

Notable Relocations & Expansions

| Company | Description | Jobs | SF | Investment |
|--------------------------------|---|------|---------|-----------------|
| Crawford & Co. | Insurance claims processor | 600 | 73,000 | \$4,000,000 |
| Highlands Residential Mortgage | Financial services corporate HQ | 115 | 25,000 | \$2,500,000 |
| Credit Union of Texas | Financial services corporate HQ | 200 | 50,000 | \$4,800,000 |
| CyrusOne | 75 acre data center park | 20 | 980,000 | \$1,000,000,000 |
| NETSCOUT | Network management & cyber-security | 500 | 145,000 | \$50,000,000 |
| Boss Fight Entertainment | Video game developer | 100 | 13,200 | \$900,000 |
| WatchGuard | Electronics company corporate HQ | 320 | 200,000 | \$47,000,000 |
| IntelliEPI | Semiconductor production corporate HQ | 25 | 68,000 | \$20,000,000 |
| TierPoint | Co-location data center park | 30 | 60,000 | \$400,000,000 |
| Anritsu | Electronic test equipment support | 50 | 13,500 | \$1,500,000 |
| 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 (opened in 2018 and 90% leased)
- 4 floors with 100,000 SF of contiguous space
- Smaller spec suites built out
- Walking distance to Watters Creek mixed-use center
- Delivering July 2020 with anchor tenant Highlands Residential Mortgage

Leasing information: Chris Doggett at (214) 438-6390 or Blake Shipley at (214) 438-6118. (JLL)

Allen Tech Hub



105,000 SF Class A tech-friendly office space on the south side of the Watters Creek District

- Four stories with 25,000 SF floor plates
- Adjacent to Mutts Canine Cantina opening 2021
- Amenities include conference center, tenant lounge and fitness center
- Delivering 2021

Leasing information: Sayres Heady at (972) 661-1606.

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 SH 121 Corridor are currently being master-planned for mixed-use corporate campuses.

Key Stats

| | |
|-------------------|-------------------------------|
| \$26.41 | NNN Rent per SF |
| 645,408 SF | Total SF Class A Office Space |
| 9.4% | Vacancy Rate |
| 187,498 SF | Available |
| 105,000 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

| | |
|---------------------|-----------------------|
| \$21.40 | NNN Rent per SF |
| 3,305,804 SF | Total SF Office Space |
| 8.3% | Vacancy Rate |
| 548,111 SF | Available |

Retail

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

From large scale retail to boutiques, our robust selection makes the perfect location for any retailer. And there is still plenty of room within many of our new and existing developments.

Key Stats

| | |
|-------------------|-----------------|
| \$21.34 | NNN Rent per SF |
| 4.8% | Vacancy Rate |
| 318,804 SF | Vacant |
| 411,834 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

| | |
|---------------|-----------------------------------|
| \$1.62 | Rent per SF, all bedrooms |
| \$1.74 | Rent per SF, 1 bedroom unit |
| 17% | Growth in Rents over Last 5 Years |
| 923 | Units Under Construction |