



# 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

\$31.00-\$32.00 +E

## GARAGE PARKING

4.00/1,000 SF

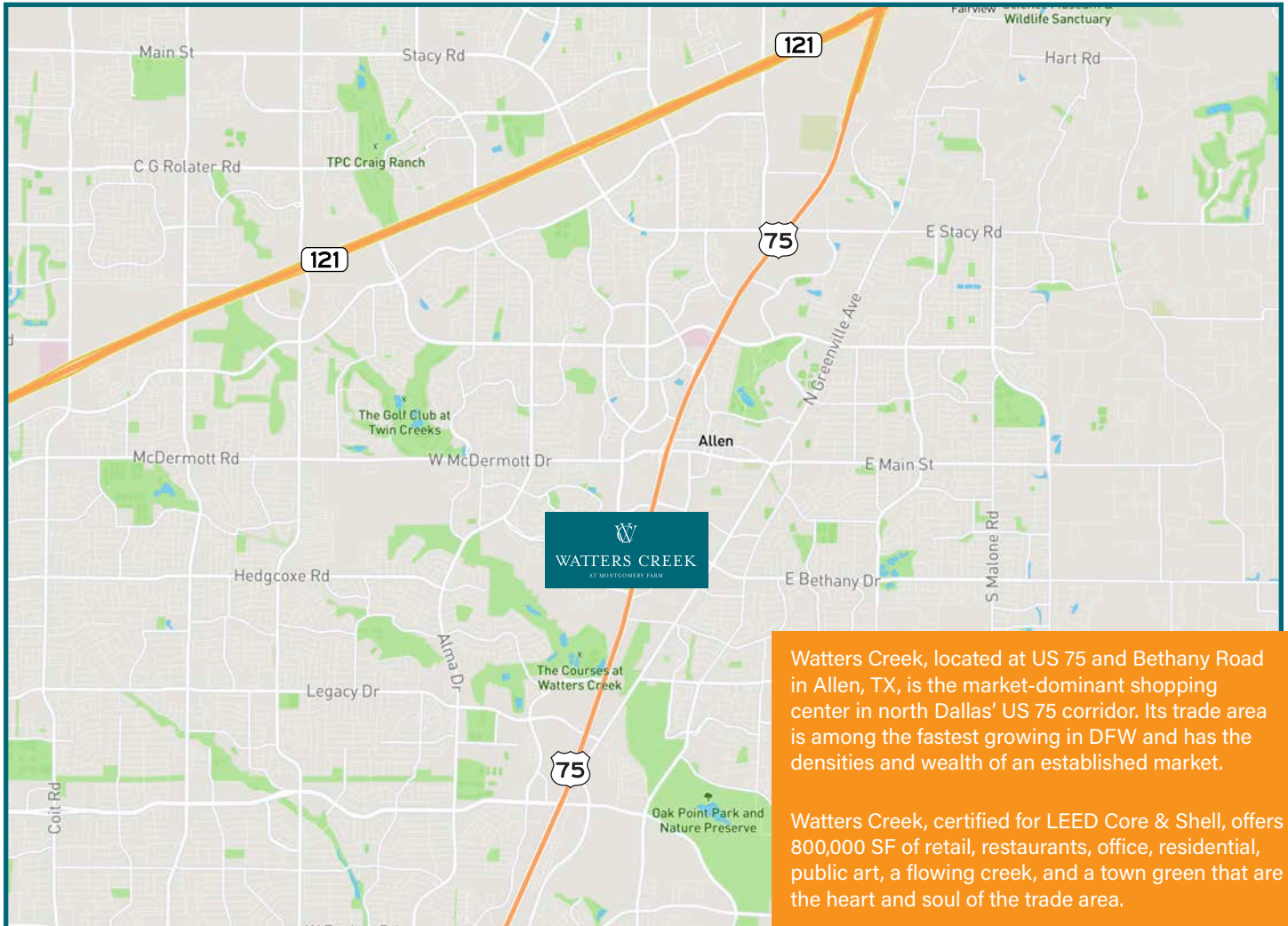
## AMENITIES

- On-site shopping and dining
- On-site management
- On-site security
- **Concierge+ service**
  - Food and grocery delivery
  - Dry clean drop off and pickup
  - Package returns, etc.
- 100% garage parking
- 24-hour building access
- New Marriott Dallas Allen Hotel & Convention Center four blocks away



