



ALLEN TECH CENTER

10,190 to 49,865 SF
AVAILABLE FOR LEASE

500 W BETHANY DR
ALLEN TX 75013

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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

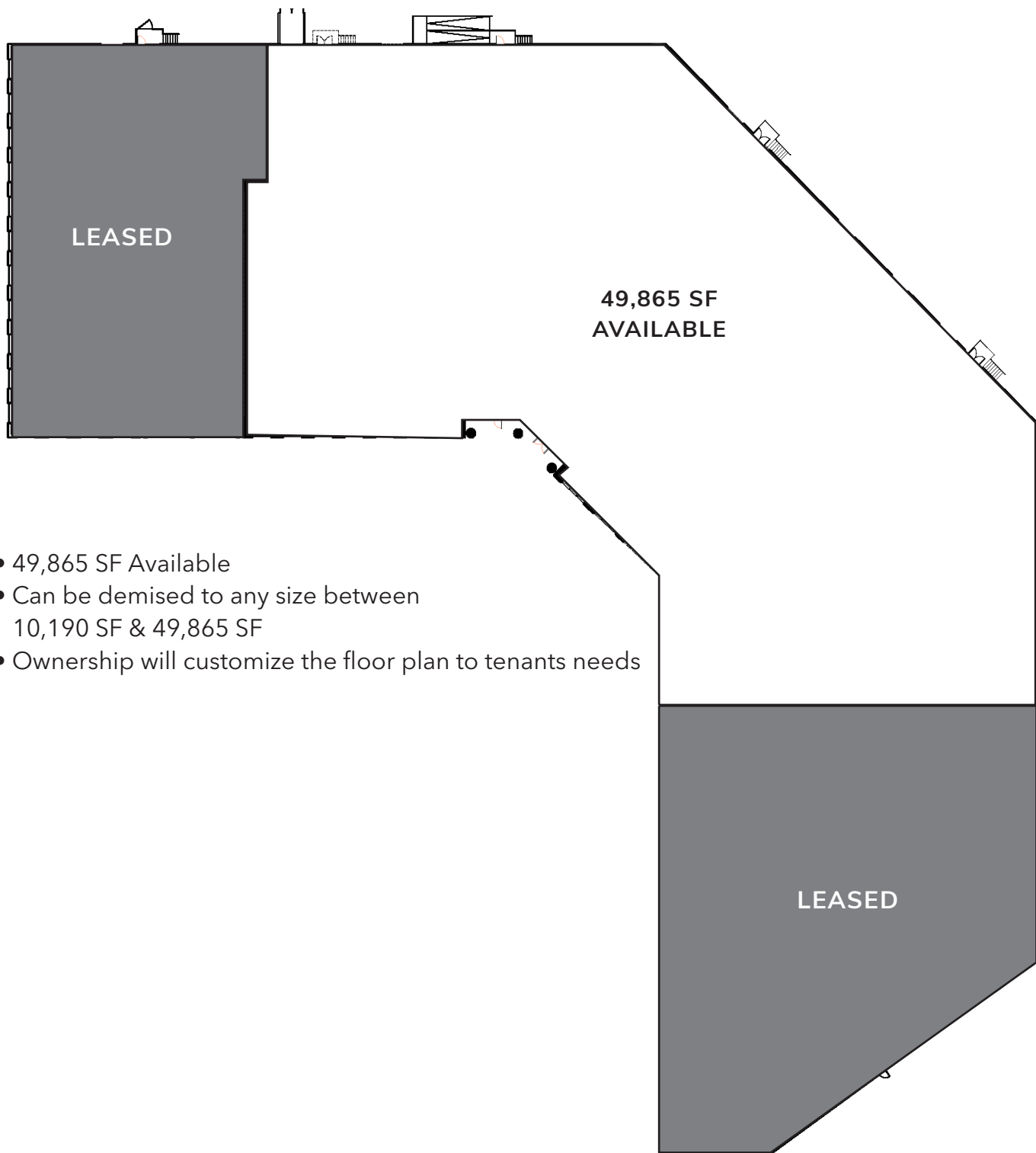
Loading: Dock High & Grade Level

