



# MARK V COMMERCIAL, INC.

**BLUERIDGE OFFICE PARK**  
**1022-1024 S. GREENVILLE AVE.**  
**ALLEN, TEXAS**

*Mapsco 559-R*

**\* FOR LEASE\***  
**OFFICE SUITES**



ALLEN, COLLIN COUNTY, TEXAS

**BUILDING FEATURES:**

**\*Total Project Size: 36,692sf**

**\*Small suites available:**

- ❖ 6,404sf- 1024 S. Greenville- Suite 100
- ❖ 3,408sf- 1024 S. Greenville- Suite 202
- ❖ 3,618sf- 1024 S. Greenville- Suite 230
- ❖ 3,055sf- 1024 S. Greenville- Suite 240
- ❖ 2,543sf- 1022 S. Greenville- Suite 200
- ❖ 3,110sf- 1022 S. Greenville- Suite 300

**\*1022 S. Greenville- 1 story office- 7,471sf total**

**\*1024 S. Greenville- 2 story office- 29,221sf total**

**\*211 Total Parking Spaces Provided**

**\*All spaces 100% finished out & ready to move in**

1320 VILLAGE CREEK DRIVE \* SUITE 200 \* PLANO, TX 75093 \* PHONE: 972-250-2550 \* FAX: 972-250-1015

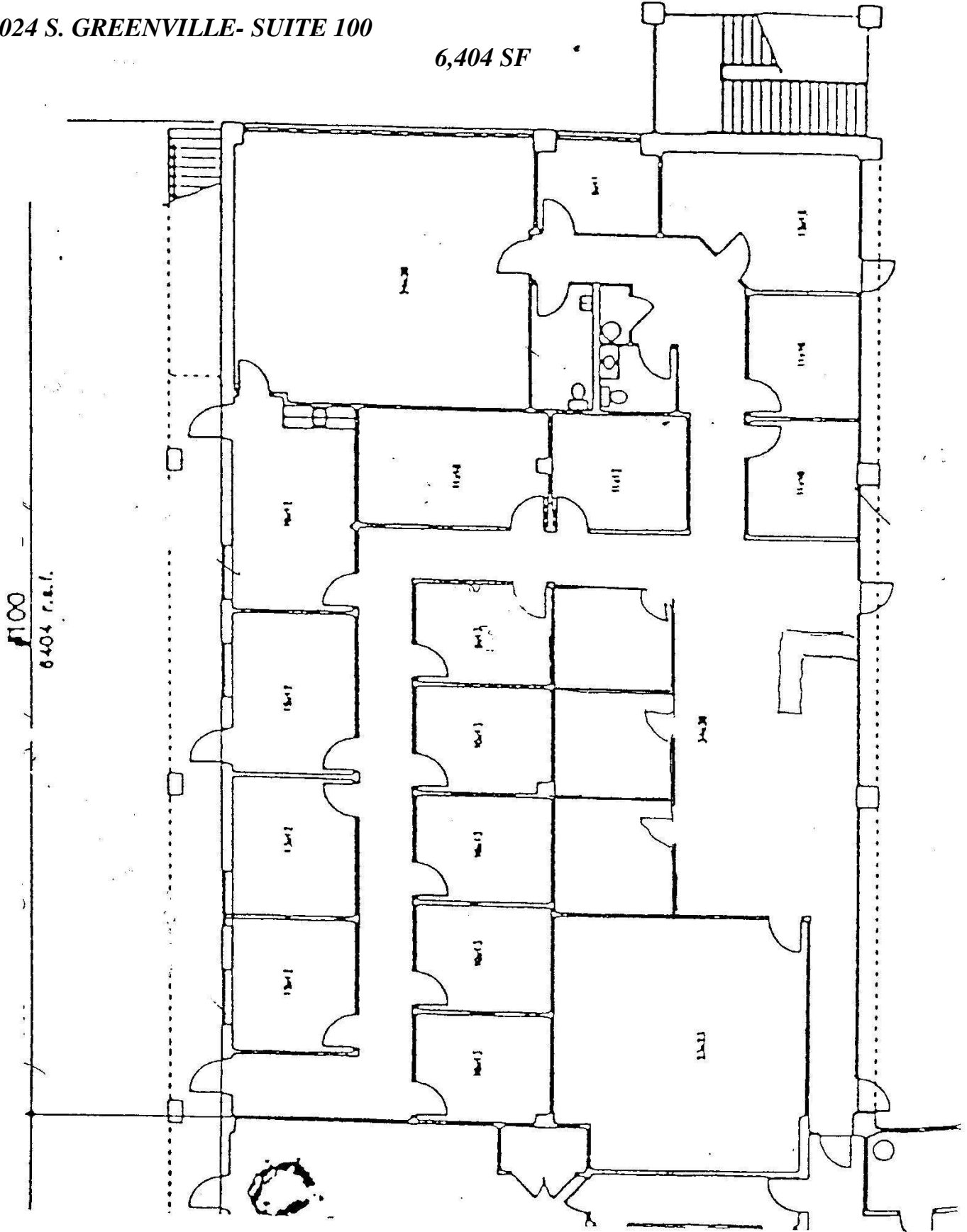
**LOCATION:**

**\*Located on the west side of Greenville Ave  
between Legacy Blvd. and Bethany Rd. in  
Allen, Texas**

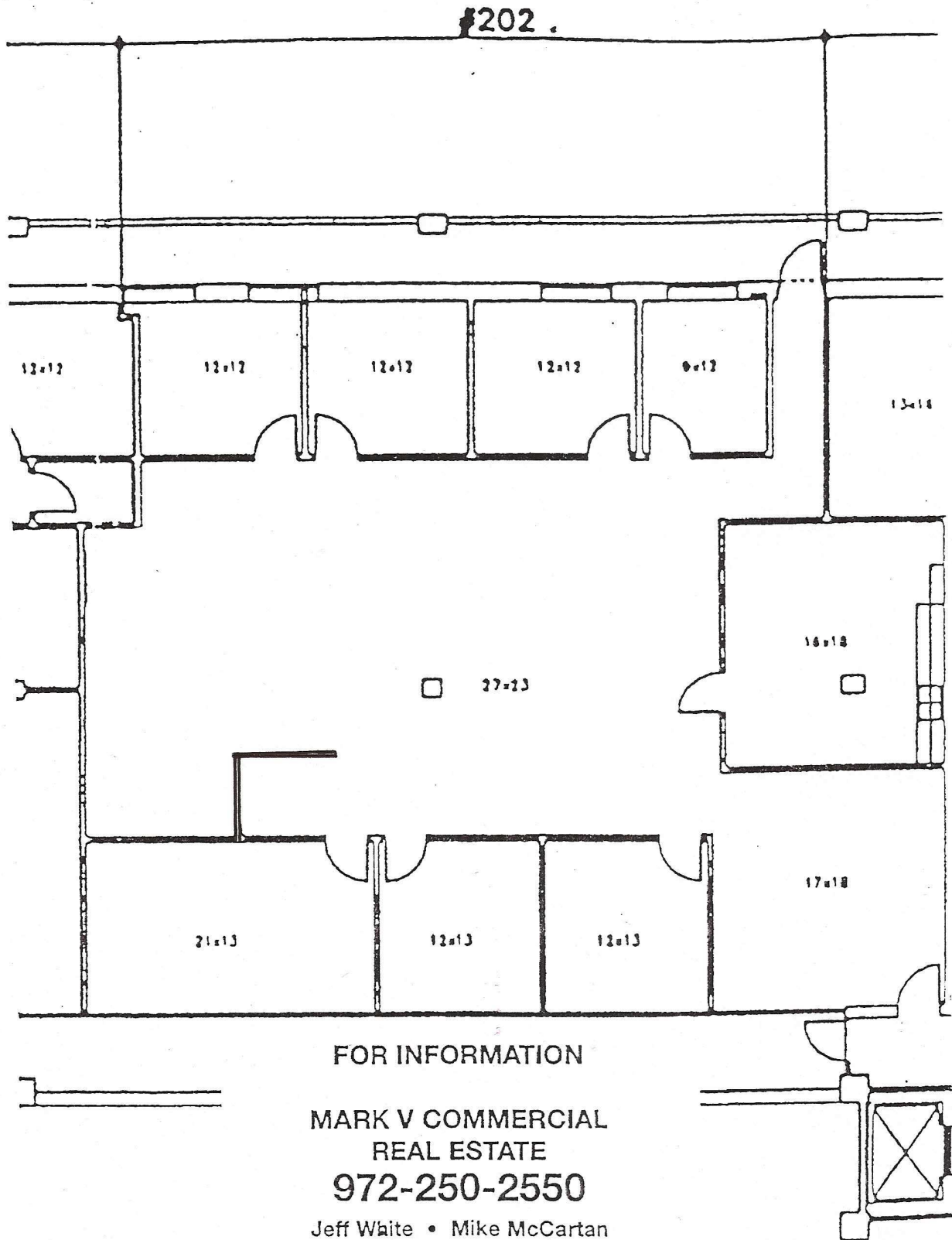
**For Information, Contact:**  
**MIKE MCCARTAN**  
**JEFF WHITE**  
**972-250-2550**

