

Outlook Allen

A Newsletter of the *Allen Economic Development Corporation* - Allen, Texas

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MEDICAL OFFICE SPACE



Accudata Moves to Corporate Center at Twin Creeks



Retail Update & More



ACH Direct Locates Corporate HQ to Allen



ACH Direct, Inc., (ACH) has relocated their corporate headquarters to Allen, occupying 20,000 square feet in Allen Tech Center, at 500 W. Bethany. The company, previously located in California, has 50 employees and is poised for continued growth.

“Allen made perfect sense for our new headquarters because of the large talent pool available to us here,” stated Jeff Thorness, President and CEO of ACH. “We have already added to our staff from the local workforce and anticipate additional hiring as we expand our operations.”

ACH is one of the fastest-growing privately held electronic funds transfer processors in the United States, with over \$5 billion in transactions processed in 2005. Founded in 1998, ACH customers benefit from a comprehensive suite of payments products and services, including ACH origination, check verification, identity verification, credit card and debit card processing. Dedicated to providing superior customer service and industry-leading technology, ACH provides tools to help organizations of all sizes reduce transaction costs, mitigate risk and increase efficiencies.

ACH continuously looks for new ways to assist clients by consulting with them to learn how ACH can enhance their products and service offerings to better serve the client. The ACH team of professionals analyze current client IT processes and develop ways to streamline and better manage those processes through automation and enhanced reporting. ACH processes for state agencies, colleges and universities, financial, telecom, e-tailers, property management and others.

“ACH is committed to end-to-end security, including compliance with the standards of CISP (Cardholder Information Security Program),” said Thorness. “Our leadership in developing risk management tools, the progressive technology we provide, and our superior customer care have positioned ACH for another record-breaking year in 2006.”

Celerity Acquires Entegris' Gas Delivery Business

The Entegris (*formerly Mykrolis*), manufacturing facility, located at 915 Enterprise Boulevard, in Enterprise Business Park has been acquired by **Celerity, Inc.** Celerity, headquartered in California, is a global leader in the design and production of high-performance gas and chemical delivery process modules and instruments



CELERITY

that are integral to the equipment used in manufacturing semiconductors, flat panel displays and related products. The acquisition, that includes gas delivery field service centers in Shanghai and Taiwan, expands Celerity's portfolio of solutions for its customers worldwide and is a key part of the company's growth strategy. The manufacturing operations will remain in Allen.



WiQuest Begins Second Expansion

Less than two years after opening their headquarters in Allen, **WiQuest**, a fabless semiconductor company, is expanding for a second time. WiQuest was founded in September 2003 and located into space in Allen Business Center with three employees in January 2004. By March 2005, the company had received its first round of funding and moved to approximately 10,000 square feet at 601 Century Parkway. Since then, WiQuest has grown from 10 employees to more than 50 employees. They recently signed a sublease on approximately 35,000 square feet at 915 Enterprise in the Celerity building.



“This move provides the best solution for our anticipated growth over the next several years,” according to Matthew Shoemake, WiQuest Founder, President and CEO. “We were intent on staying in Allen, as we have discovered this city is a great asset in our recruiting efforts.”

Shoemake anticipates the company will grow to 100 employees in the next five years. In addition, the company has opened an office in Taiwan and expects to be rolling out Ultrawide band chipsets in volume to its clients during 2006.

“WiQuest exemplifies the quality of companies we strive to recruit to Allen,” said Charisse Bodisch, Executive Director of the Allen Economic Development Corporation (AEDC). “They brought new jobs for highly skilled employees and are pioneers in their field with new technology.”

WiQuest anticipates moving to their new facility in March. Doug Carignan and Steve Thelen, The Staubach Company, represented WiQuest and the landlord in the transaction.

Sites available online at www.allentx.com

AEDC Toll Free • 1-877-4ALLEN TX (1-877-425-5368)



AirGATE Technologies Incorporated Relocates to Bethany Tech Center

AirGATE Technologies, Inc., a wholly owned subsidiary of the X-Change Corporation (OTCBB:XCHC) expanded their operations in Allen and relocated to 710 Century Parkway in the Bethany Tech Center. The company specializes in radio frequency identification (RFID) and wireless, intelligent, sensor technology.

“We are focused on niche markets and very unique vertical markets,” according to Michael Sheriff, AirGATE President and CEO. “As an example, we are currently in phase two of a development process that addresses the needs of oil services, a \$4-billion market segment.”

AirGATE recently announced development of a VoIP add-on module for telephones in correctional facilities and an inmate identification system for collect calls using RFID enabled wristbands. The products allow for greater efficiency and reduced costs of providing phone services for inmates.

