



CITADEL PARTNERS

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240 E Exchange Parkway

Building B

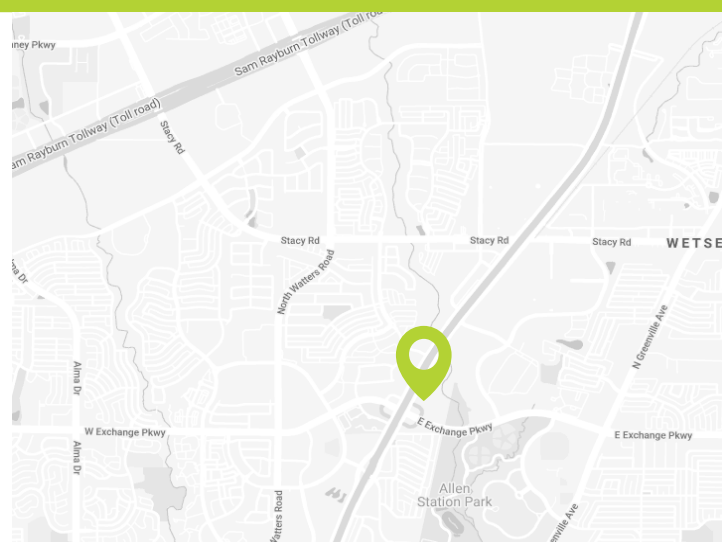
Allen, Texas

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/Medical Office/Flex



240 E Exchange Parkway

Building B

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ALLEN/MCKINNEY SUBMARKET

Property Features

- 10,458 SF
- Two storefronts. Building is divisible.
- 18' clear height
- Will be delivered in Shell Condition with sprinklers
- Ample Parking, approximately 4/1,000 SF
- Offers frontage along E Exchange Parkway
- Signage
- 1 Grade-Level Roll Up Door



**CITADEL
PARTNERS**

Real Estate Advisors

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