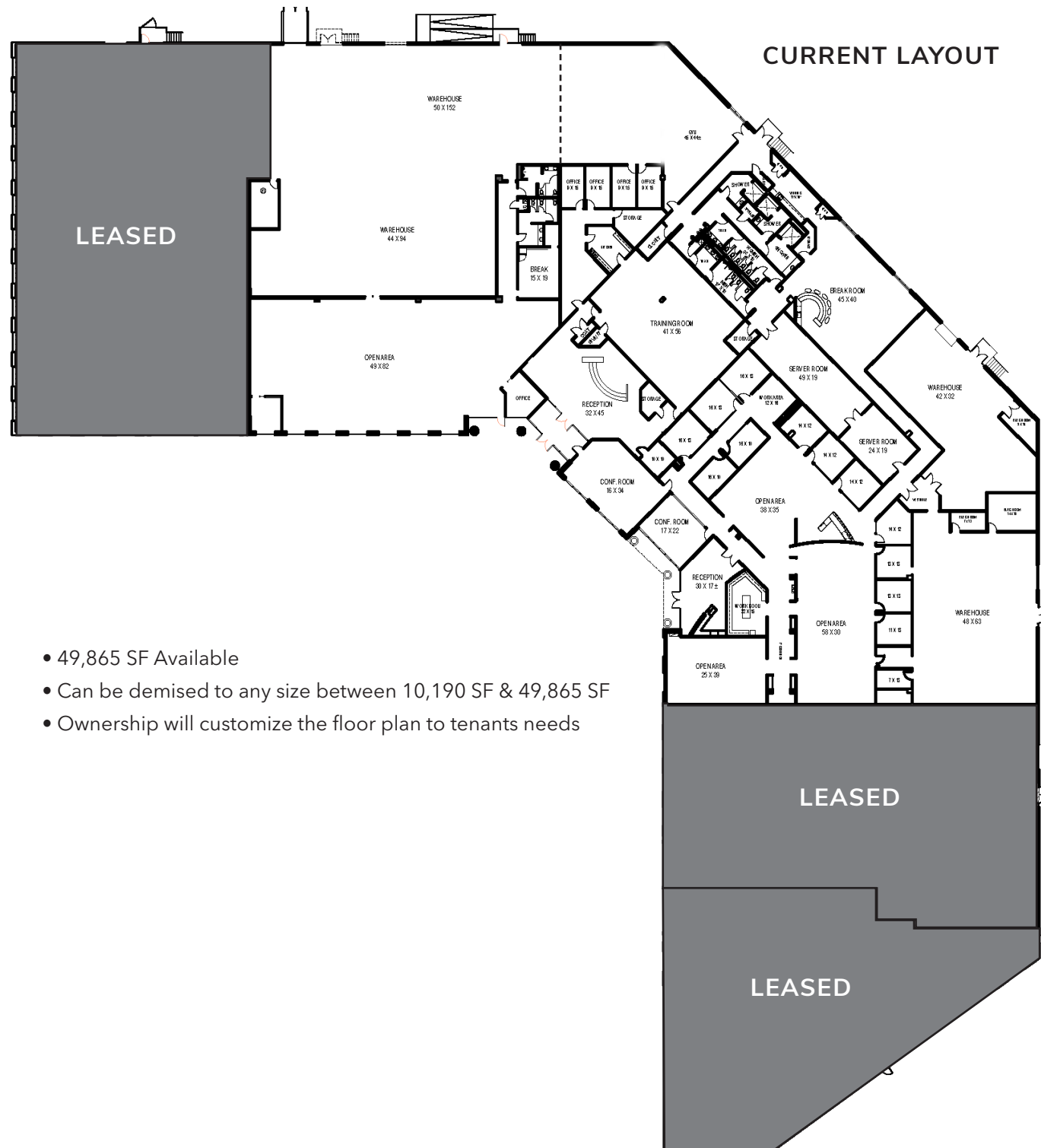
Power: Heavy Power

Data: Fiber Available

- Notes:**
- 100% HVAC
 - Spec suites and build to suit suites available
 - Flexible layouts, owner willing to adjust space configurations to tenants needs
 - Prime location near first class retail, dining, & amenities
 - Quick access to I-75

