

Notable Relocations & Expansions

Company	Description	Jobs	SF	Investment
CyrusOne	75 acre data center park	350	980,000	\$1,000,000,000
NETSCOUT	Network Management & cyber-security	550	145,000	\$50,000,000
WatchGuard Video	New HQ for electronics company	700	200,000	\$47,000,000
Credit Union of Texas	Financial services corporate HQ	200	50,000	\$4,800,000
IntelliEPI	New HQ & semiconductor production	100	68,000	\$20,000,000
TierPoint	Co-location data center park	30	60,000	\$400,000,000
Anritsu	Electronic test equipment support	47	13,500	\$1,500,000
Allen Premium Outlets	Outlet mall adding 30 new stores	300	125,000	\$31,000,000
Convention Center	Convention center & Four-star hotel	200	278,000	\$91,000,000
BossFight Entertainment	Video game developer	55	13,200	\$900,000
Billings Productions	Robotic dinosaur production facility & HQ	50	70,000	\$10,000,000

New Developments

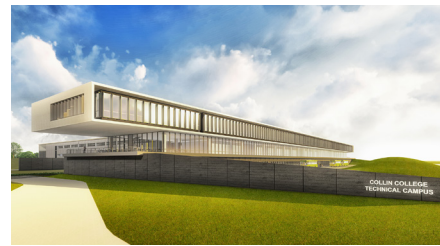
One Bethany West at Watters Creek



200,000 SF Class A office building will be the third at the 17-acre One Bethany at Watters Creek campus

- Eight stories with 4/1000 parking garage
- Adjacent to One Bethany East (which opened in 2018 and is now substantially leased)
- Walking distance to Watters Creek mixed-use center
- Broke ground May 2019 and delivering in 2020

Collin College Technical Campus



Campus will serve as Collin County's central hub for corporate and technical training

- Housing over 7,000 students
- Four-building, 340,000 SF campus
- Opening Fall 2020
- Winner of Dallas Business Journal's Best Real Estate Deal 2018 - Education

Market Stats

Class A Office

Class A offices have high quality finish-out, structured parking, onsite amenities and walkability to restaurants and shops.

500 acres along the 121 Corridor are currently being master-planned for mixed-use corporate campuses.

Key Stats

\$26.04	NNN Rent per SF
645,122 SF	Total SF Class A Office Space
16.6%	Vacancy Rate
106,871 SF	Available
200,000 SF	Construction Pipeline

All Office

Allen has a wide diversity of office buildings ranging from Class A and B product to flex spaces.

Regardless of office requirement, Allen has the right space for you.

Key Stats

\$21.84	NNN Rent per SF
3,813,633 SF	Total SF Office Space
9.6%	Vacancy Rate
362,750 SF	Available

Retail

Driven by favorable demographics and rapid growth, Allen is **the** regional retail destination on Central Expressway north of I-635.

The Allen Premium Outlets recently completed a 125,000 SF expansion and Stacy Green is moving forward with over 130,000 SF of planned retail and restaurant space.

Key Stats

\$21.58	NNN Rent per SF
3.4%	Vacancy Rate
207,409 SF	Vacant
5.2%	Availability Rate
318,321 SF	Available

Urban Residential

Ranked as the #2 Best Place to Live by *MONEY Magazine* in 2017, Allen's attractive amenities and high quality of life are helping diversify its housing stock.

New developments in Allen are urban-style, mid-rise product with structured parking and air conditioned corridors.

Key Stats

\$1.60	Rent per SF, all bedrooms
\$1.65	Rent per SF, 1 bedroom unit
10%	Growth in Rents over Last 5 Years
808	Units Under Construction