

**ALLEN**  
**TECH HUB**











## Finding space to grow is easy in Allen

Premier corporate office and mixed-use developments are the lifeblood of Allen's economic growth, and Allen is home to a number of new developments – including three of the largest office parks in North Texas.

Located in Allen's most amenity-rich area, Allen Tech Hub offers a unique walkable experience for tenants that can assist with talent attraction.





-  US Highway 75
-  Airports
-  Watters Creek
-  Experian
-  Jack Henry & Associates
-  MD7
-  Netscout System
-  ColorDynamics



## Access:

- High traffic volume fronting **central expressway**
- Walkability**
- Card key access for **flexible working hours**
- Vaulted ceilings** in the lobby
- Highly visible **sign opportunity**
- Highly accessible from **US Highway 75**
- Great **schools and job** growth opportunities

## Nearby Amenities:

- Watters creek** shopping center
- Direct connectivity to **over 50 Restaurants**
- Shops and mixed-use center at **Watters Creek**
- A short walk away from the **Marriott Dallas Allen Hotel** and **Watters Creek Convention Center**
- 4-star full service hotel, conference & meeting space of **90,000 sq.ft.**
- Wooded hike and bike trails just a **2-minute walk away**
- Diverse residential options within **walking & biking distance**

## Nearby Airports:

- Dallas Love Field - 25.9 miles
- DFW International Airport - 32.2 miles
- Addison Airport - 18.8 miles

## Where Tech Dreams Come True

**105,000 sq.ft**

Class A tech-friendly office building on the south side of the Watters Creek District

**25,000 sq.ft**

floor plates with four stories and efficient design

**100%**

covered structured parking garage with armed security guards at no charge

## Demographic (2022)

Population

**109,039**

Median age

**35.5**

Median home value

**\$367,861**

Total single-family units

**30,945**

Adults with a high school diploma

**96.6%**

Adults with a bachelor's degree or higher

**59%**

Registered voters

**68,732**

Median household income

**\$112,603**





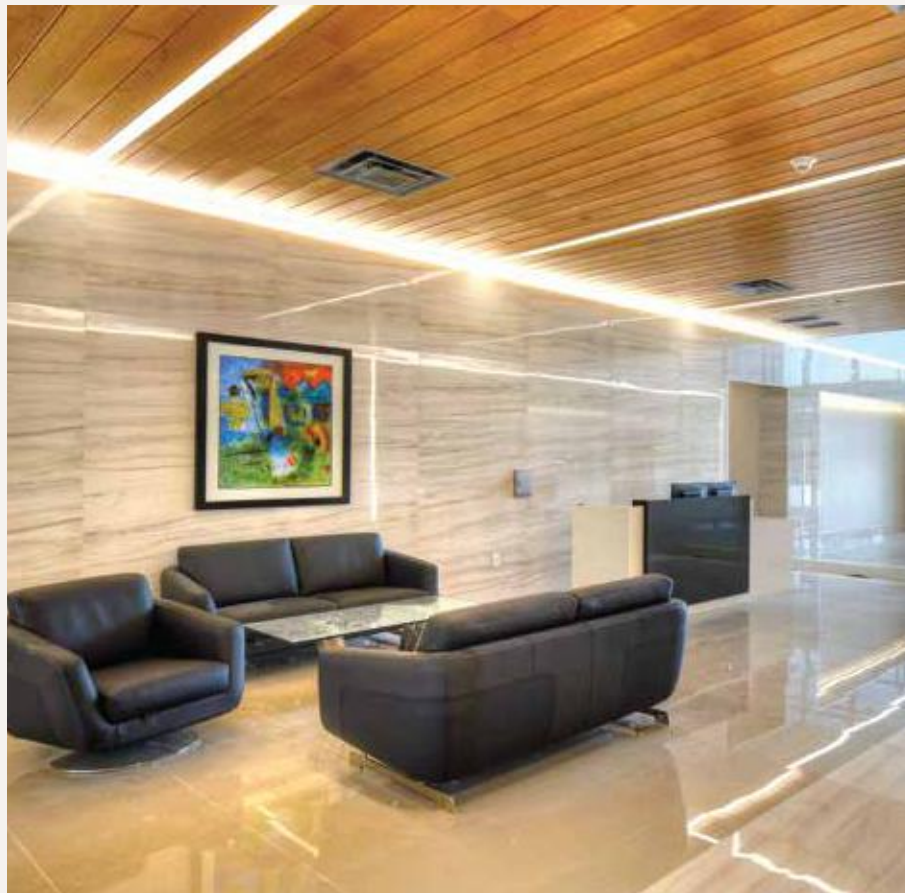
## About the building

**120,000 sq.ft**

Tech-friendly office space is perfect for companies looking to provide their employees with walkable amenities.







## Nearby companies with -

### 200+ Employees:

Experian	Texas Health - Allen
Jack Henry & Assoc.	Credit Union of Texas
Crawford & Company	Motorola Solutions
NetScout Systems	GC Packaging
Andrew's Distributing	Amphenol Fiber Systems

### 100+ Employees:

MD7	Color Dynamics
KONE	Credit Union of Texas
Highlands Residential	Motorola Solutions
Mortgage	GC Packaging
NetScout Systems	Amphenol Fiber Systems
CSG Forte	Micron Technology
Andrew's Distributing	JW Nutritional
Quest Medical	SAP Concur
Texas Health-Allen	

### 50+ Employees:

Formulife/Purus Labs	Anritsu
Photronics	Cytracom
Boss Fight, Netflix Game	Harris Govern
Studios	Refinitiv
Ari-Tex Electric	



# Watters Creek Shopping Center





**Developer**

**HEADY**  
INVESTMENTS

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