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

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SUITES 200 & 150

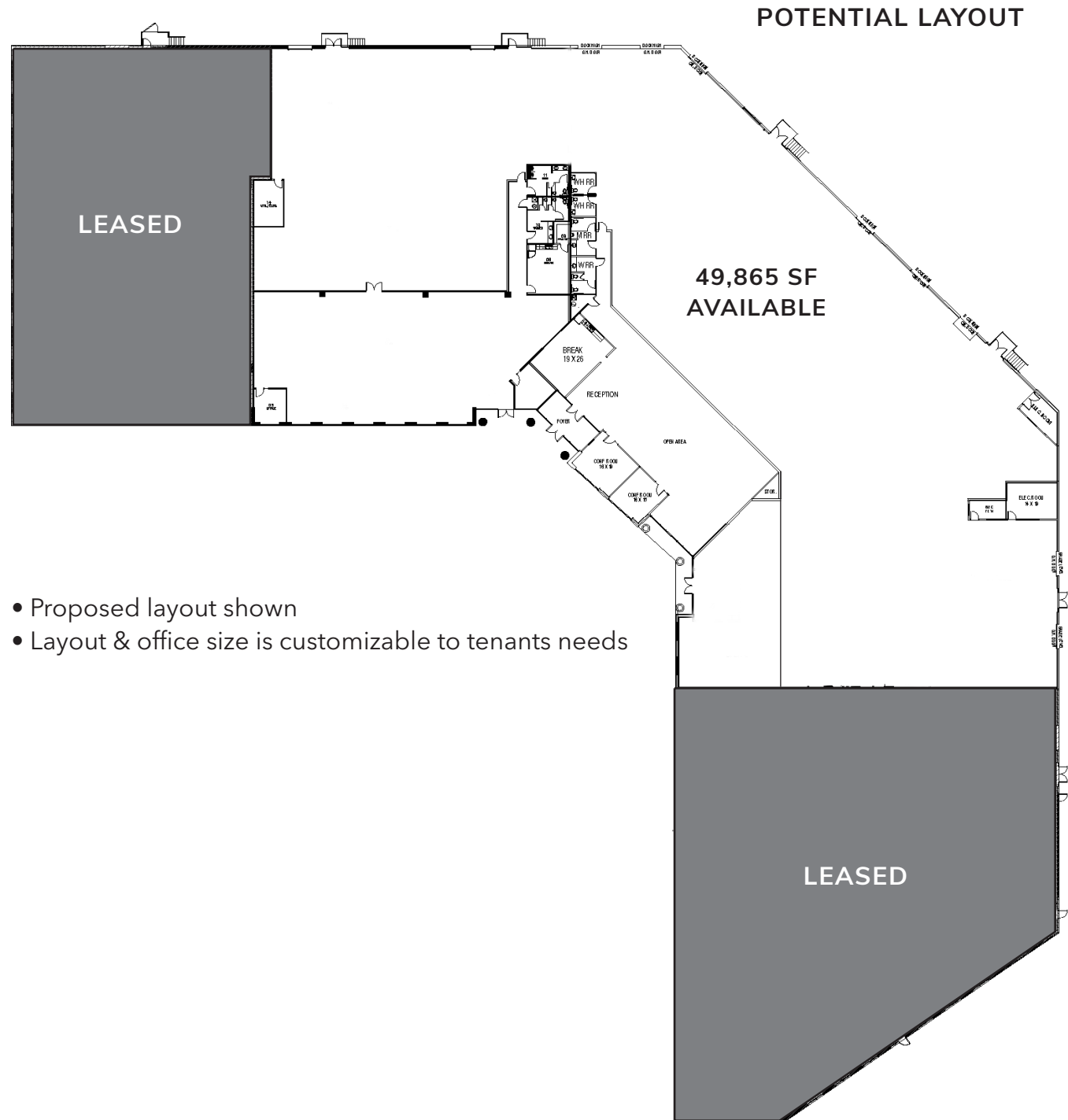
Size: 49,865 SF
Office: 15,366 SF (adjustable)
Loading: 8 Dock doors
 2 Grade level doors
Loading Depth: 110' - 120'
Notes:

