



# ALLEN OFFICE CENTER

805 S. Central Expy.  
Allen, TX 75013

**57,422 SF AVAILABLE ON THE SECOND FLOOR**  
**31,538 SF AVAILABLE ON THE FIRST FLOOR**

## PROPERTY HIGHLIGHTS

TWO STORY BUILDING - 115,200 SF

EXCEPTIONAL VISIBILITY/LOCATION  
ALONG US-75 & BETHANY DRIVE

PROMINENT SIGNAGE POTENTIAL

NEAR HIGH-END RETAIL & SERVICES  
(WATTERS CREEK)

ABUNDANCE OF AREA AMENITIES

EFFICIENT FLOORPLATES & OPTIMAL SIZE

CONDUCTIVE FOR LARGE USERS/CALL  
CENTERS

5.5 PER 1,000 PARKING RATIO

GENEROUS 10-FOOT CEILING HEIGHT

VIEW VIRTUAL  
TOUR HERE



**CLINT MADISON**  
Executive Director  
+1 972 663 9828  
clint.madison@cushwake.com

**RODNEY HELM**  
Managing Director  
+1 972 663 9827  
rodney.helm@cushwake.com

2021 McKinney Ave., Suite 900  
Dallas, Texas  
Main +1 972 663 9600  
Fax +1 972 663 9999  
**cushmanwakefield.com**

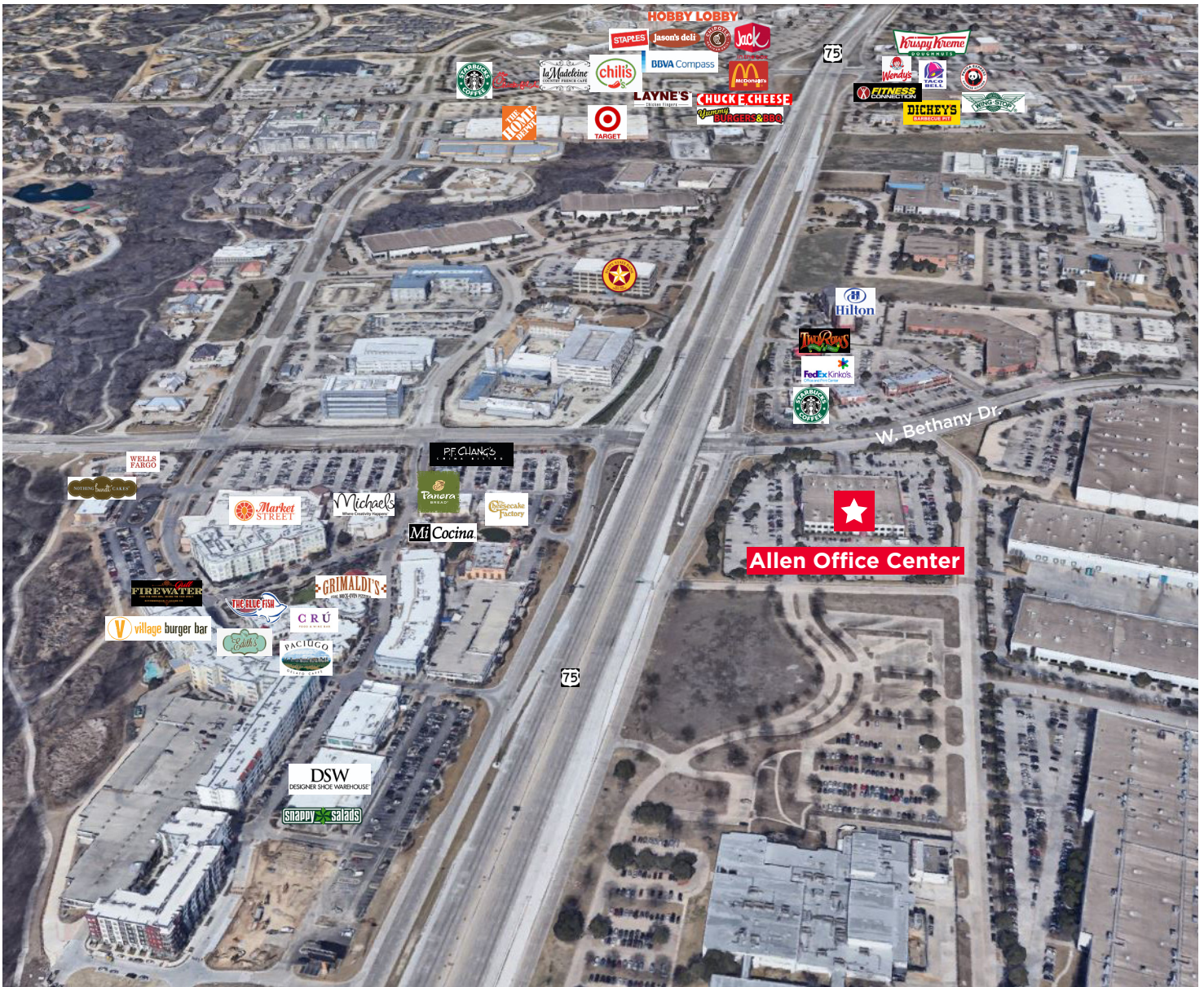
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## PROPERTY PHOTOS



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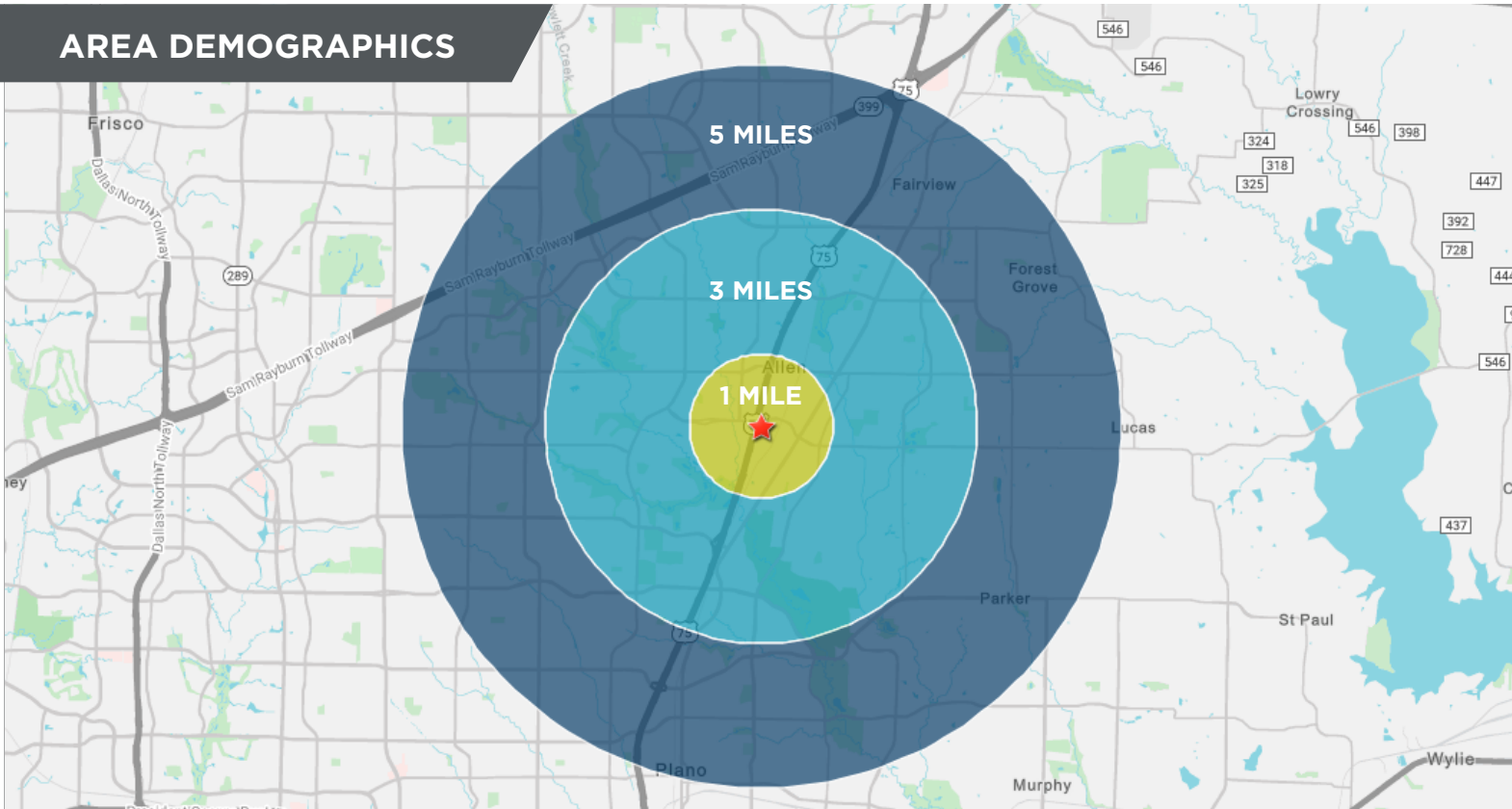
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## AREA DEMOGRAPHICS