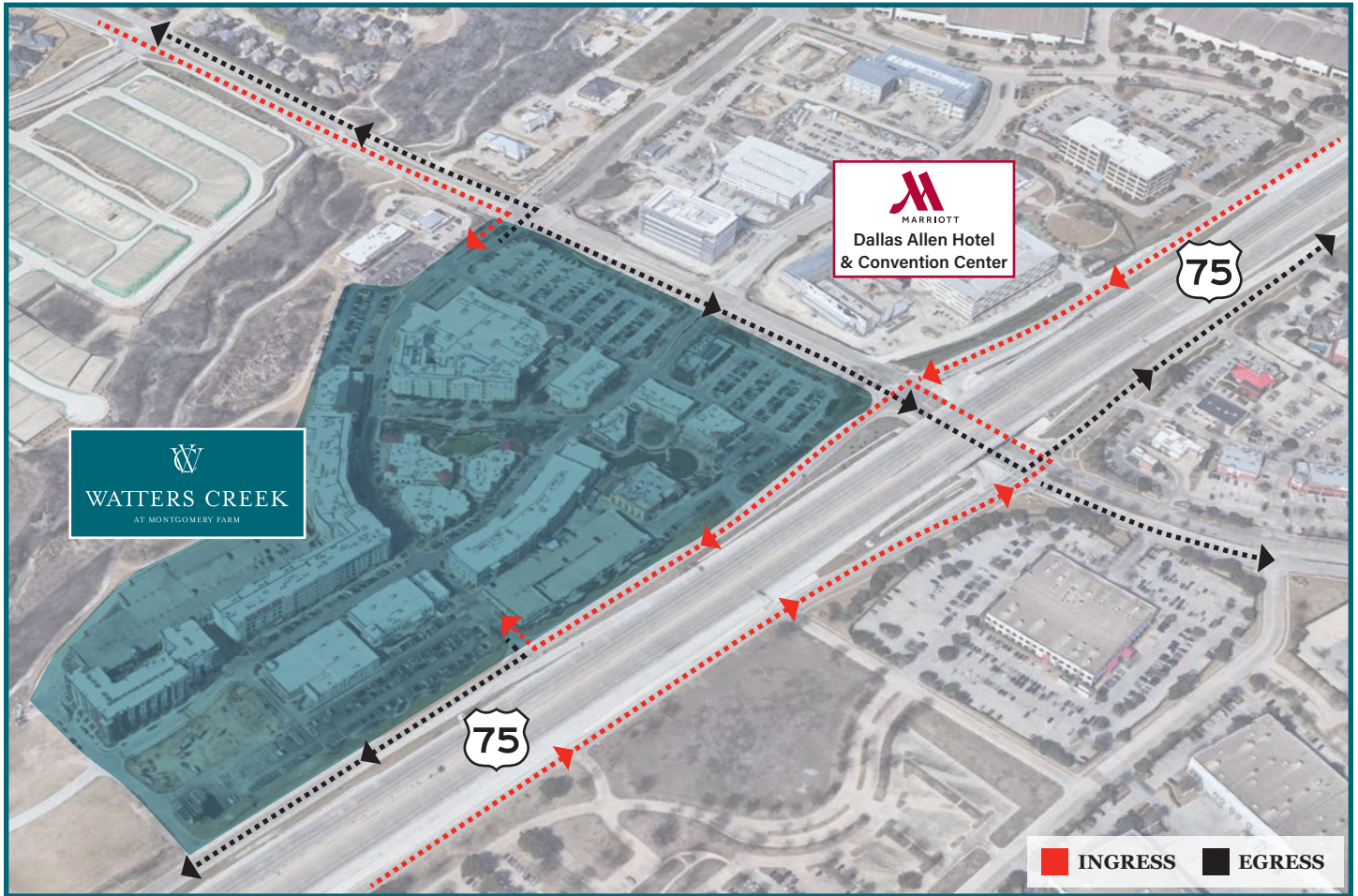


# LOCATION



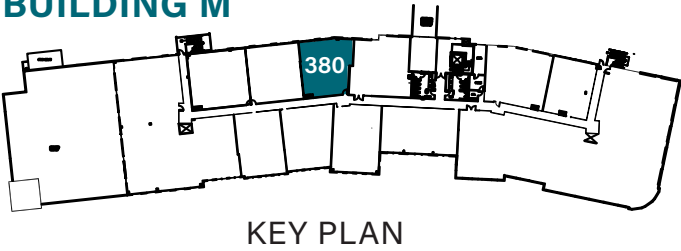


# ACCESSIBILITY



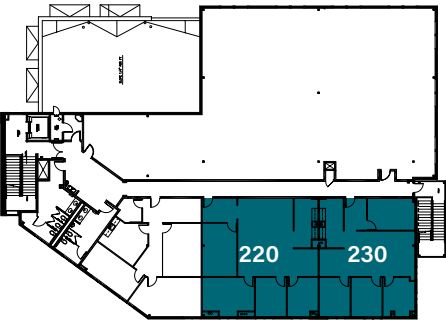
# MOVE-IN READY SPEC SUITES AVAILABLE NOW

## BUILDING M



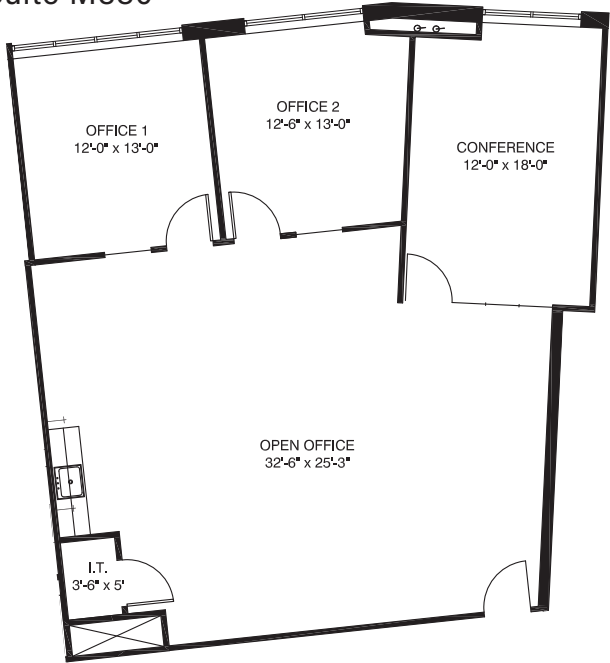
KEY PLAN

## BUILDING T

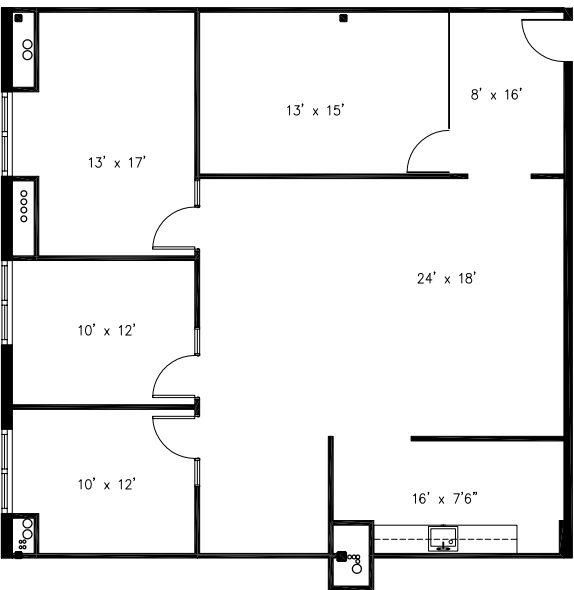


KEY PLANS

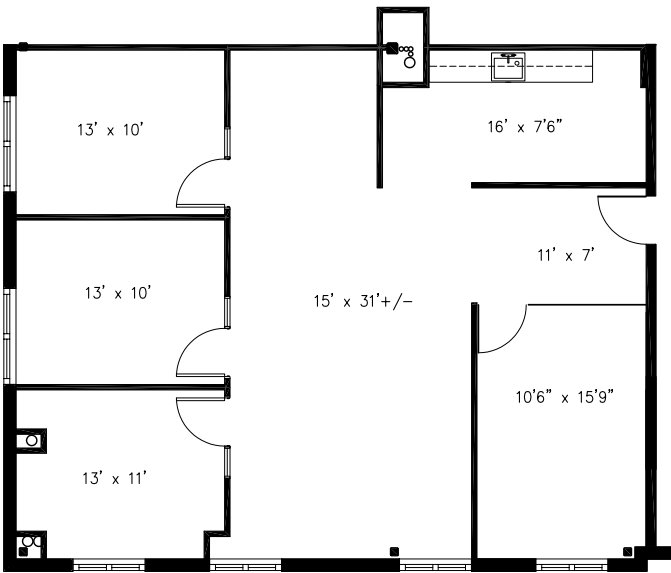
### Suite M380



### Suite T220

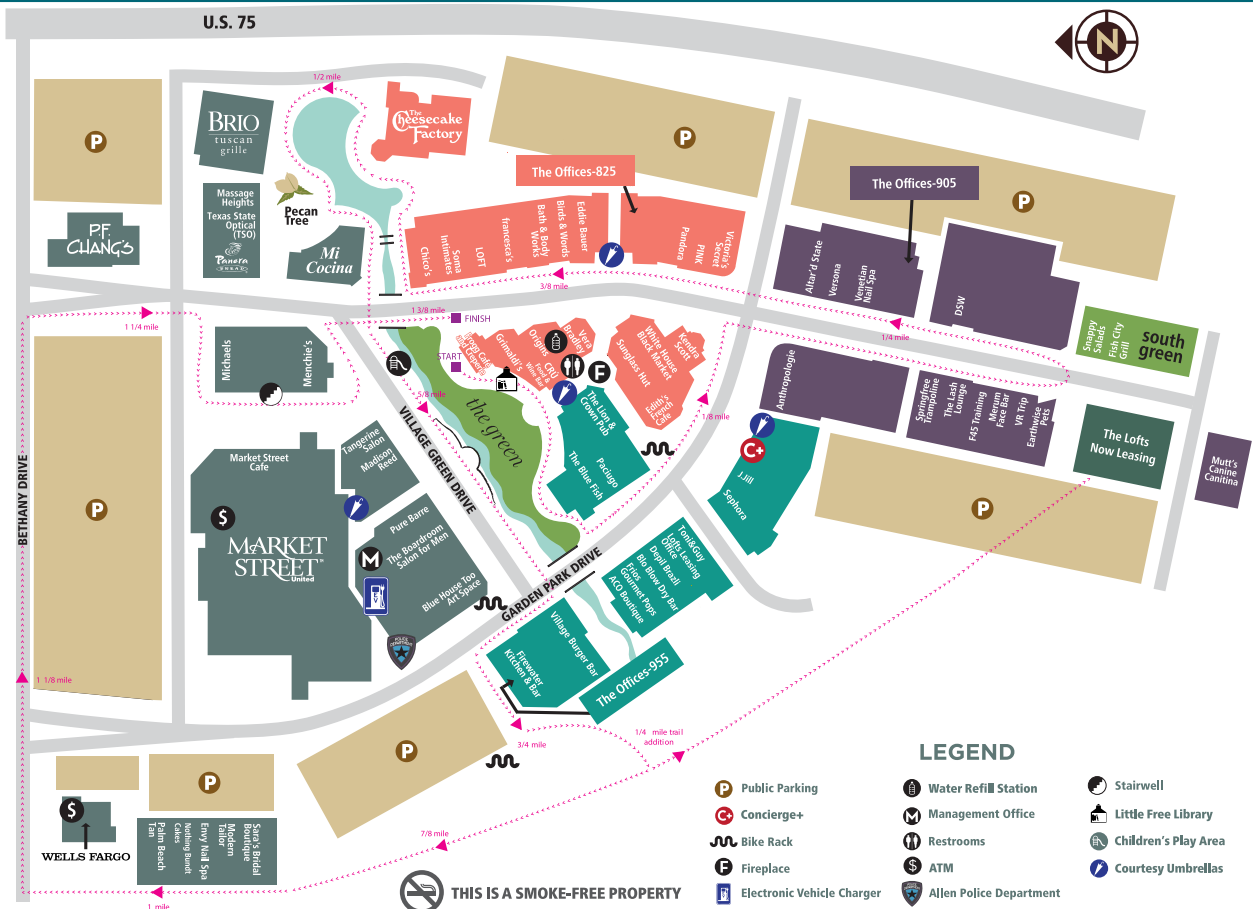


### Suite T230





## TRULY AN AMENITY-RICH ENVIRONMENT!



# ALLEN OVERVIEW

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

**A GREAT PLACE TO  
DO BUSINESS.**