- 100% HVAC
- Customizable layout
- Heavy Power



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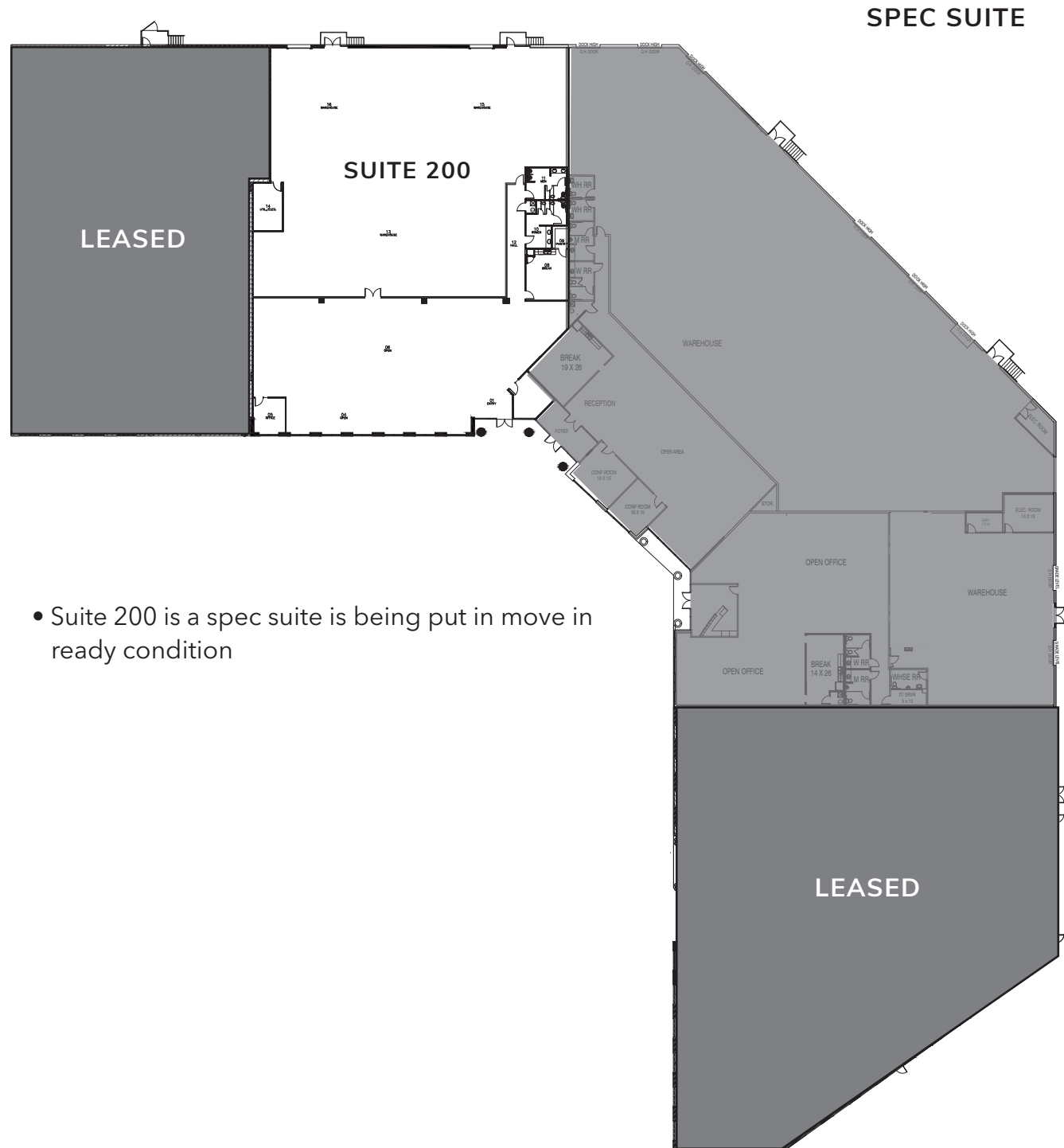
SUITE 200

- 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



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- Suite 200 is a spec suite is being put in move in ready condition

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'

