



— 505 MILLENNIUM —

505 MILLENNIUM DR | ALLEN TX | 75013



— BUILDING OVERVIEW —



Building Size
97,496 SF



Typical Floor Size
48,748 SF



Parking
5.00 : 1000
(Ample land to add additional parking)

- Plug & play space
- Full building opportunity
- Top of building signage available
- Fitness center with locker rooms and showers
- Outdoor covered patio with grill
- Sand volleyball & basketball court
- Covered carport spaces available
- Generator on-site
- 3 loading docks
- Immediate access to Central Expressway (US-75)
- Minutes away from Watters Creek Village which offers an abundant number of restaurants, shopping, residential and new Allen Convention Center and Marriott Hotel



— CITY OF FALLEN —



Allen ranked #2
Best Place to Live
in America by
Money Magazine 2017



Served by 4 airports
within 35 minutes



Located in
Collin County, one of
the fastest growing
Counties in the US



Corporate Neighbors

Allen's employers are concentrated in financial services/insurance, information technology, professional services, telecommunications, and electronics.

- Experian
- KONE
- Formulife/Purus Labs
- Jack Henry & Assoc.
- Credit Union Of Texas
- Photronics
- Frontier Communications
- MonkeySports
- Boss Fight Entertainment
- Crawford & Company
- Amphenol Fiber Systems Intl
- Ari Tex Electric
- NetScout Systems
- ColorDynamics
- Highlands Residential Mortgage
- Andrew's Distributing
- Forte Payment Systems
- Cytracom
- Texas Health - Allen
- JW Nutritional
- Concur Technologies
- PFSweb
- Quest Medical
- GIACT
- WatchGuard
- Micron Technology



121 Corridor

With over 900 acres along one of the fastest-growing business Corridors in the nation, some of the world's most prestigious developers have begun laying the groundwork to attract the next corporate relocations to Allen.





BETHANY DR



WATTERS CREEK VILLAGE

The award-winning Watters Creek Village offers visitors walkable and easily accessible amenities.



Access to hike and bike trails leading to a 6-city trail system



Direct access to US 75 and within 35 minutes of both DFW airports



Direct connectivity to over 50 restaurants and shops in Watters Creek mixed-use center

RETAIL & RESTAURANTS

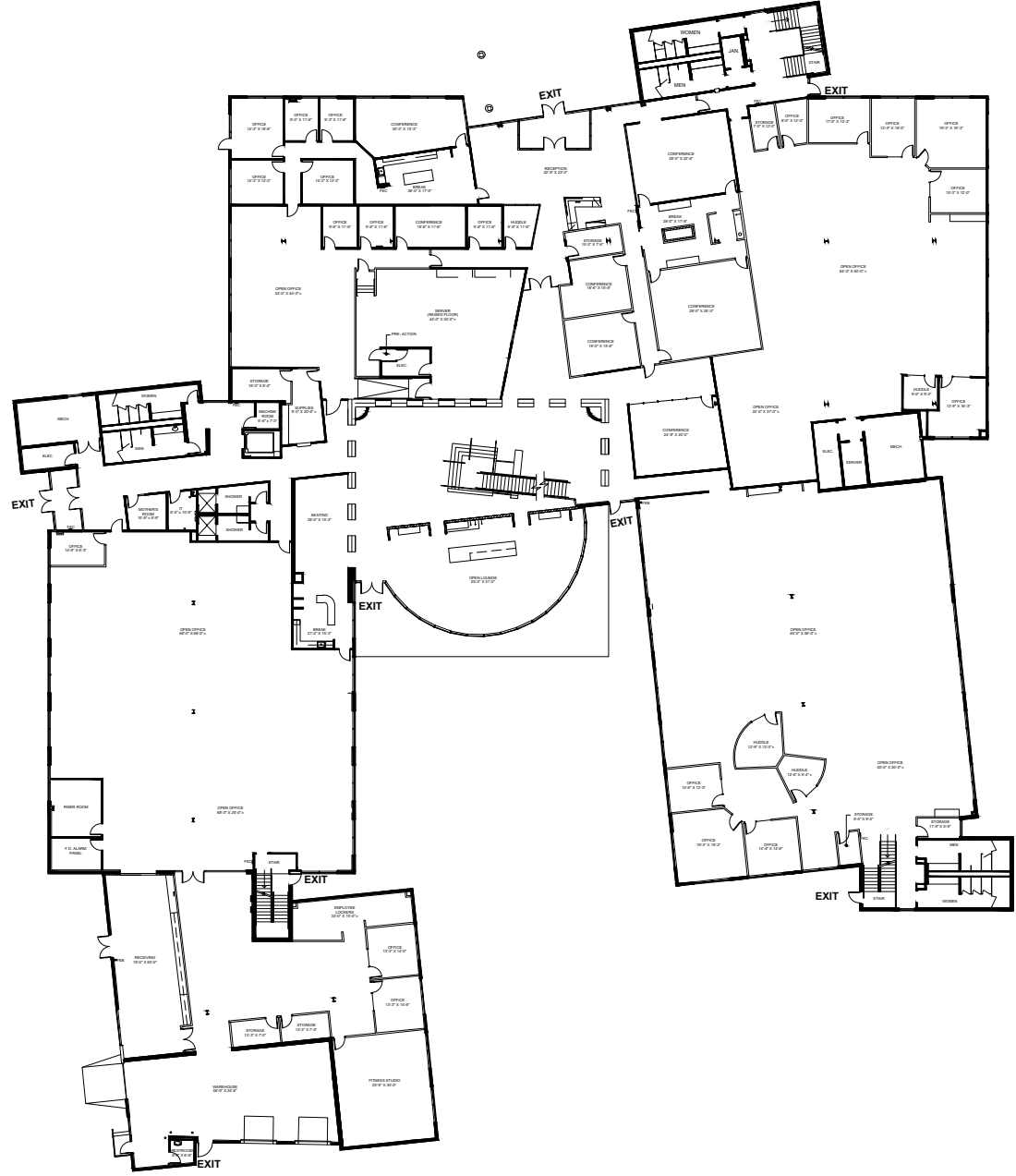
- Cheesecake Factory
- Mi Cocina
- Village Burger Bar
- Fish City Grill
- The Blue Fish
- Brio Italian Grille
- CRU - Food & Wine Bar
- Edith's
- The Lion & Crown
- Menchie's Frozen Yogurt
- MUTTS Canine Cantina
- Panera Bread
- Nothing Bundt Cakes
- Snappy Salads
- Grimaldi's
- Chico's
- Anthropologie
- DSW
- Kendra Scott
- Market Street
- Sephora
- Toni & Guy
- Wells Fargo
- P.F. Chang's
- Michaels
- LOFT
- Target
- Starbucks



