

LINC.

COMMERCIAL REALTY

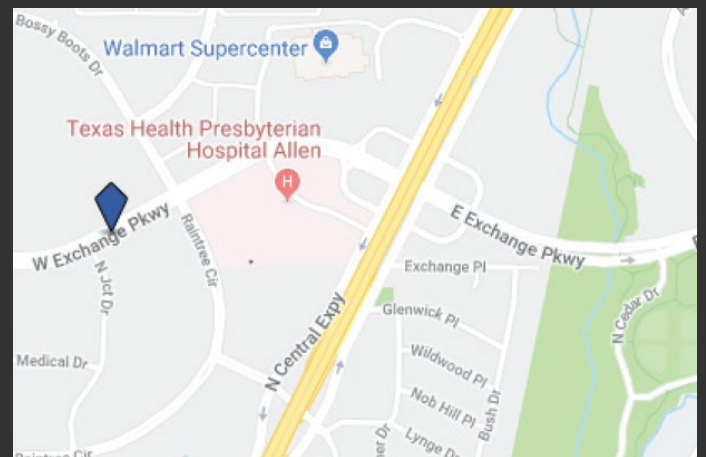


EXCHANGE PARKWAY

975 W. EXCHANGE PKWY, ALLEN, TX 75013

AVAILABLE FOR LEASE OFFICE/MEDICAL SPACE

- BASE RENT: \$21 SF
- NNN: \$5.00 SF
- 6100 TOTAL SF
- PROFESSIONAL/MEDICAL OFFICE SPACE
- HIGH GROWTH AREA
- MINUTES FROM ALLEN PRESBYTERIAN
- EASY ACCESS FROM HWY. 75
- BUILD TO SUIT
- TI ALLOWANCE



For more information or to schedule a tour,
please contact:

Najdi Rafaty

najdi@linc.realty

O: 214.267.9860

M: 310.735.7980

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

EXCHANGE PKWY

975 W. EXCHANGE PKWY
ALLEN, TX 75013

975
WEST
EXCHANGE

DEMOGRAPHICS

- WEEKLY PER-CAPITA SPENDING: \$270.00
- AVG. HOUSEHOLD INCOME: \$99.7K DOLLARS
- RESIDENTIAL POPULATION: 90.5K PEOPLE
- SEARCH ENGINE DEMAND: 73.5K SEARCHES
- HOUSEHOLDS: 31.1 HOUSEHOLDS
- AVG. DAILY TRAFFIC (EXCHANGE): 23,146
- AVG. DAILY TRAFFIC (WATTER RD N): 12,070
- AGE DISTRIBUTION: 36.0 YEARS
- DAYTIME POPULATION BREAKDOWN: 77.4K PEOPLE

For more information or to schedule a tour,
please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY

EXCHANGE PKWY

975 W. EXCHANGE PKWY
ALLEN, TX 75013



For more information or to schedule a tour,
please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY