



505 Millennium Drive

95,877 Square Feet



ARDEN

realty, inc.

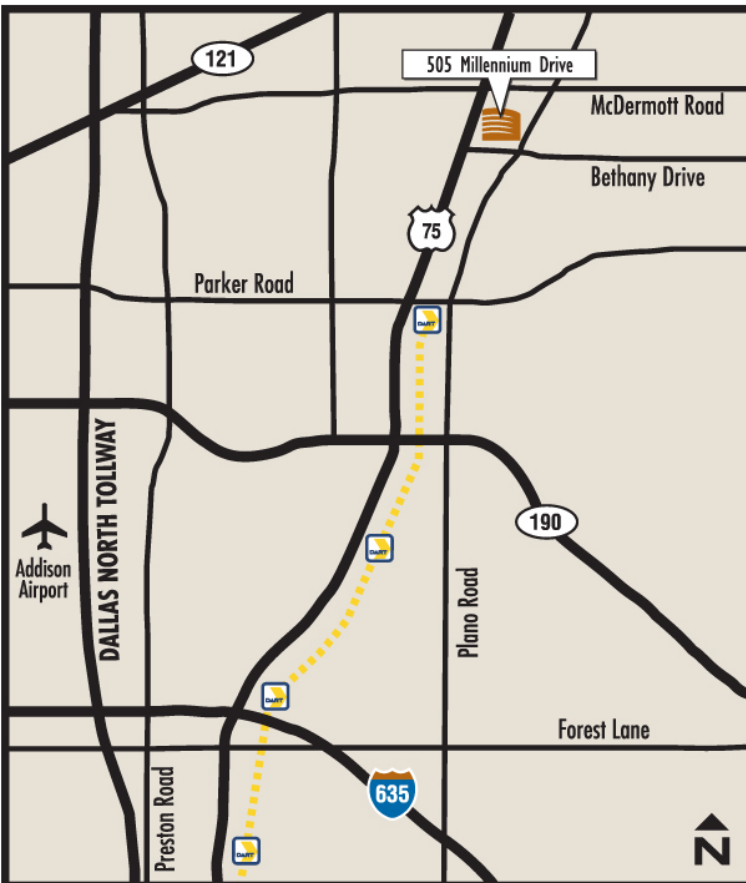


For Information, Contact:

Grant Sumner
214.220.0600
gsumner@pelotoncre.com

T.D. Briggs
214.220.0600
tdbriggs@pelotoncre.com

Building Location



A Quality Community

Allen, Texas is one of the fastest growing areas in the United States and has dedicated itself to the continued development of a quality community with top-ranked educational system, family-oriented residential areas, innovative recreational facilities and premiere business parks.

The community's rapidly expanding population of approximately 73,000, an excellent workforce and key location just north of the Telecom Corridor have helped to attract top companies who have found a haven in the pro-business atmosphere.

The Allen Economic Development Corporation, working with the City of Allen and other local communities through the use of tax abatements, inventory exemptions, infrastructure assistance and other incentives. In addition to business recruitment, the AEDC works directly with existing industries to ensure sustained economic growth.

Building Location



A Prime Business Location

505 Millennium is strategically situated immediately off of U.S. 75 (Central Expressway), providing convenient access to nearby suburbs. Close proximity to the U.S. 75 and I-635 interchange places the Dallas Central Business District, DFW International Airport and other important business centers within easy reach.

505 Millennium also offers multiple ingress / egress routes, is one exit north of DART Rail station and provides an array of surrounding amenities such as retail, restaurants, hotels and business services.



