



500 WEST BETHANY DRIVE

ALLEN, TEXAS 75013

9,021 - 49,865 SF
Available for Lease

BRETT LEWIS | 972.934.4018 | blewis@lee-associates.com

JESSICA REINHARDT | 972.934.4005 | jreinhardt@lee-associates.com



LEASED

AVAILABLE
49,865 SF
(DIVISIBLE)

LEASED

Flexible Layouts & Suite Sizes

Spec Suites Available

Heavy Power

PROPERTY HIGHLIGHTS

- Up to 49,865 SF Available
- Divisible to 9,021 SF
- Built in 1999
- Light Industrial Zoning
- 18.5' - 21.5' Clear Height
- Fully Sprinklered
- Dock High & Grade Level Loading
- ± 4/1,000 SF Parking Ratio
- Heavy Power
- Fiber Available
- 100% HVAC
- Spec suites and build-to-suit suites available
- Flexible layouts, owner willing to adjust space configurations to tenant needs
- Prime location near first-class retail, dining, and amenities
- Quick access to Highway 75
- Excellent Curb Appeal

For more information, contact:

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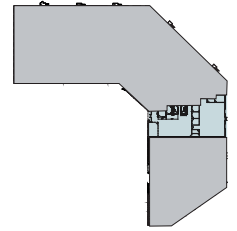
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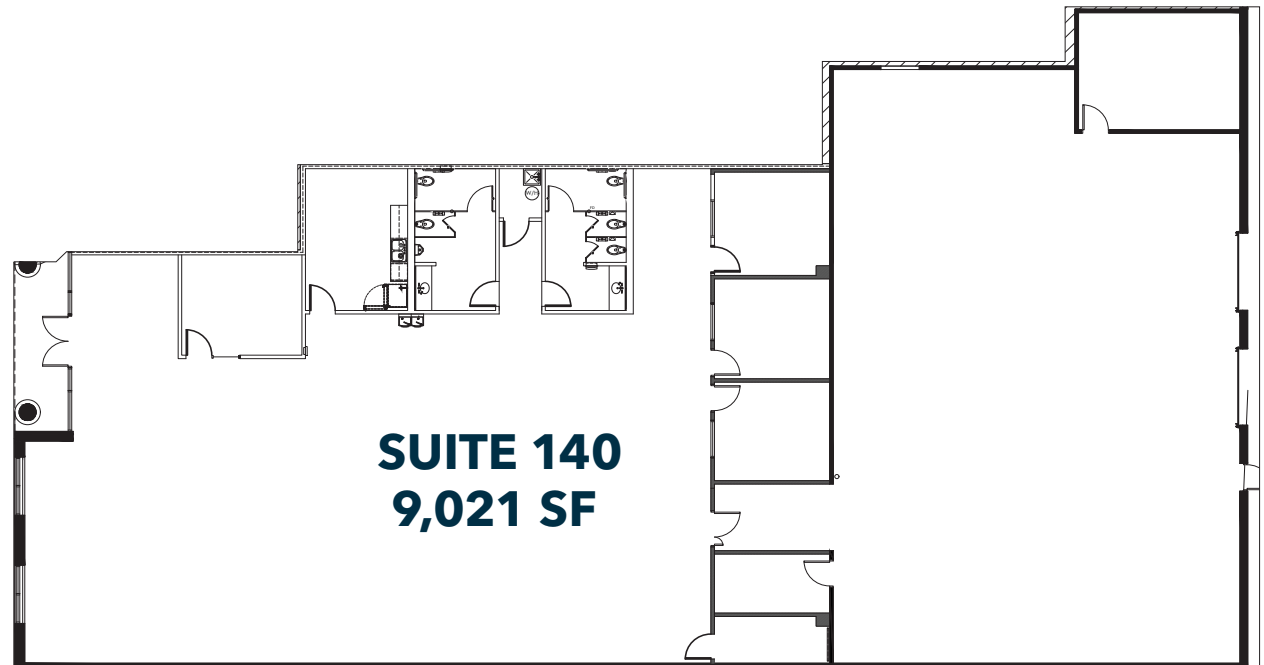
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SUITE 140

Total SF:	9,021 SF
Office SF:	5,184 SF
Clear Height:	18.5' - 21.5'
Loading:	2 Grade Level Doors
HVAC:	100%
Parking Ratio:	4/1,000 SF
Power:	Two (2) 400A, 480V Panels Three (3) 200A, 120/208V Panels
Sprinklered:	100%
Notes:	<ul style="list-style-type: none">• Completely Renovated with High-End Finishes• Additional Office & Rooms Can Be Added, as Needed• Fiber Internet• Quick Access to Highway 75• Prime Location, Surrounded by Restaurants, Retail & Other Amenities



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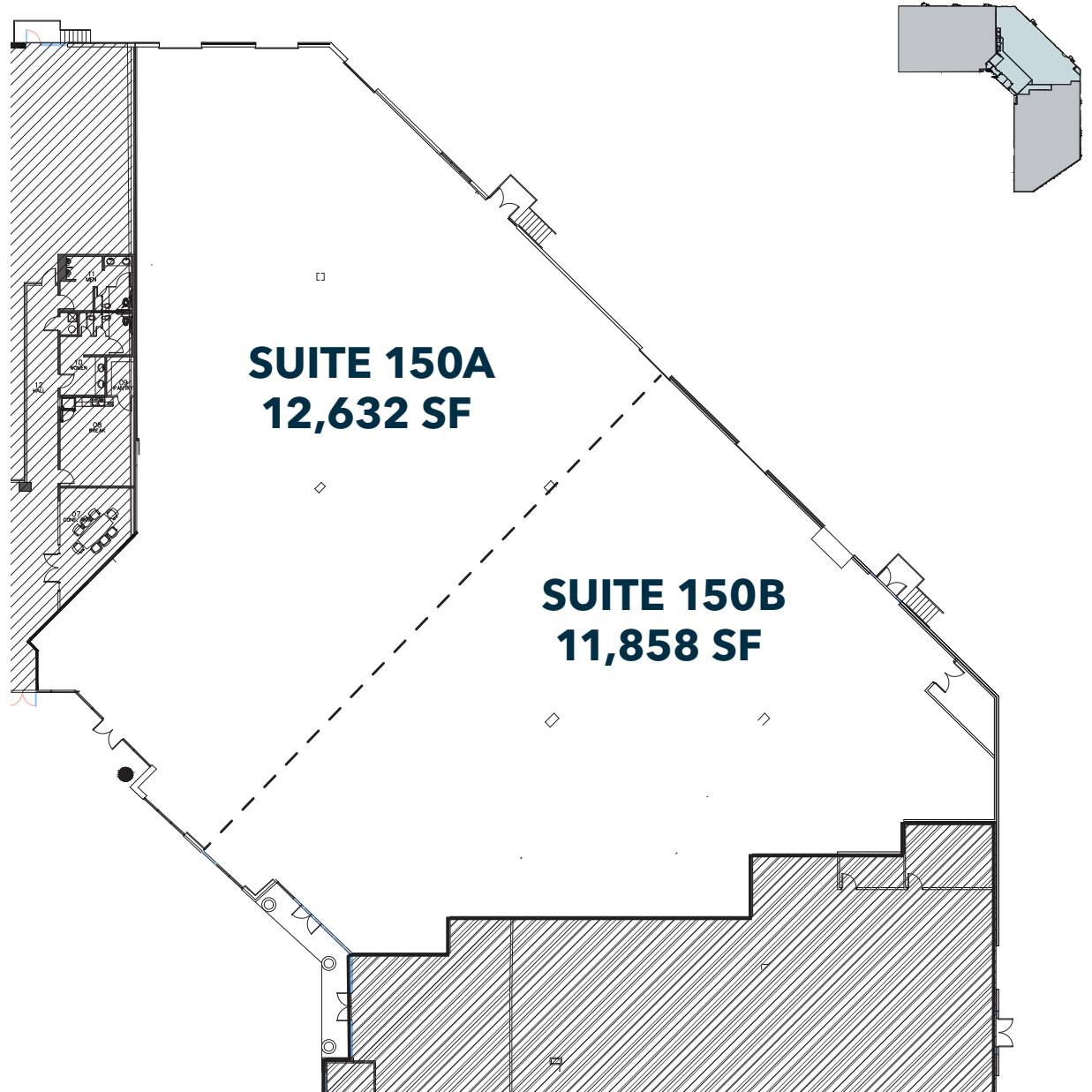
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SUITE 150

Total SF:	24,490 SF
Divisible to:	12,632 SF (150A) 11,858 SF (150B)
Office:	Build-to-Suit
Clear Height:	18.5' - 21.5'
Loading:	2 to 7 Dock High Doors Ramped Doors Can Be Added
HVAC:	100%
Notes:	<ul style="list-style-type: none">• Build-to-Suit Layout• Can Accommodate Heavy Finish Layouts or Minimal Office Layouts• Heavy Power• Brand New Finishes