The company leased 11,600 square feet of office/tech space in Bethany Tech Center. Mike McCartan and Jeff White, Mark V Commercial, represented the landlord and AirGATE in the transaction.



With the expansion of Presbyterian Hospital of Allen as well as the opening of new hospitals in the region, Allen provides a central location for medical professionals looking to start or expand their practices. The hospital expansion includes a new ICU, additional LDRP rooms, Level II Nursery, expanded diagnostic areas, additional emergency department exam rooms and more private inpatient rooms. The hospital owns the adjacent 21 acres for future growth.

Featured below are quality projects that have been built or are under construction featuring favorable lease terms and purchase options. Visit the AEDC website, www.allentx.com, for a complete listing of medical and professional office space.



*Jeff Starr
Cambridge Healthcare Development Corp., 214.500.9900*



Presbyterian Medical Office Building II SWC Exchange Parkway & US 75

- Excellent location on the campus of Presbyterian Hospital of Allen
- State-of-the-art Women's Center
- Connected to MOB I and the hospital by an air-conditioned connector
- Experienced healthcare building management
- Physician office suites custom-designed by experienced healthcare architects
- IT-ready suites and access to cost-efficient IT services



Twin Creeks Medical Center 1111 Raintree Circle

- Immediately west of the hospital, south of Exchange Parkway
- Multi-phase campus with over 100,000 square feet of first-class office space
- Flexible floor plans accommodate small to mid-size tenants
- Ownership opportunity



*John Waller
Transwestern Commercial, 972.774.2551*



Presbyterian Gardens 915 W. Exchange Parkway (not affiliated with Presbyterian Hospital)

- Located just west of the hospital
- Single story with no common area factor
- Signage available on face of building
- Covered physician parking
- Ready for finish-out now



*James Kennemur
Swearingen Realty, 214.365.2753*

F I C E S P A C E

Huffman Builders (three projects)



Vicki Whitmer
Huffman Builders, 214.646.9846

★ 4 SEC Corner of US 75 & Exchange Parkway (planned)

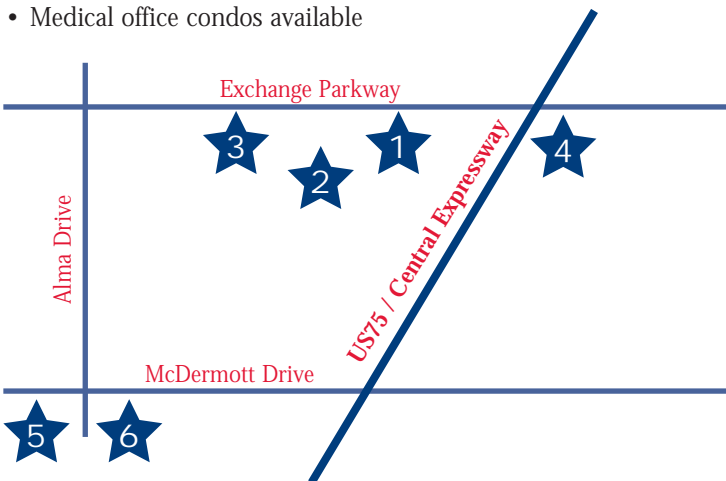
- 37,000 total square feet
- Just east of Presbyterian Hospital
- US 75 Frontage
- Office/Condominium or Build-to-Suit

★ 5 Village at Suncreek • 1515 W. McDermott Drive SEC McDermott and Suncreek

- 1,145 and 5,609 (divisible) square feet available
- Office/Condominium

★ 6 201 S. Alma SEQ McDermott Drive & Alma Drive

- Medical office condos available

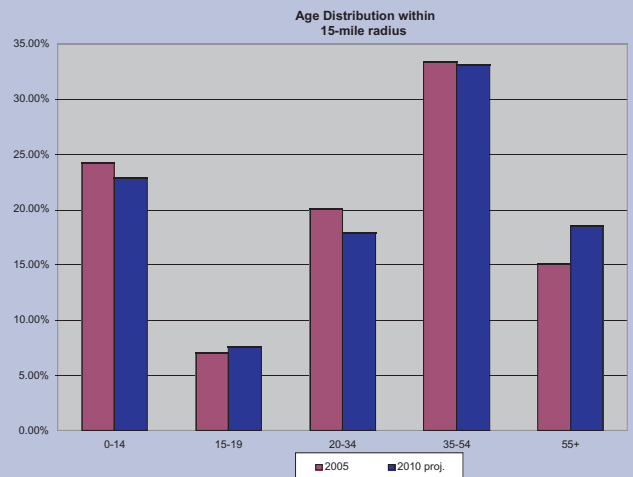


1. Presbyterian Hospital/MOB I & II
2. Twin Creeks Medical Center
3. Presbyterian Gardens
4. Huffman Builders Planned Office
5. Village at Suncreek
6. 201 S. Alma

Allen, Texas Area

Demographics & Market Facts

The demographic profile of Allen and surrounding communities is excellent and the area is currently underserved by many specialty practices. Within a 15-minute drive from Presbyterian Hospital of Allen, there are six hospitals (including PHA), and over 1200 hospital beds, with many expansions underway to meet the needs of this high growth area.