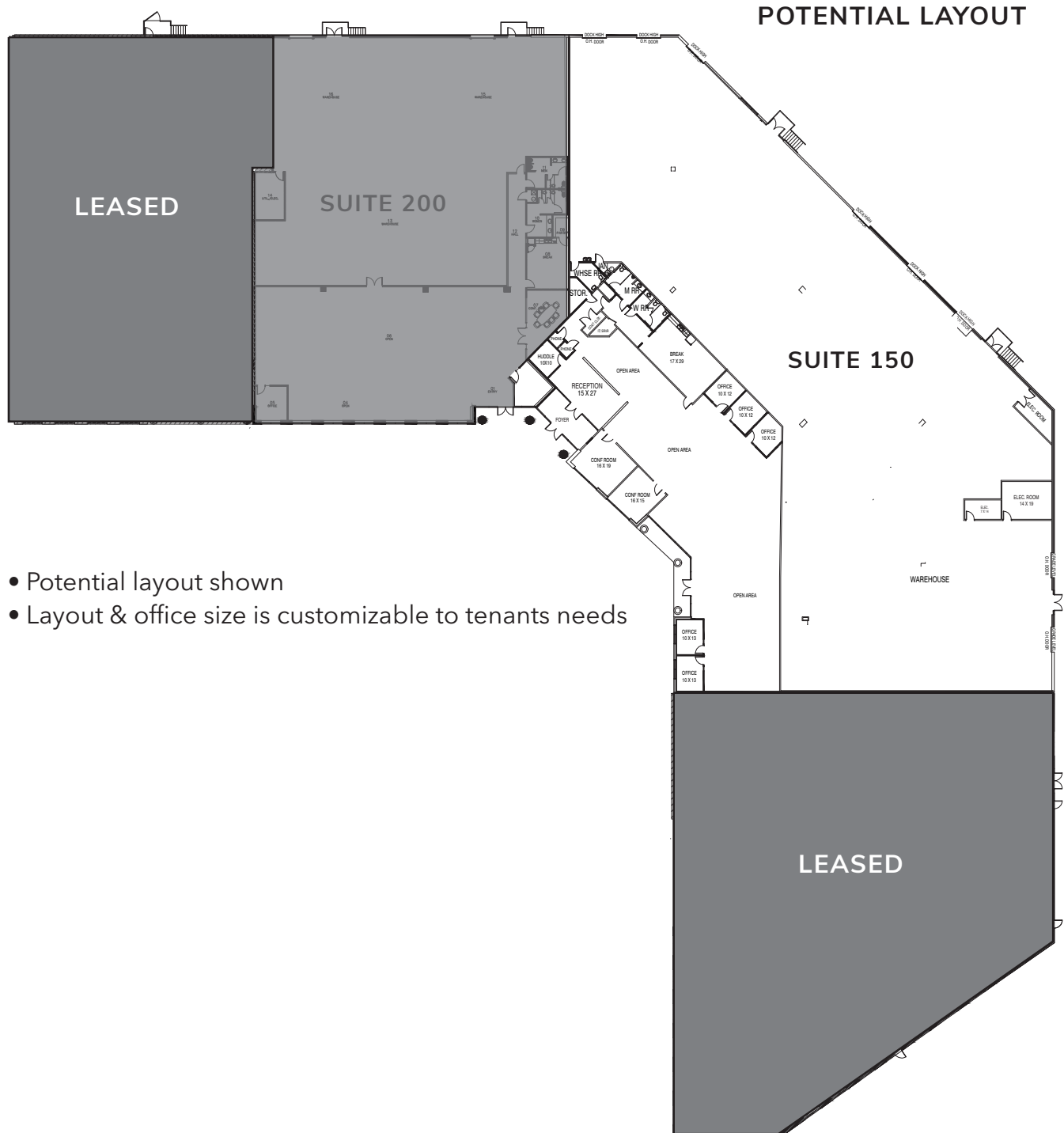
Notes:

- 100% HVAC
- Customizable layout
- Heavy Power



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

SUITE 150A SPEC SUITE

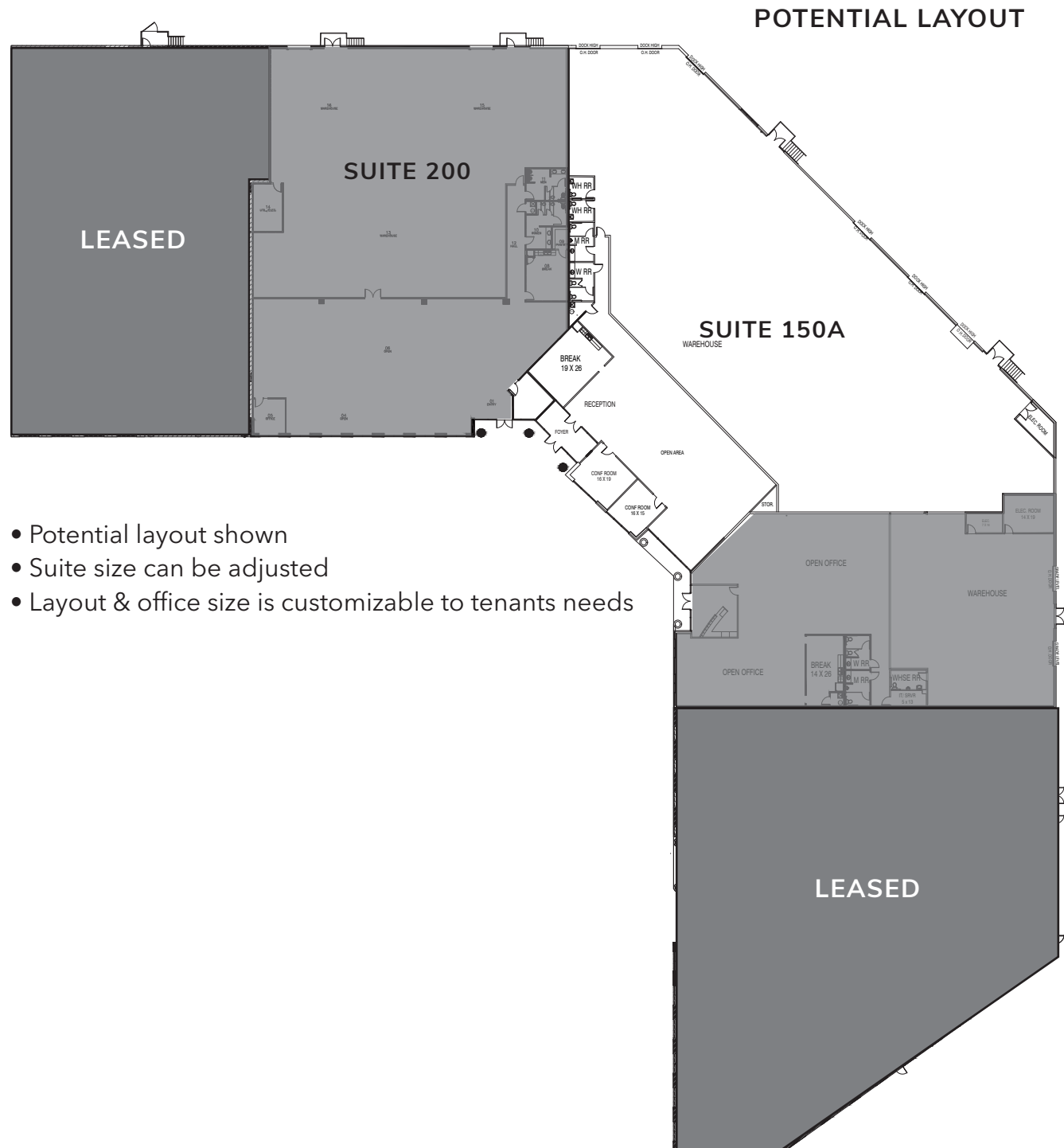
Size: 23,087 SF (adjustable)
Office: 5,435 SF (adjustable)
Loading: 6 Dock high doors
Notes:

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- Customizable layout
- Heavy Power