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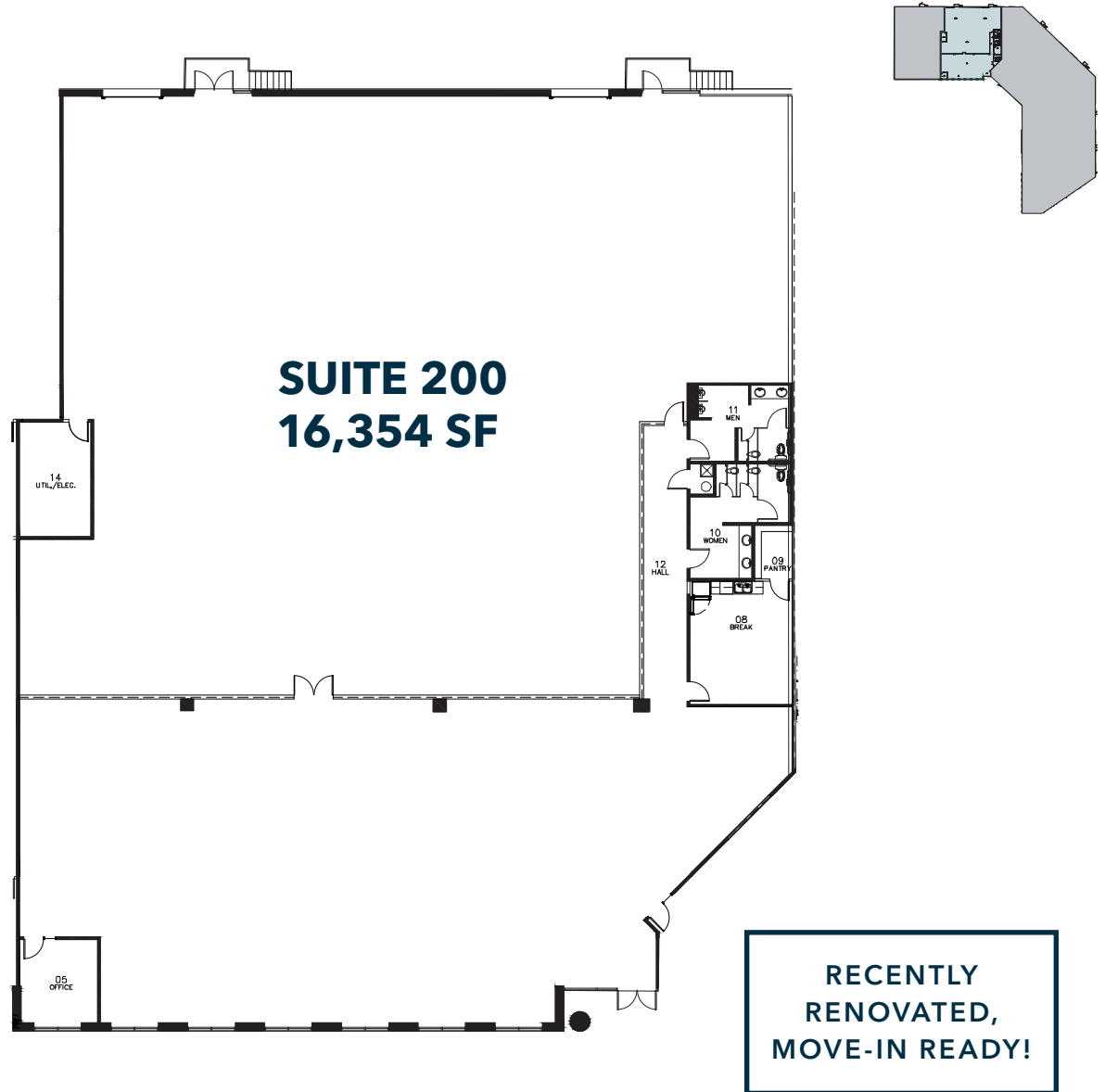
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SUITE 200

Total SF:	16,354 SF
Office/Drop Ceiling:	6,636 SF (layout can be customized)
Warehouse:	9,718 SF
Clear Height:	18.5' - 21.5'
Loading:	2 Dock High Doors (expandable)
HVAC:	100%
Notes:	<ul style="list-style-type: none">• Completely Renovated• High-End Finishes• Additional Office & Rooms Can Be Added, as Needed



