

FOR SUBLEASE

361 E Exchange | Allen, TX 75002



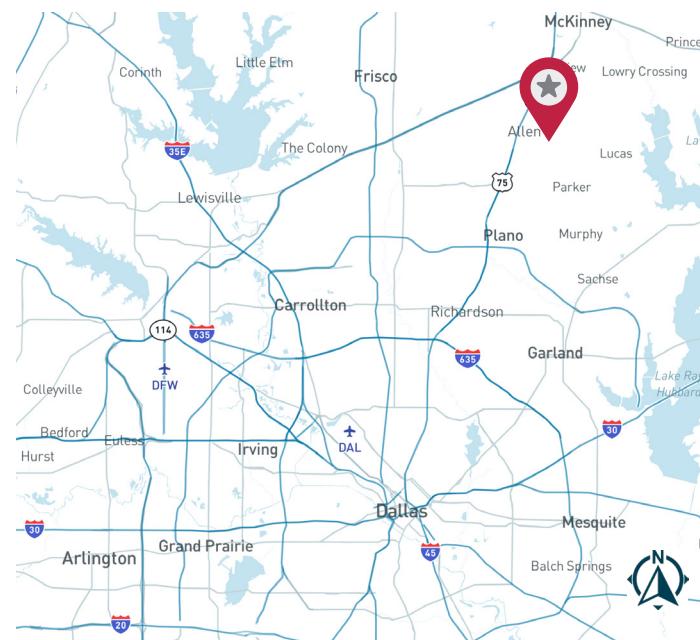
±28,732 SF | AVAILABLE FOR SUBLEASE

AVAILABILITY HIGHLIGHTS

Available SF:	28,732 SF
Office SF:	11,432 SF
Warehouse SF:	17,300 SF (+/- 5,000 is HVAC'd)
Loading:	2 dock high doors, 1 ramped door
Clear Height:	24'
Zoning:	Light industrial
Power:	1,600 amps
Sprinklered:	Yes

NOTES

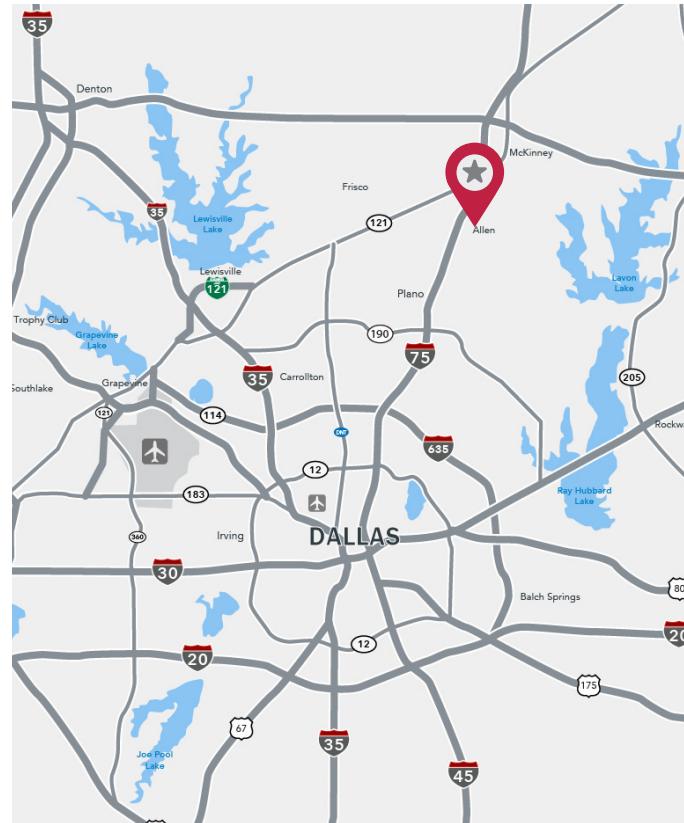
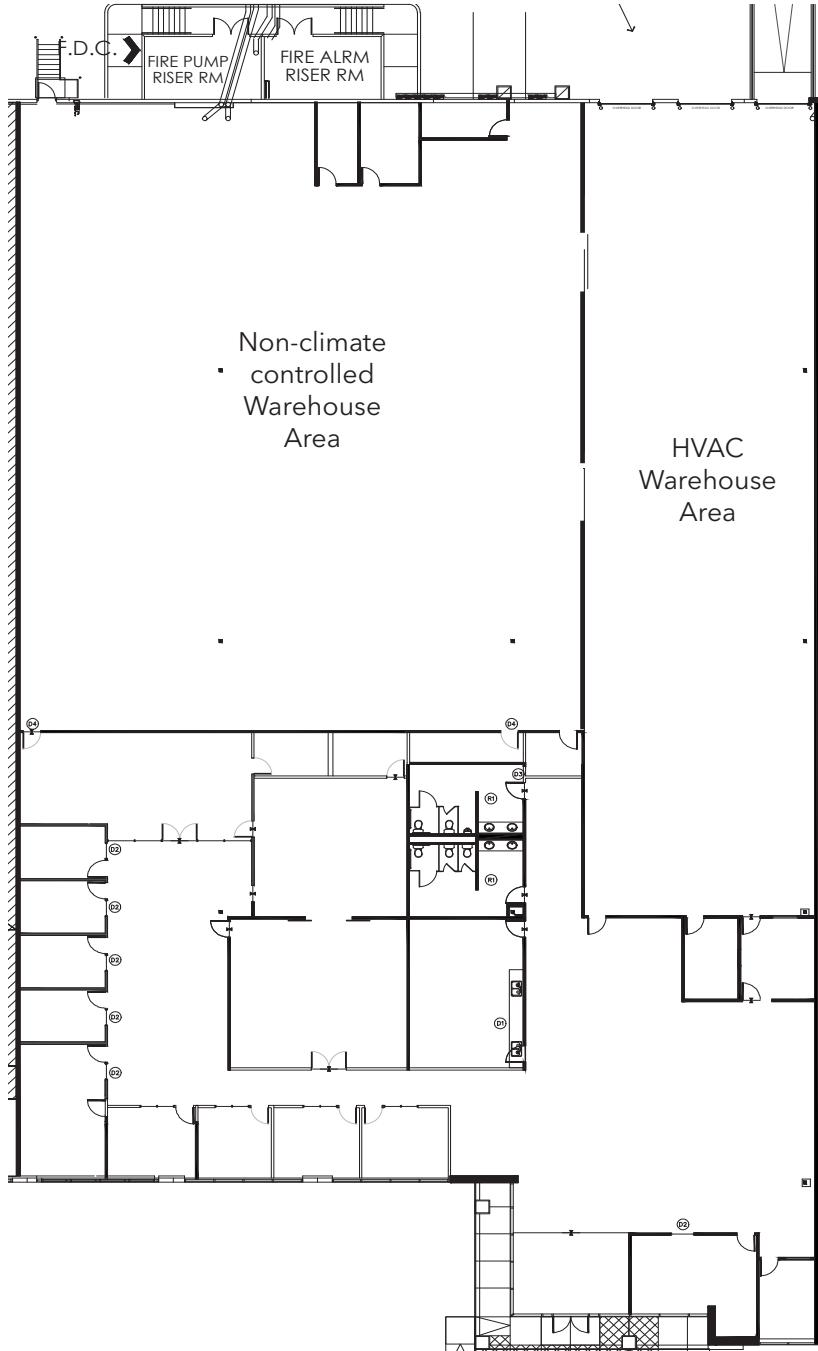
- High end office finish out
- Excellent curb appeal
- Easy access to I-75, Hwy 121, George Bush 190.
- Close proximity to nearby restaurants, retail, and jogging trails
- +/- 5,000 SF of warehouse area is HVAC'd with pin-weld insulation
- Office furniture and warehouse racking available
- Sublease through 12/31/2029