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SUITE 150B

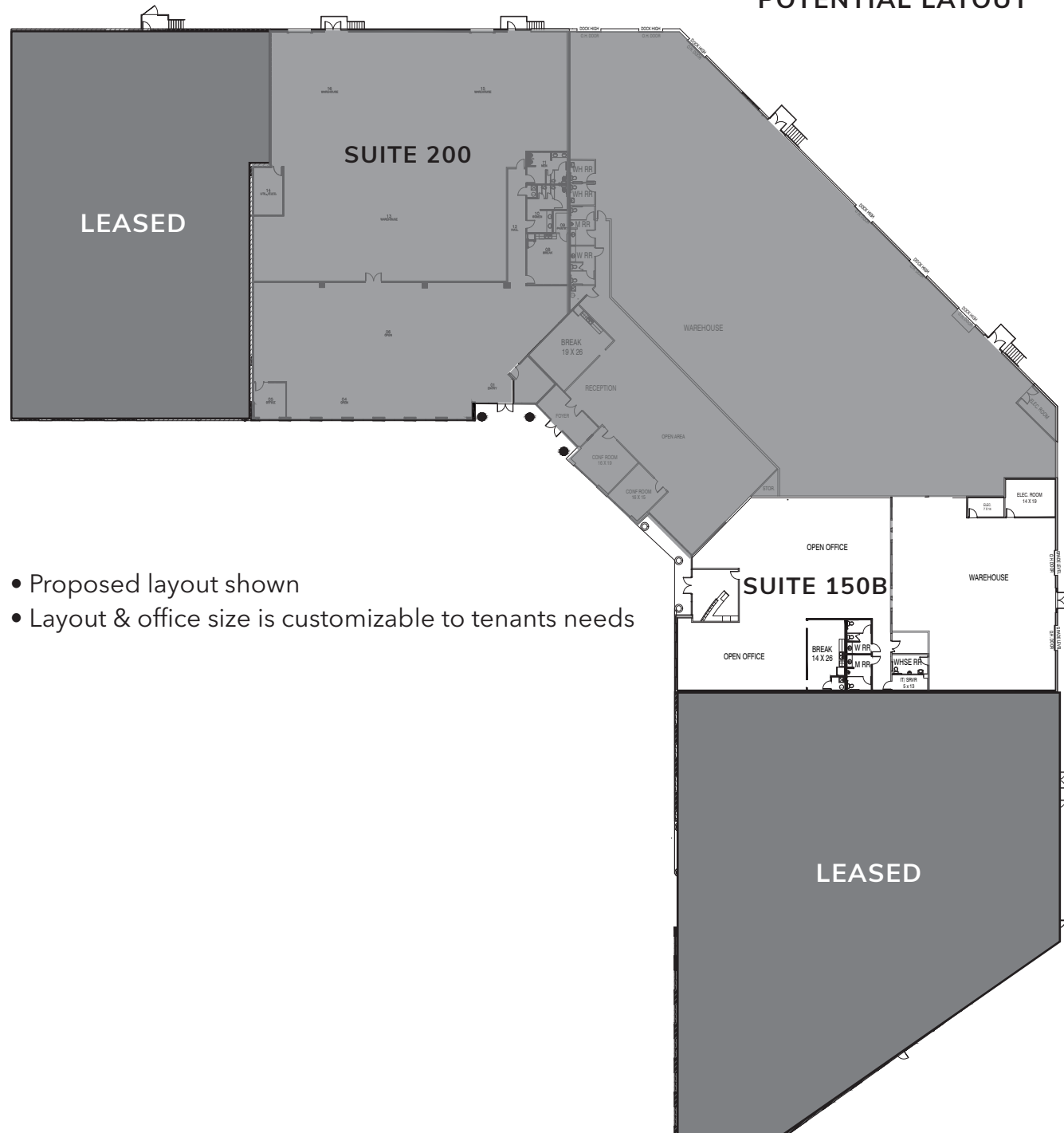
- Size:** 10,588 SF (adjustable)
- Office:** Build to suit
- Loading:** 2 Grade level doors
- Notes:**
- 100% HVAC
 - Customizable layout
 - Heavy Power



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POTENTIAL LAYOUT



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

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Sprinklered Yes

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

Power: Heavy Power

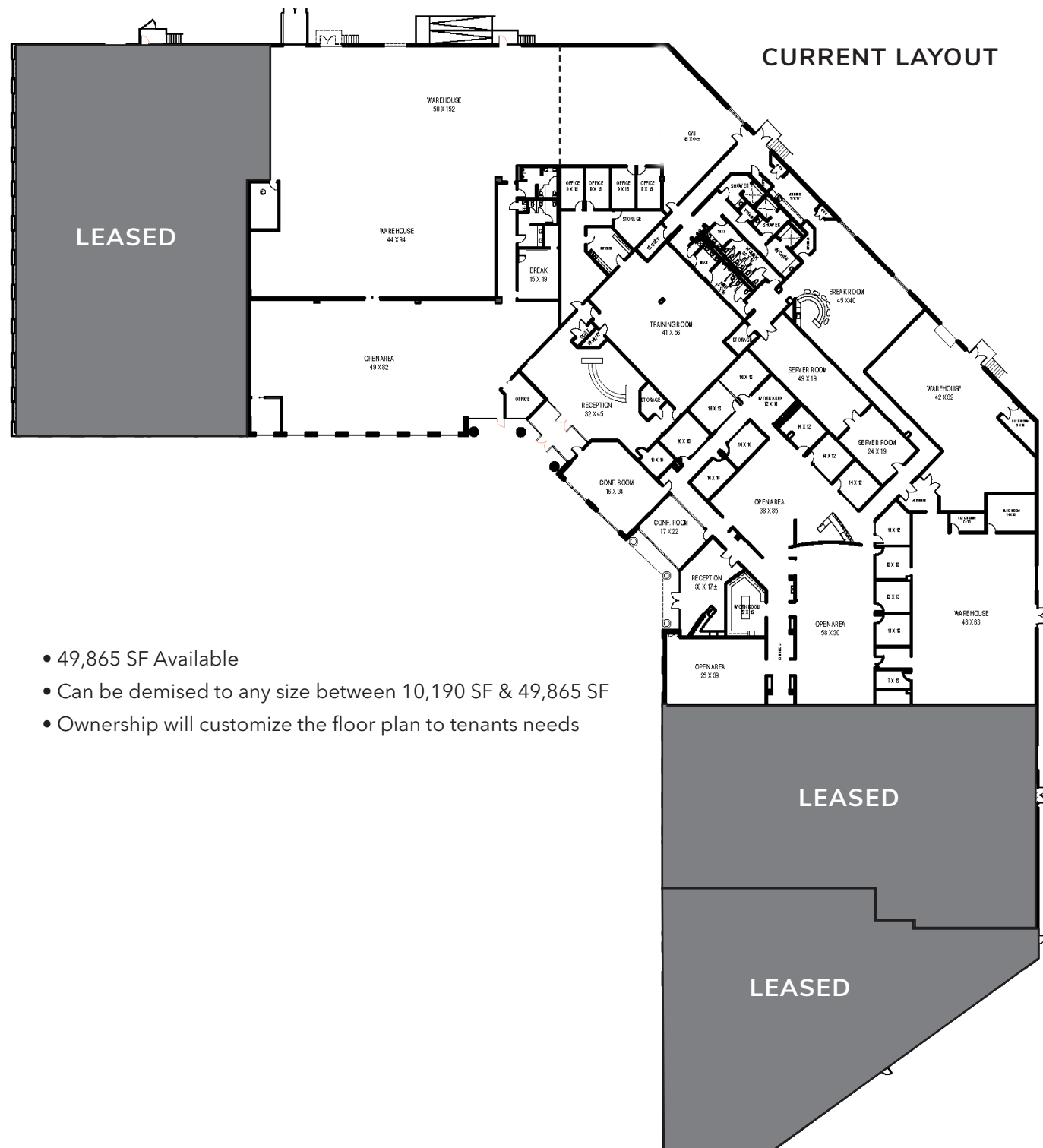
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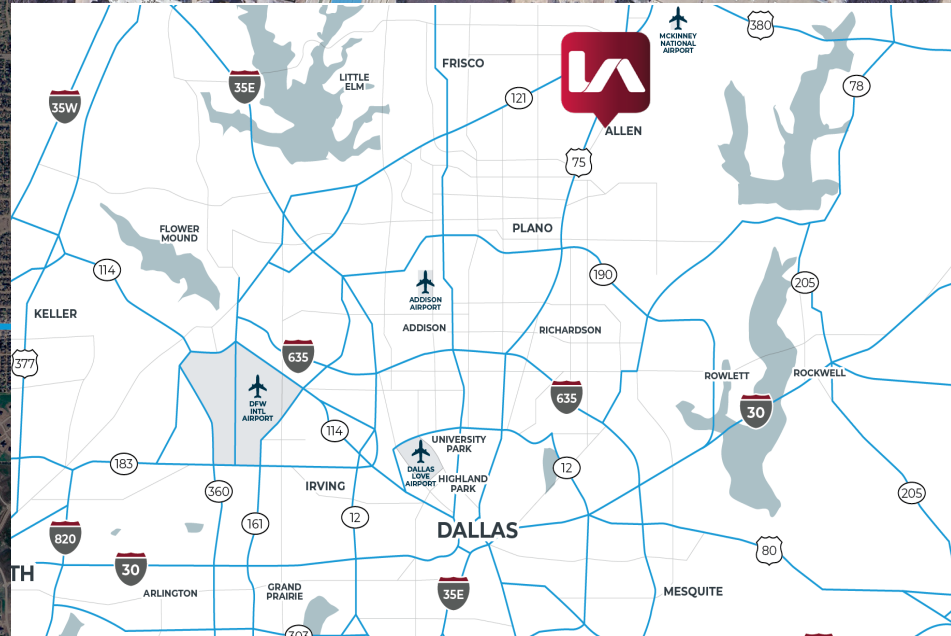
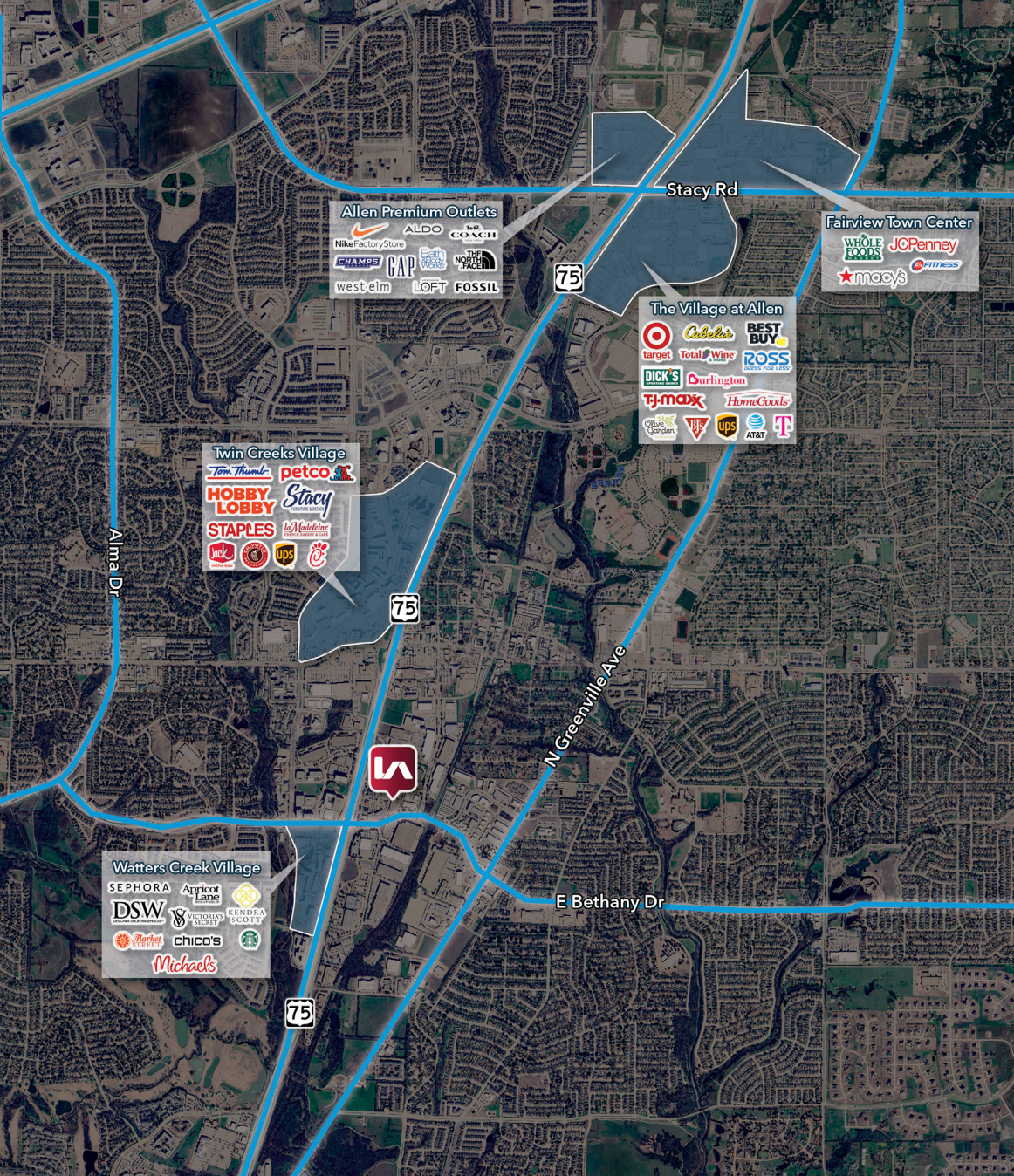


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SITE PLAN





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