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SUITES 140-200

Total SF:	49,865 SF
Office SF:	15,920 SF (adjustable)
Clear Height:	18.5' - 21.5'
Loading:	8 Dock High Doors 2 Grade Level Doors
Loading Depth:	110' - 120'
HVAC:	100%
Notes:	<ul style="list-style-type: none">• Customizable Layout• Heavy Power



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PHOTOS



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SITE AERIAL

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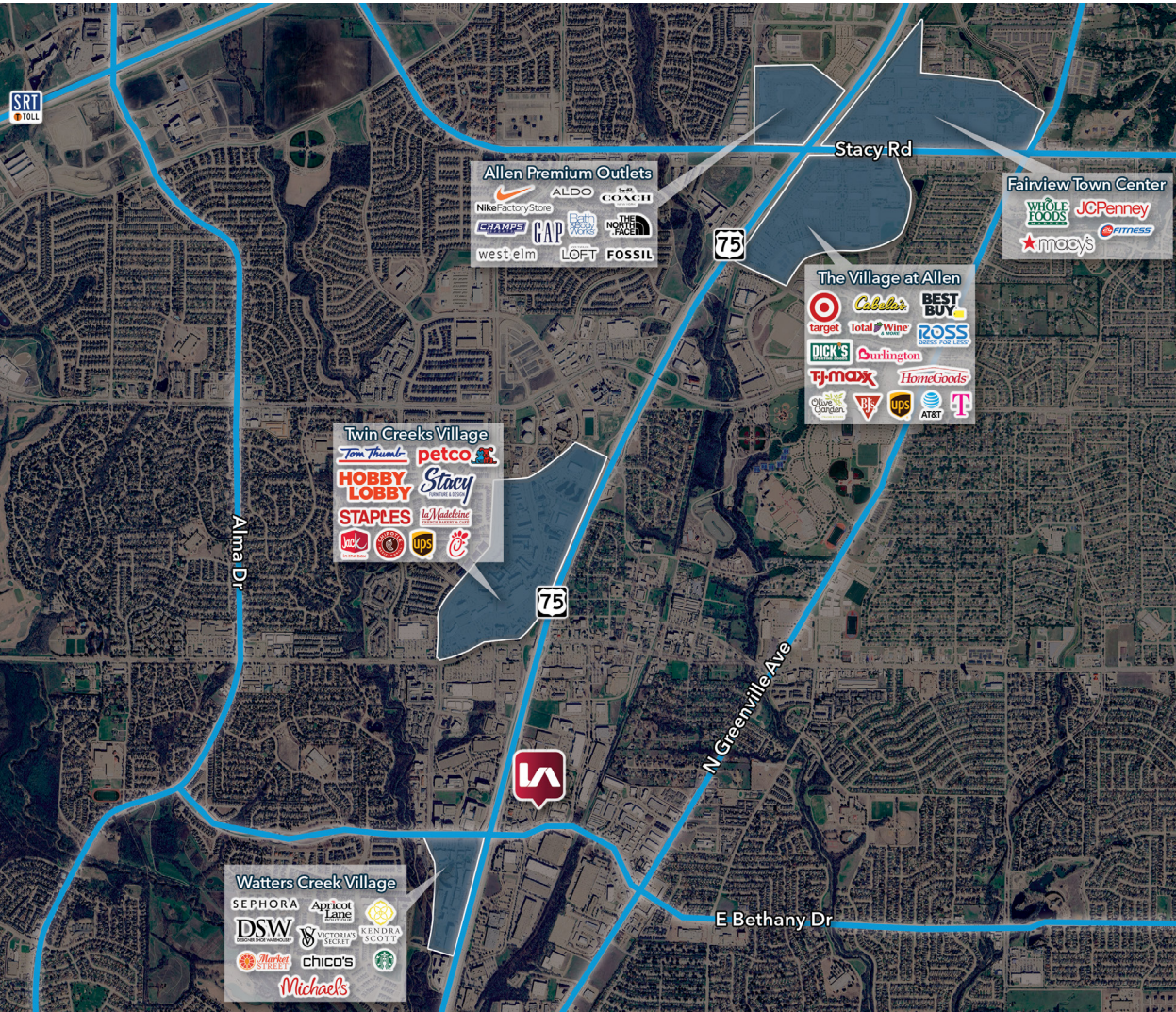
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LOCATION & LOCAL AMENITIES



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