1024 S. GREENVILLE- SUITE 100

6,404 SF

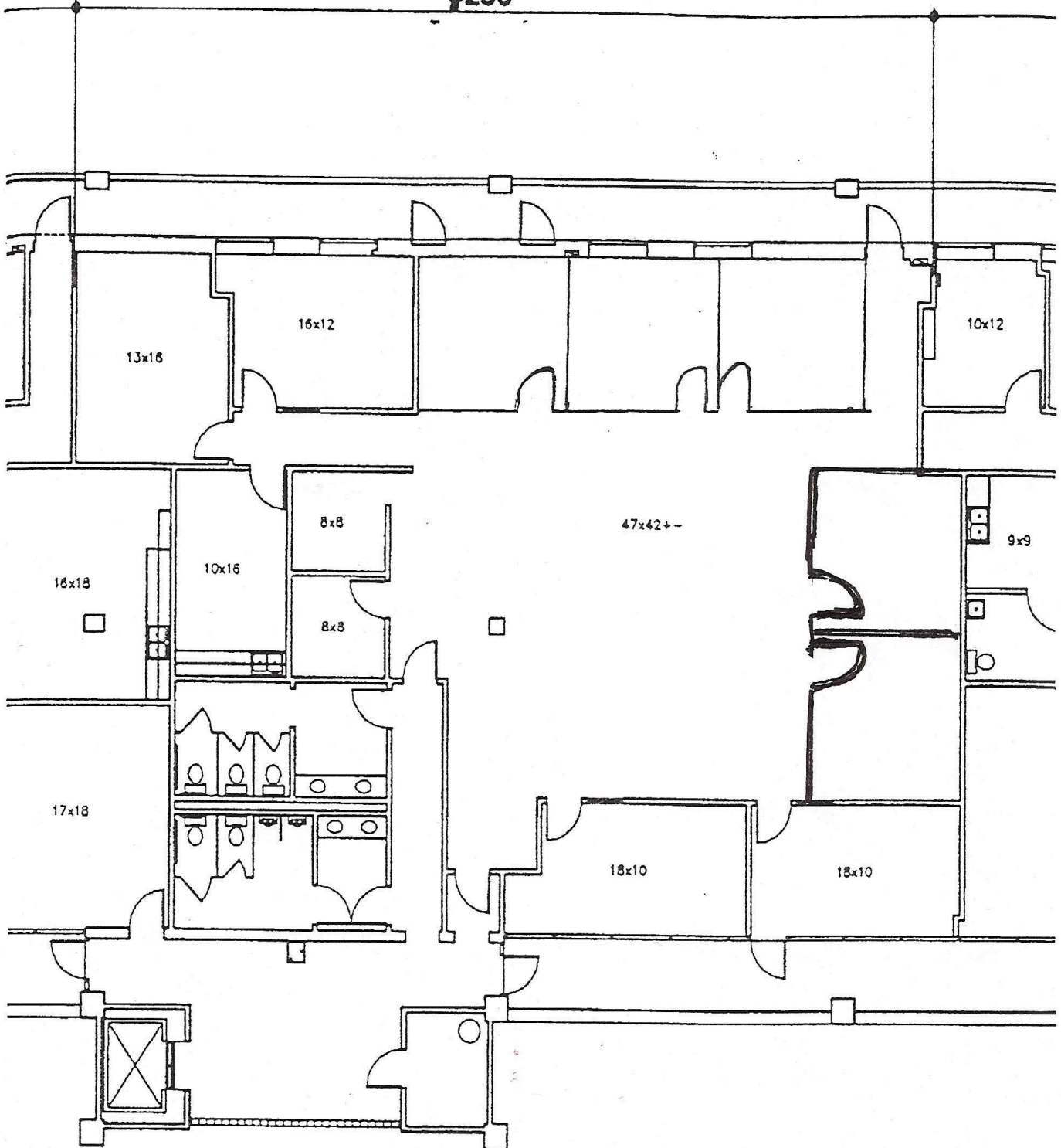


1024 S. GREENVILLE- SUITE 202  
3,408 SF