Within a 15-minute drive from Presbyterian Hospital of Allen

2005 Population	454,380
2010 Projected Population	557,725
2005 Average Household Income	\$103,745
2000 Census White Collar Workforce	80.3%

Presbyterian Hospital of Allen -
Five Year Totals
(December 2000 - December 2005)

Births	4,707
Discharges	10,097
ER Visits	100,000
Surgeries	16,269
OP Visits	170,932



Corporate Center Phase I Ready

The first building in *The Corporate Center at Twin Creeks* is complete and 60% leased. Accudata Technologies, Southwest Billing Services, Legacy Tax Advisors and Texas Home Funding, Inc. have begun finish-out for their offices in the 22,000 square foot, single-story building located on the southeast corner of Raintree Circle and Watters Drive.



“We were bursting at the seams in our previous location from both a personnel and technology perspective and hoped to find a suitable new location in Allen,” stated Accudata President and CEO Greg Smith. “The Corporate Center gives us great access to the skilled talent we need to continue to grow as well as a central hub from which we can best serve our customers.” Accudata will occupy 5,000 square feet in the Corporate Center.

“In keeping with our goal to provide a product that meets the needs of the community, the Corporate Center was developed for smaller office and office/tech users who were an underserved market segment in Allen,” according to Bruce Heller, President of Allen-based JaRyCo Development, developer of the project. “The leasing activity has been brisk, with a lot of interest coming from companies that were originally start-ups in Allen, like Accudata, looking to maintain their presence here as they are expanding.”

The Corporate Center provides an ideal setting for a variety of businesses with high-speed communications, state-of-the-art life safety system, and parking above code requirements in an architecturally controlled office park setting. High speed broadband communications and dual-feed electric power from separate substations are readily available. The multi-phased, multi-building development will ultimately contain 175,000 square feet of tenant space.

The Corporate Center at Twin Creeks

- **Approximately 10,000 square feet available in Phase I**
- **Visible from US 75**
- **Exterior signage with direct access, no common area factor**
- **Architecturally controlled business park**
- **Abundant parking**
- **Extensive landscaping**

*John Waller or Jeff Anderson
Transwestern Commercial Services,
972.774.2551*

Accudata High in Business Award Rankings

Accudata provides flexible access to data validation through innovative approaches to data transmission. The company serves as an access hub for validating information associated with telephone numbers. They have been recognized with prestigious business honors including the DFW Metroplex Technology Business Council’s list of fastest growing technology companies, the Dallas 100, the State of Texas Top 50 and the Comerica Collin 60. Additionally, this year Accudata was recognized by Deloitte & Touche as one of the 500 fastest growing technology companies in all of North America. Accudata was founded in Allen in 1989.





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RETAIL UPDATE



New restaurants and retail stores are moving to Allen and some of Allen's old favorites are being reborn. **The Allen Cafe**, located at 302 E. Main Street in Allen's Central Business District, has remodeled and reopened, serving breakfast and lunch everyday. **Jalapeno's Mexican Grill**, known for their bountiful buffet, opened in Cottonwood Creek Village on the northwest corner of Greenville Avenue/SH 5 and McDermott Drive. **Voila**, a French style bakery and cafe, is open now in the new Creme de la Creme Plaza. Located on the south side of McDermott Drive, east of Alma Drive, other tenants in the Plaza include Peek-A-Boutique (maternity and children's clothing and a tea-room for parties), Six-Day Dental and George Holobetz Nationwide Insurance Agency.

NEW RESIDENTIAL CHOICE FOR SENIORS

Parkview-in-Allen provides gracious living for active seniors (over 55 years old). With 196 one and two-bedroom luxury apartments, Parkview is a gated community with numerous amenities including a computer center, library, pool, spa, fitness center, beauty shop and social events in the spacious clubhouse. Apartments are available now at 1451 S. Greenville Avenue/SH 5, just north of Chaparral Road in Allen.

Please call 214-383-2000 for more information.