BRETT LEWIS
blewis@lee-associates.com
972.934.4018

JESSICA REINHARDT
jreinhardt@lee-associates.com
972.934.4005



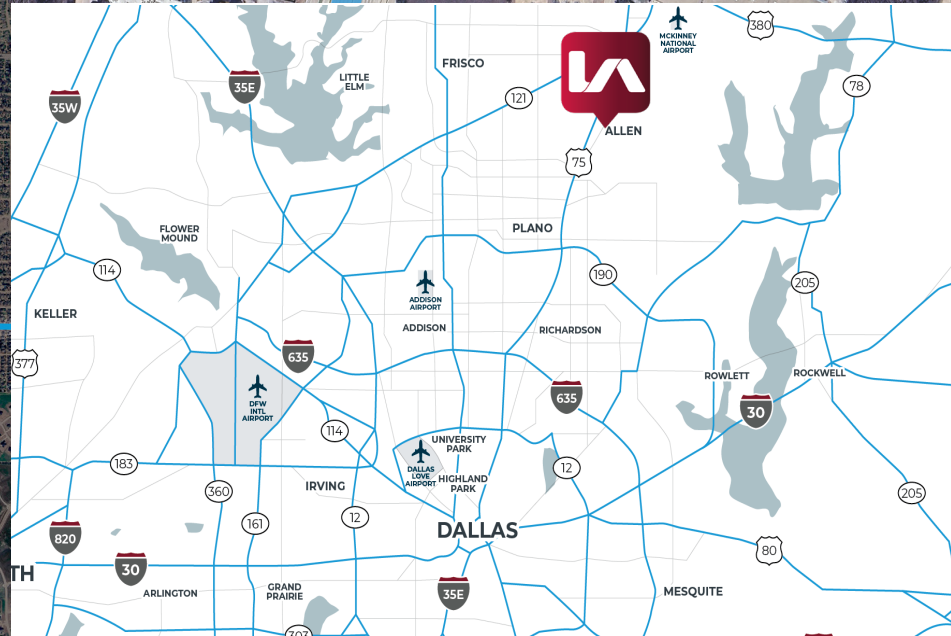
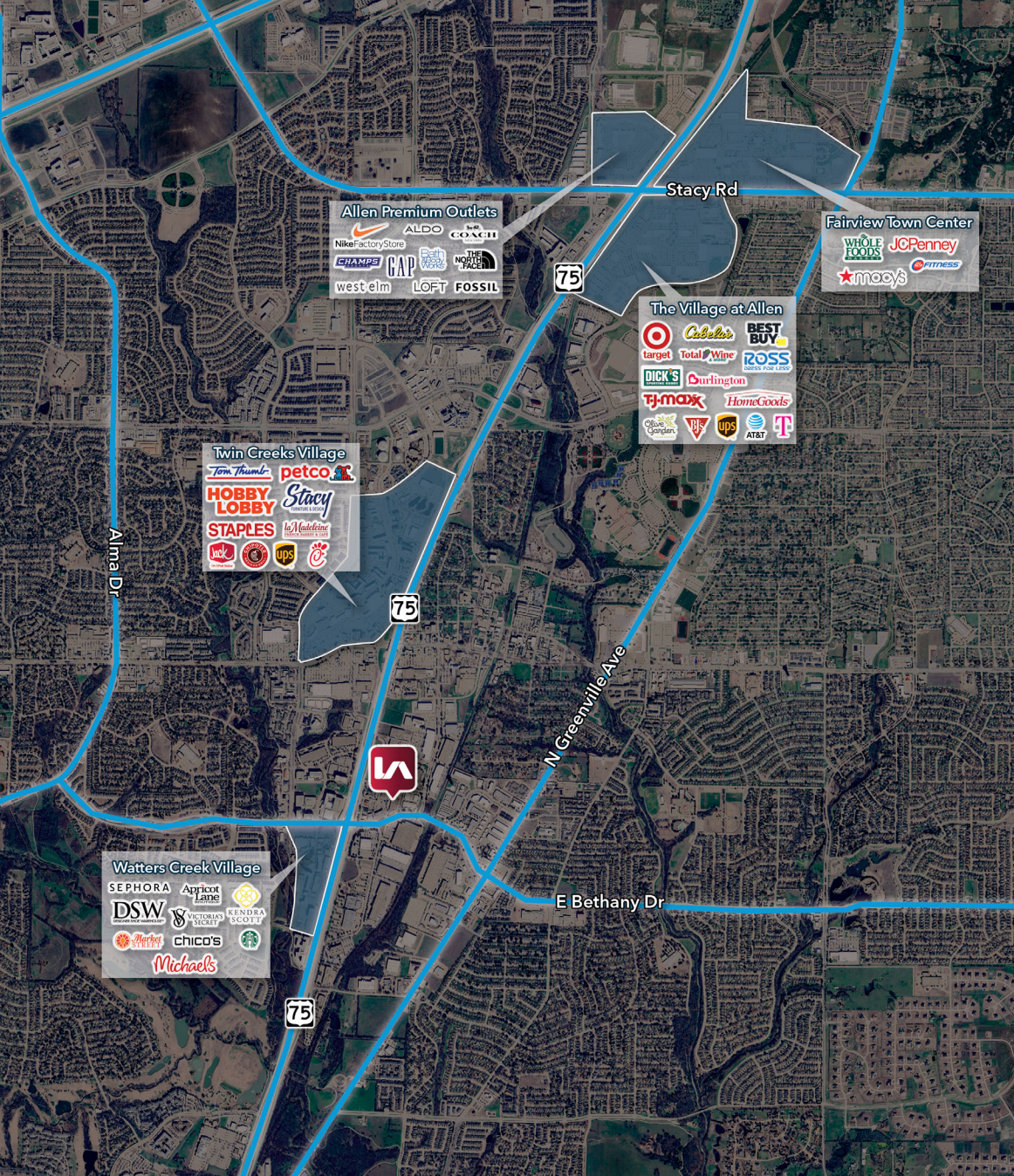
- 49,865 SF Available
- Can be demised to any size between 10,190 SF & 49,865 SF
- Ownership will customize the floor plan to tenants needs

500 W BETHANY DRIVE
ALLEN, TX 75013



SITE PLAN





BRETT LEWIS
blewis@lee-associates.com
972.934.4018

JESSICA REINHARDT
jreinhardt@lee-associates.com
972.934.4005

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.