Building Features and Amenities

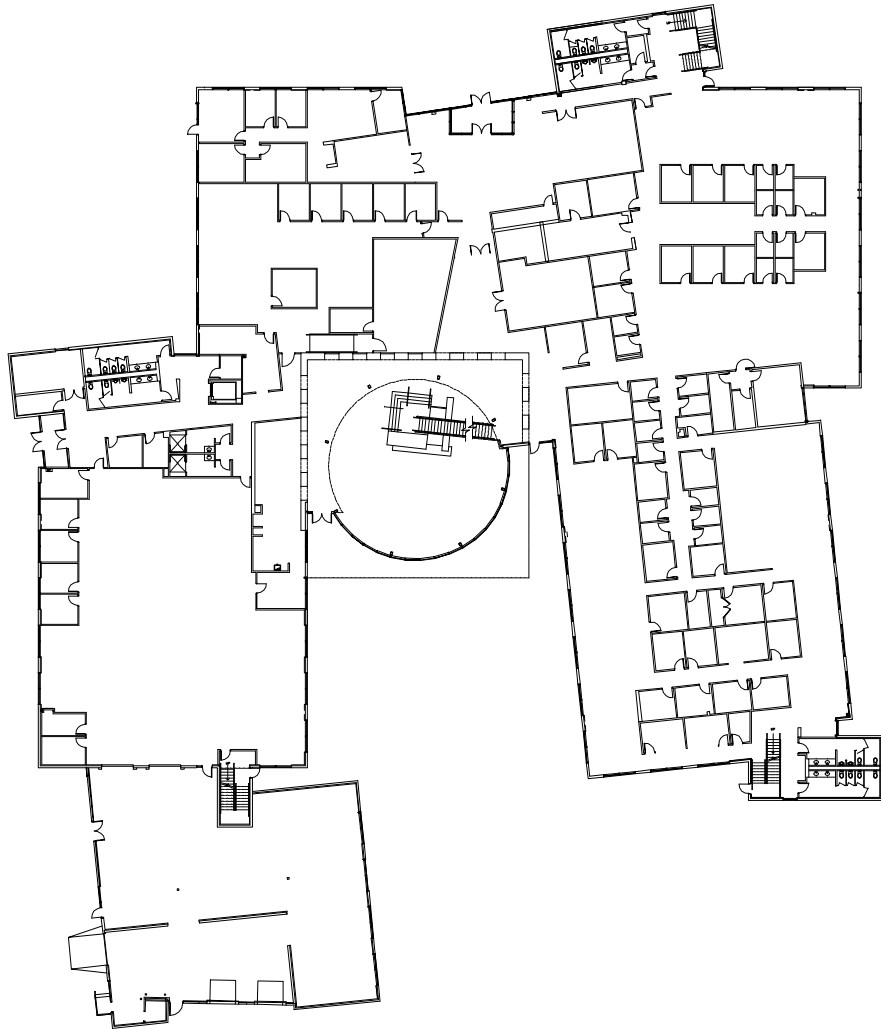


A Unique Opportunity

- Two-story, 95,877 square foot building
- Dramatic atrium lobby with floor to ceiling windows
- Unequaled interior finish-out
- Located in the prestigious Millennium Technology Park
- Situated on a 10-acre site with upgraded landscaping
- Incorporates "high-tech" architecture and construction materials
- Provides two dock-high doors; one grade level door
- Data / Phone - Fiber and copper
- 3000 amp switch gear
- Exterior signage available
- Boasts 8:1,000 parking ratio
- Multiple ingress/egress routes
- Accessible to the Metroplex's highly educated workforce

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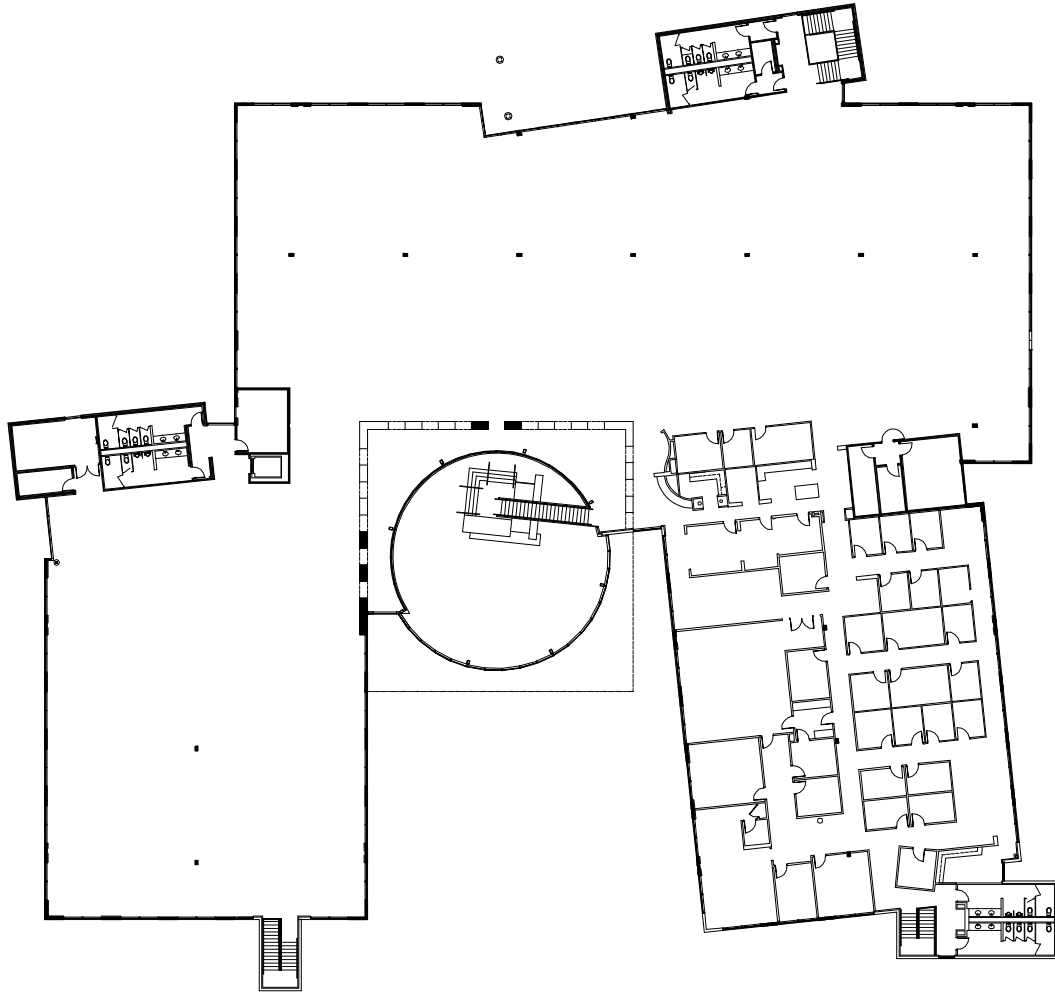