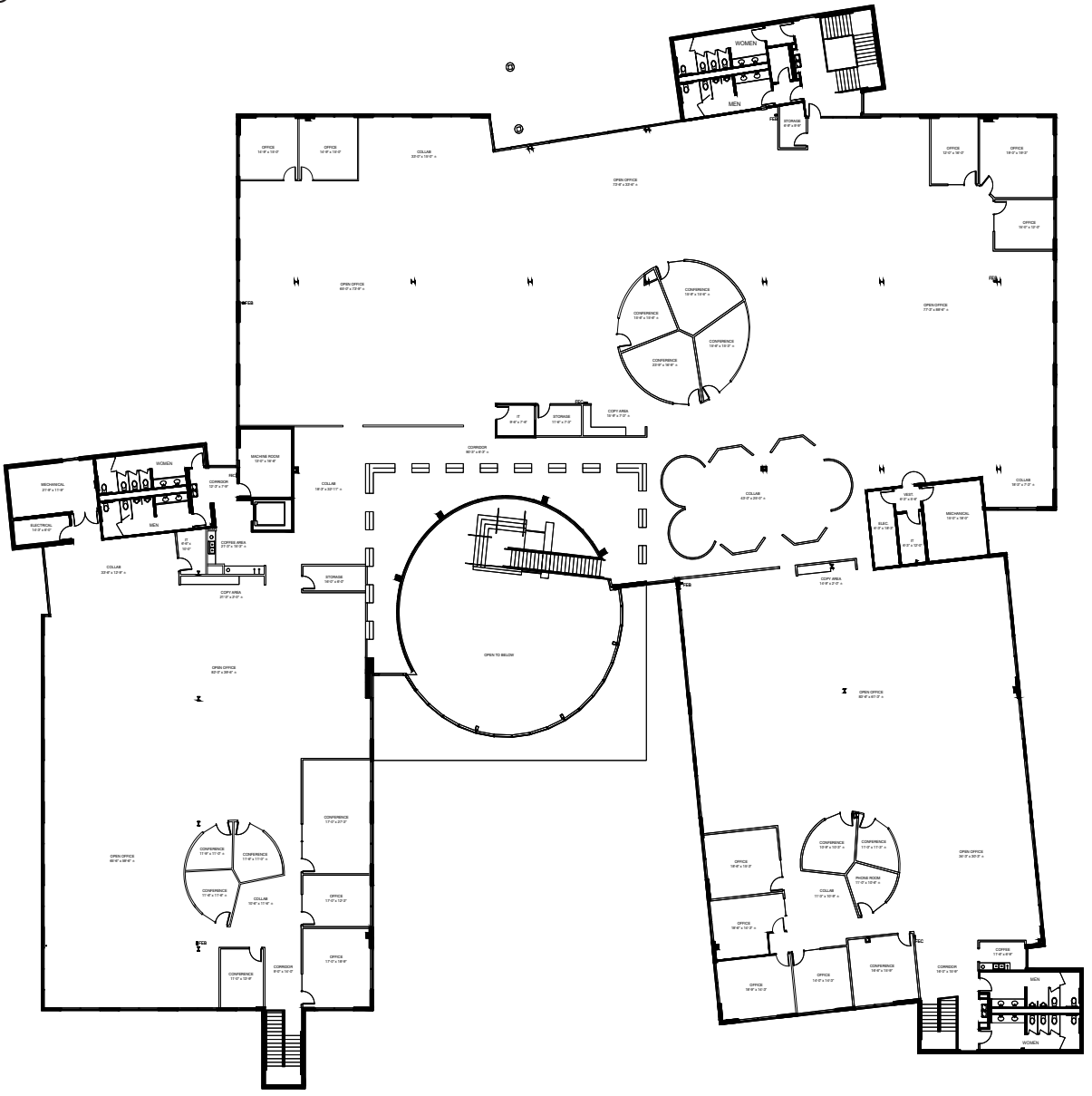
505 MILLENNIUM DRIVE

LEVEL ONE

51,086 SF



505 MILLENNIUM DRIVE
LEVEL TWO
46,410 SF





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FORGE
COMMERCIAL