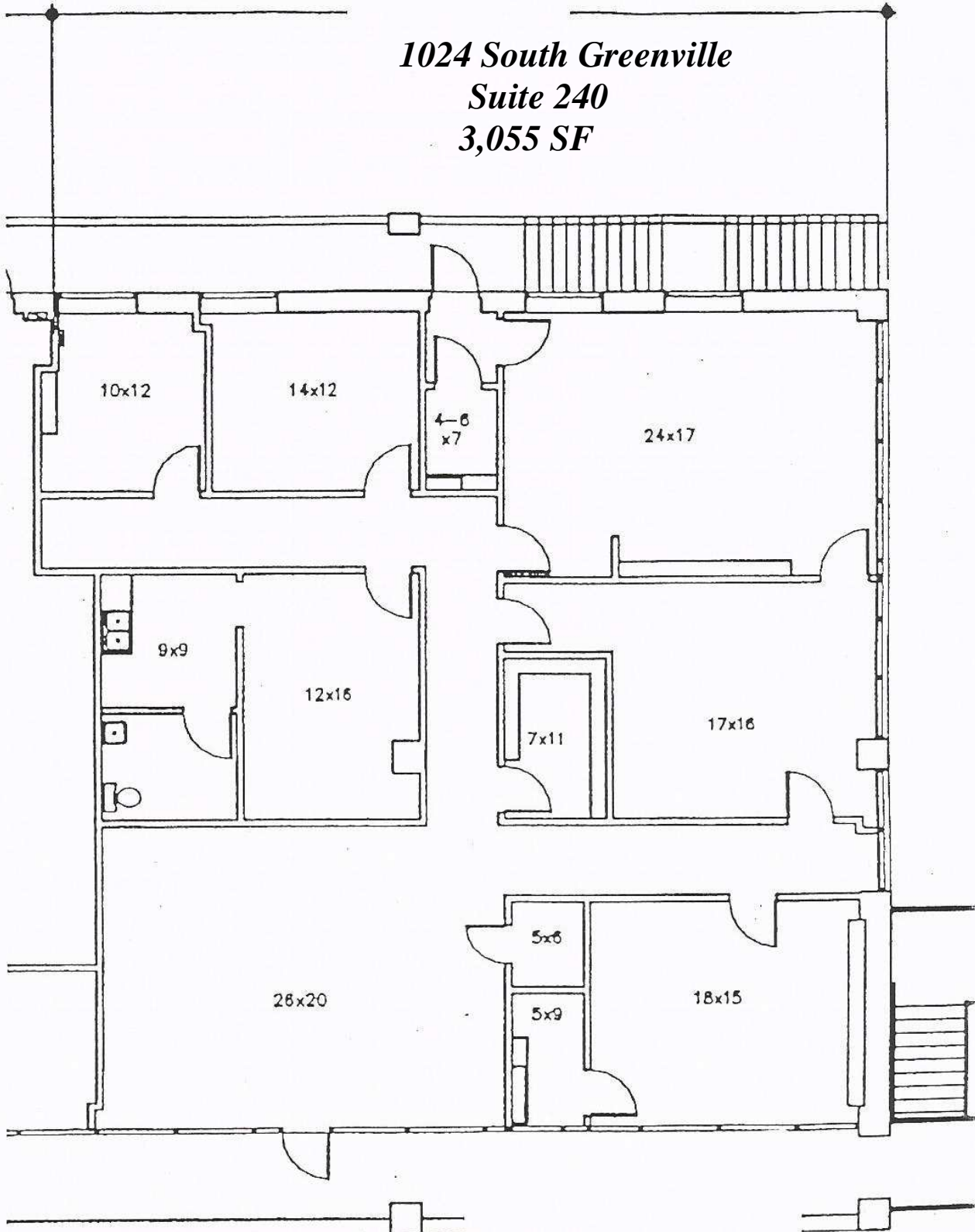


**1024 SOUTH GREENVILLE AVENUE  
SUITE 230  
ALLEN, TEXAS  
3,618SF**

**#230**



**1024 South