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1st Floor - 40,810 rentable square feet

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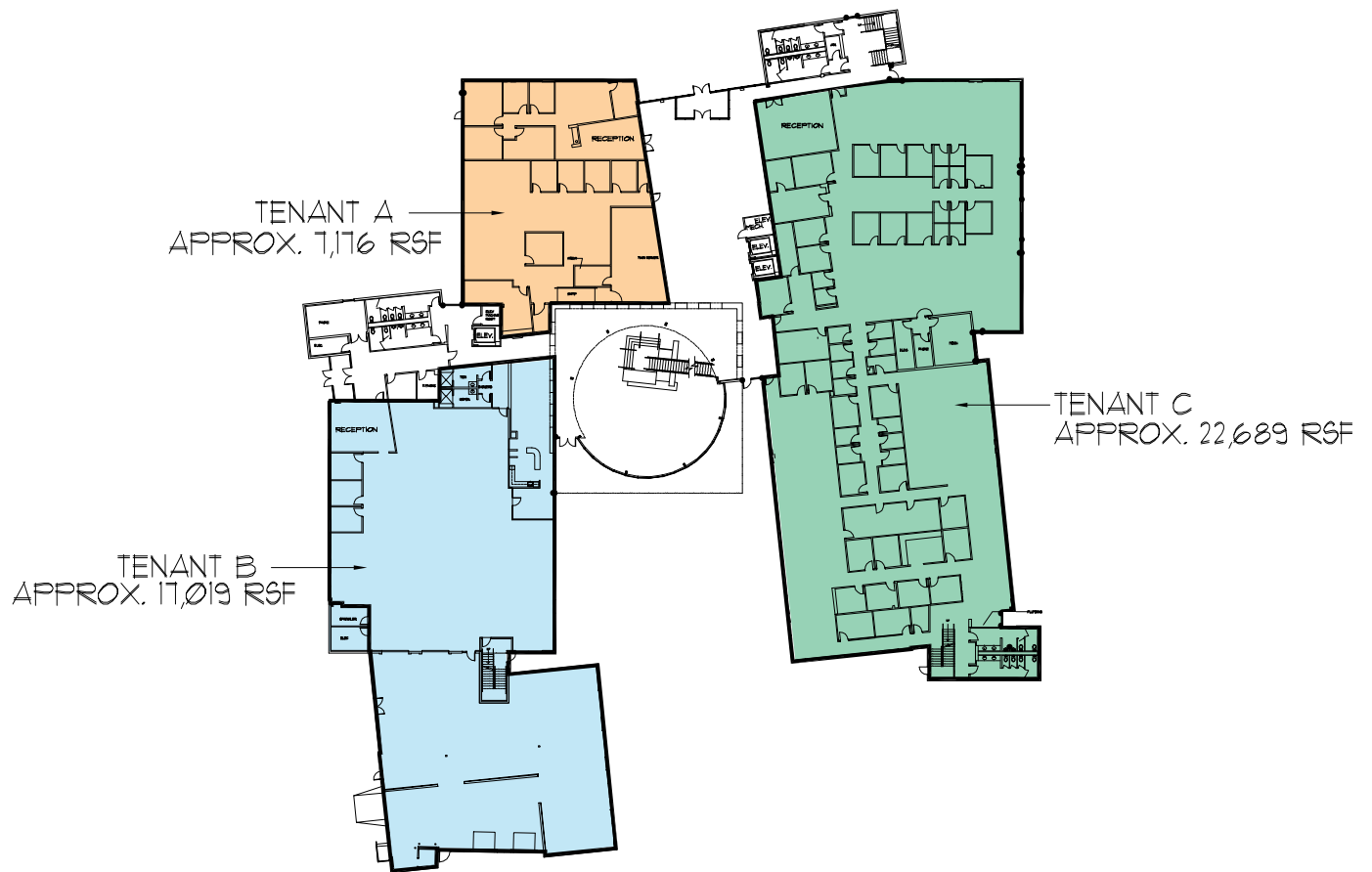


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2nd Floor - 42,456 rentable square feet

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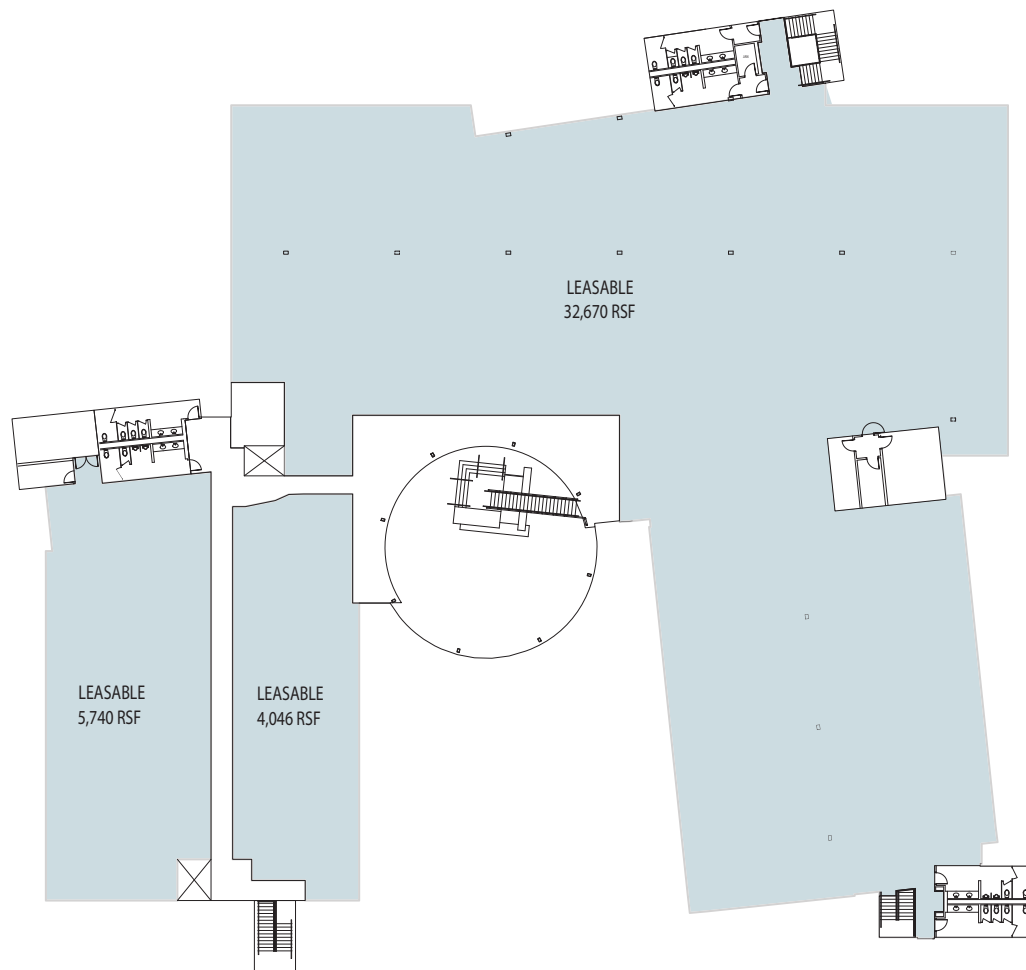


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Multi-Tenant Option
1st Floor - 40,810 rentable square feet

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