Allen provides companies a talented workforce, affordable living options, cultural amenities, best-in-class retail and dining options, award winning parks and more.

- **Educated workforce**

- Over 80% of Allen's residents are white-collar professionals
- 56% with Bachelor's degree or higher
- 14.9% labor force growth in DFW

- **Quality of life**

- 68 mile trail system connects to 6 neighboring cities
- Allen, TX named "Best Suburb for Millennials in Texas" (CNBC 2018)
- Allen, TX named "Best Real Estate Market in the Nation" (WalletHub2017)
- MONEY Magazine recently named Allen as the #2 Best Place to Live in the Country

- **Cost of living below national average**

- **Favorable business climate – no corporate or personal income tax**

**56%**

OF ALLEN RESIDENTS HAVE A  
BACHELOR DEGREE OR HIGHER

**#2**

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

**27TH**

FASTEST GROWING CITY  
IN THE COUNTRY

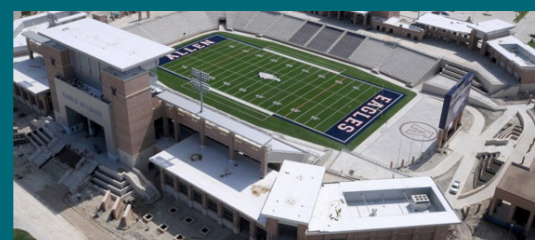
**54**

CITY PARKS AND 68 MILES  
OF BIKE/RUNNING TRAILS

TOP RATED PUBLIC SCHOOLS

MEDIAN AGE 35.5

MEDIAN HOME PRICE \$332,287





# WATTERS CREEK

AT MONTGOMERY FARM

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**AVISON  
YOUNG**

TRADEMARK **TM**