Greenville  
Suite 240  
3,055 SF**



**FOR INFORMATION CONTACT:**

**Michael E. McCartan**

**Jeff White**

**972-250-2550**

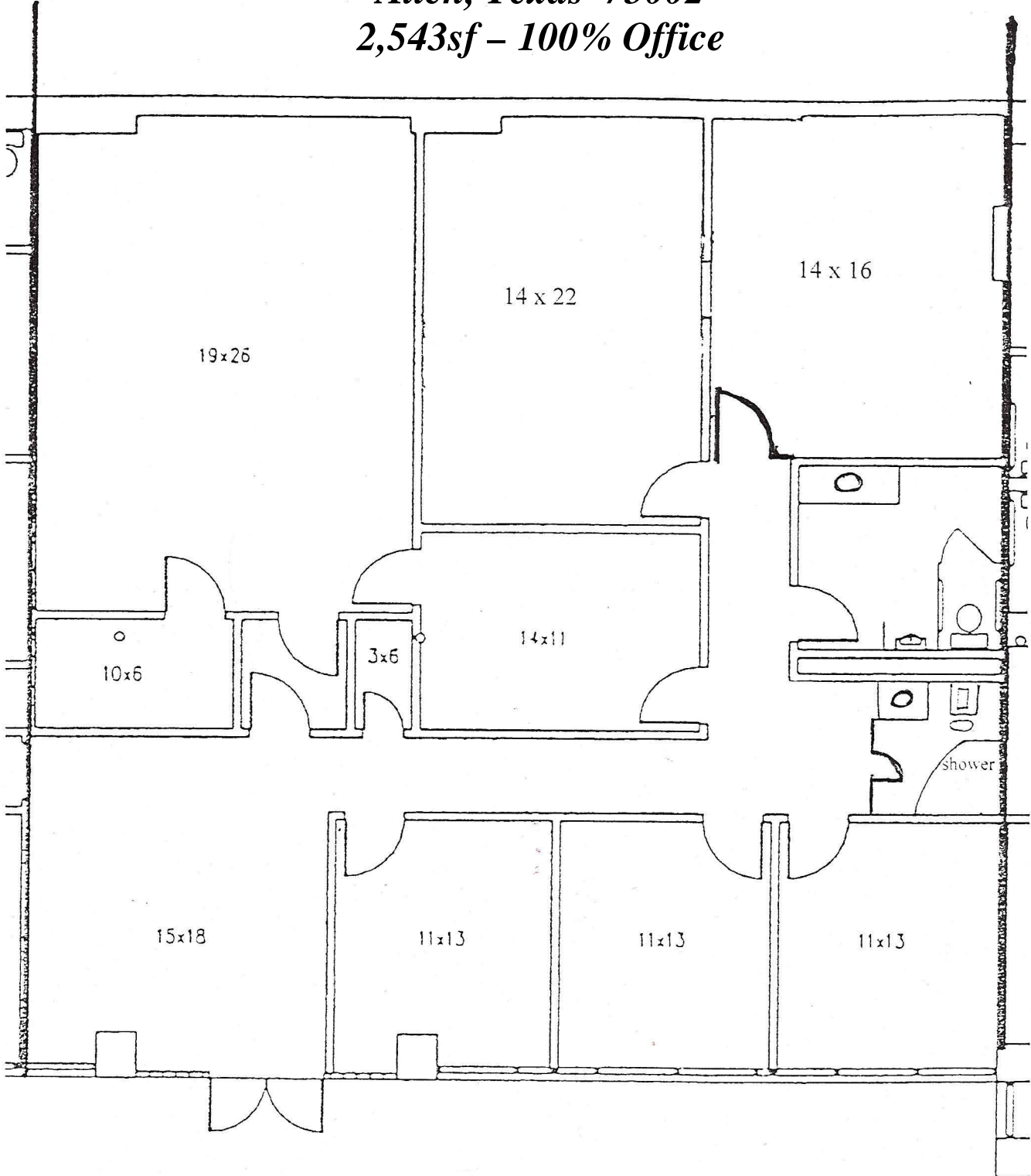
**BLUERIDGE OFFICE PARK**

**1022 South Greenville Avenue**

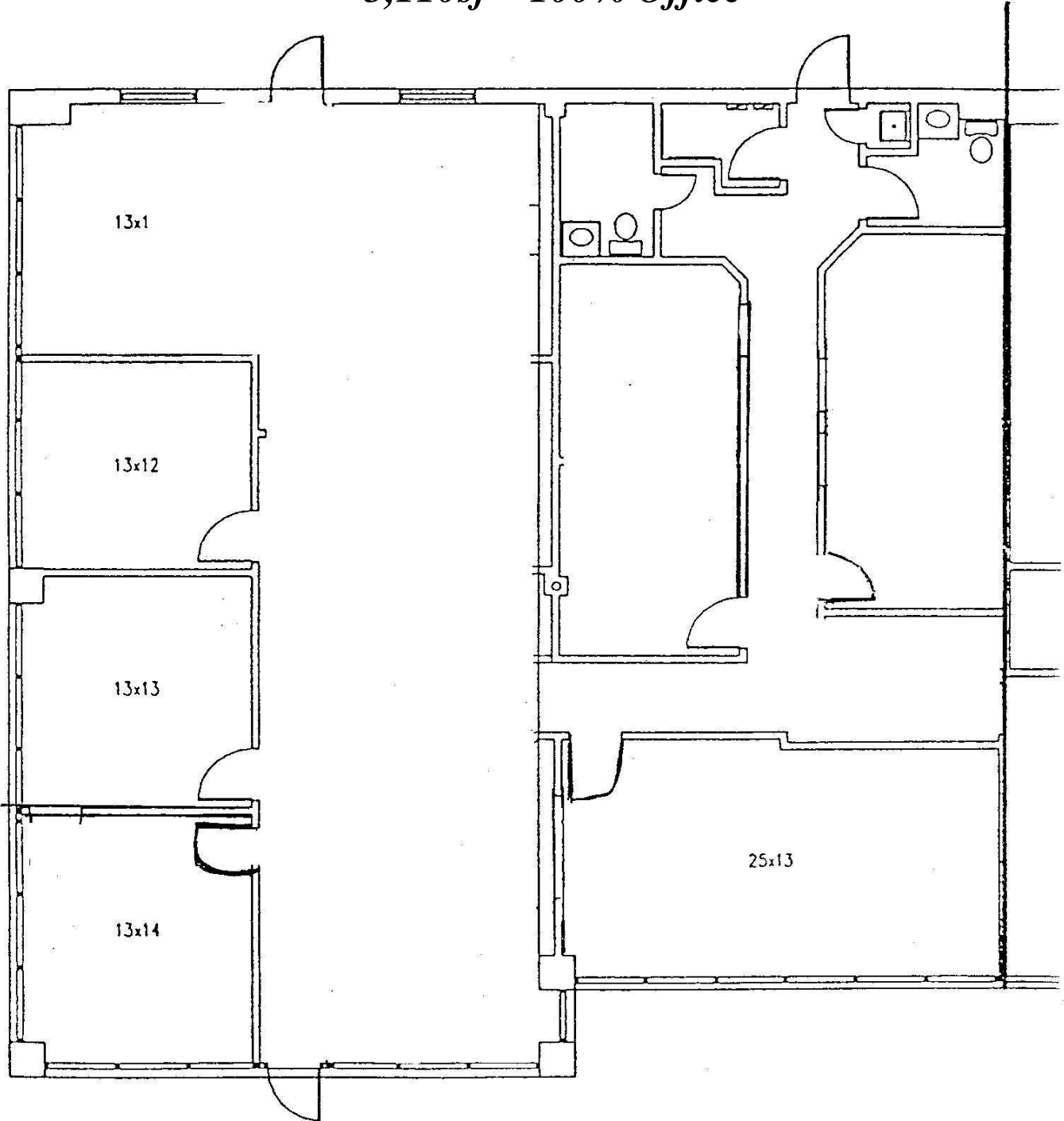