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FLOOR PLAN



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.

FOR MORE INFORMATION:

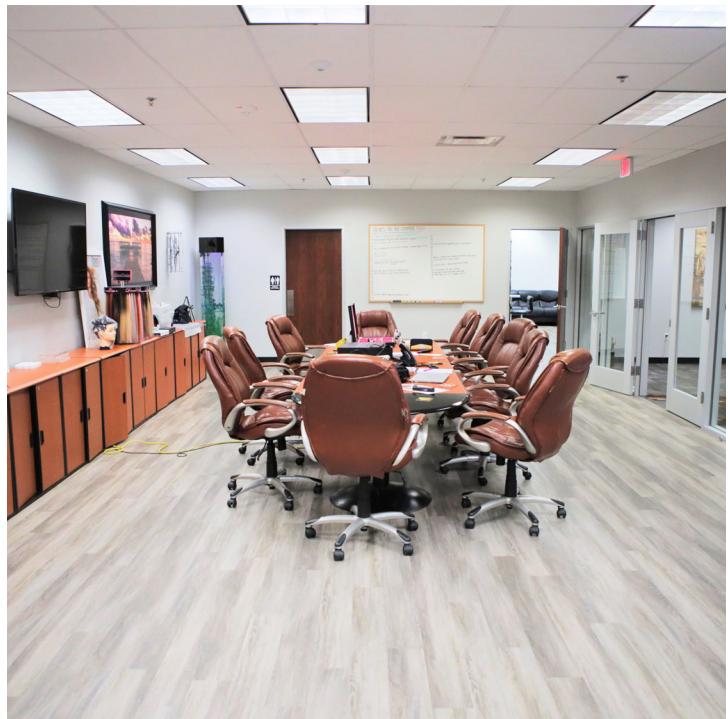
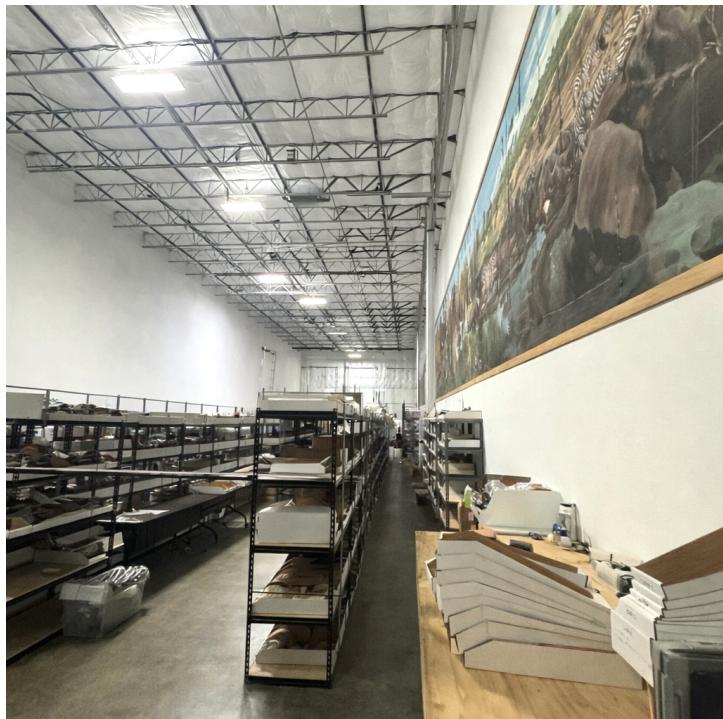
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PROPERTY IMAGES



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