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,701	109,724	283,205
Median Age	35.9	36.1	36.6
Median Age (Male)	34.7	35.2	35.8
Median Age (Female)	37.0	36.8	37.3
Total Number of Households	3,081	38,658	98,899
Average Household Size	2.47	2.83	2.86
Average Household Income	\$109,393	\$125,448	\$126,607
Average Home Value	\$385,261	\$324,033	\$328,670

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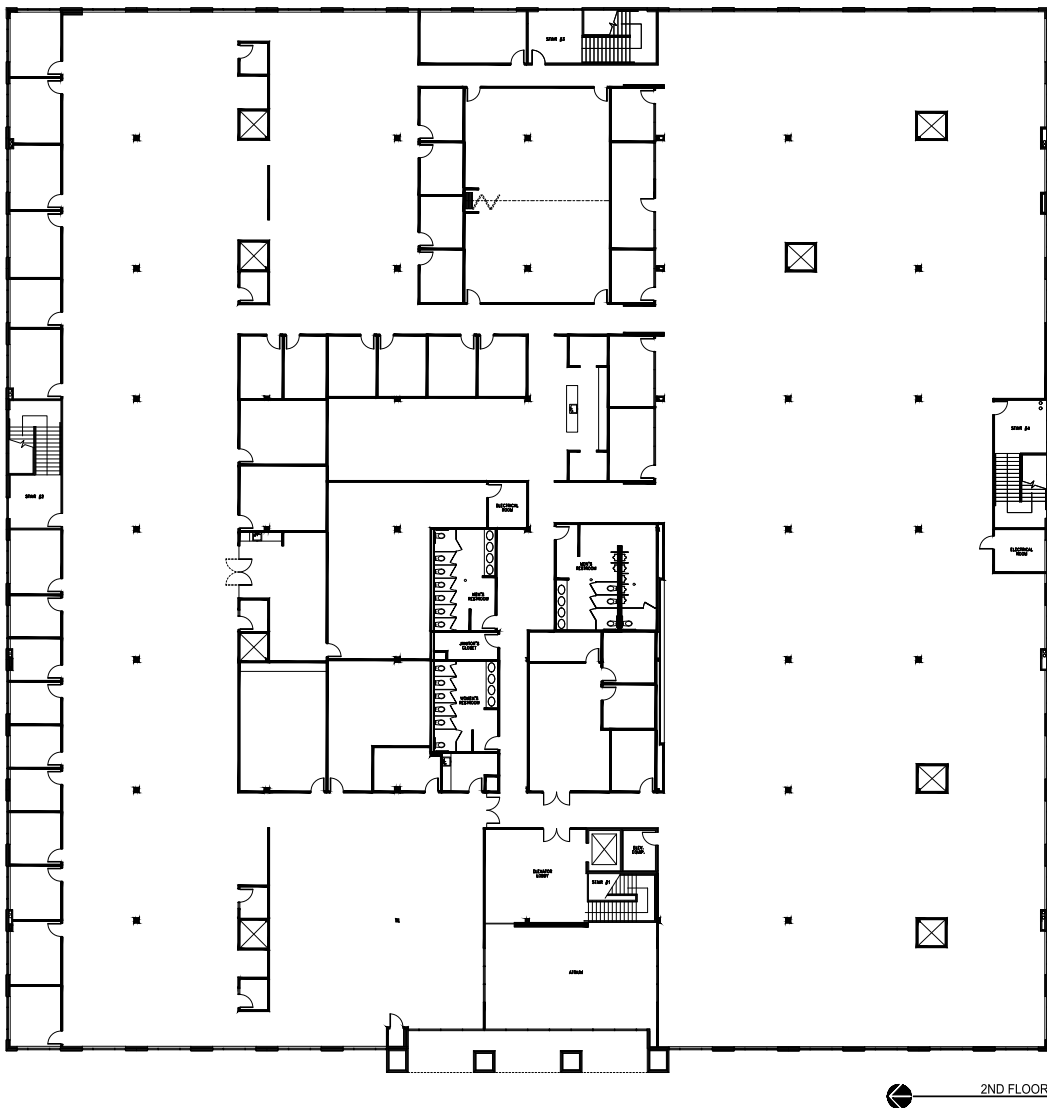


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## SECOND FLOOR - 57,422 RSF



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