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260 E Exchange Parkway

Building A

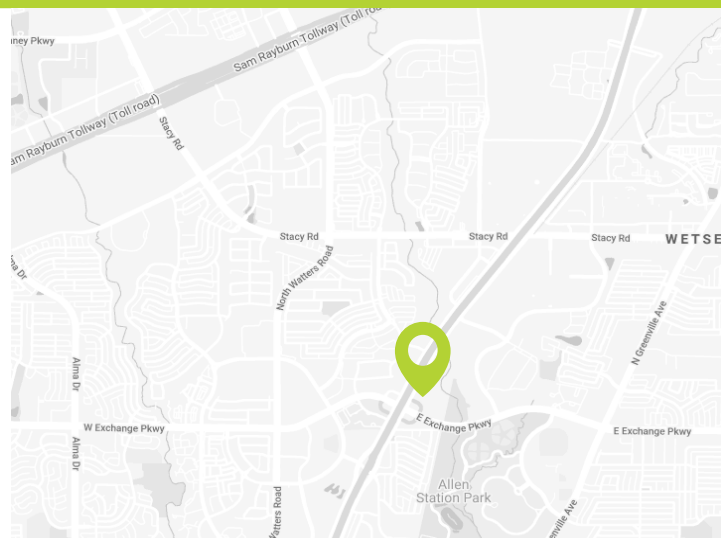
Allen, Texas

ALLEN/MCKINNEY SUBMARKET

Building for Sale or Lease

PROPERTY HIGHLIGHTS

- Currently Under Construction
- Delivering May 1, 2024
- NEC of Exchange Pkwy & I-75
- Permitted Uses: Office/Flex/Light Industrial (up to 60% office)



260 E Exchange Parkway

Building A

Allen, Texas

ALLEN/MCKINNEY SUBMARKET

Property Features

- 50,864 SF including approximately 44,069 SF + 6,795 SF of mezzanine office/showroom
- Will be delivered in shell condition, Fully Sprinklered
- 28-foot clear height
- Ample parking to accommodate up to 60% Office use
- Offers prominent signage along I-75
- More than 225,000 vehicles pass the site everyday
- Triple Freeport inventory exemption available



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