**Suite 200**

**Allen, Texas 75002**

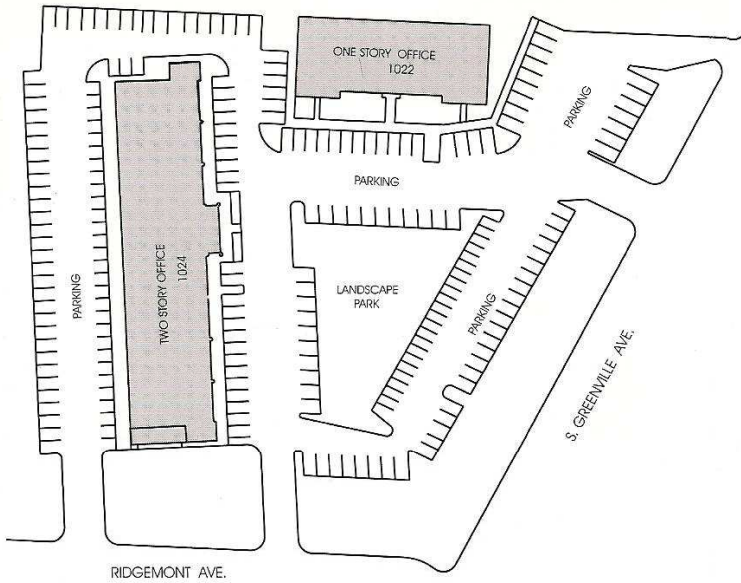
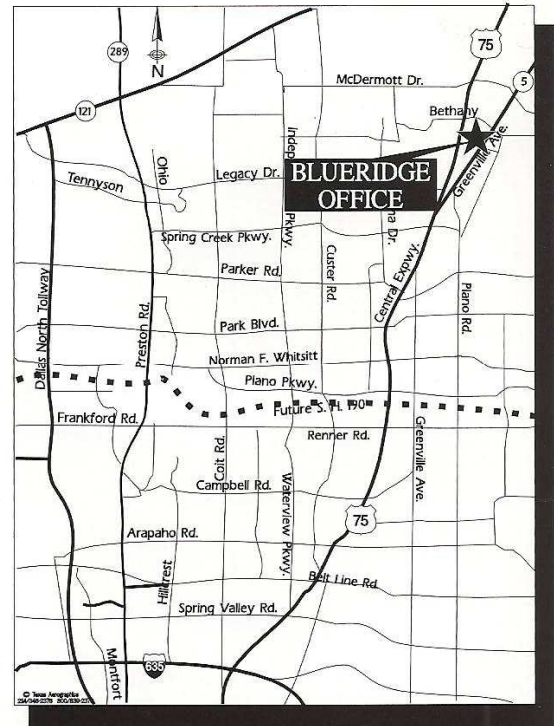
**2,543sf – 100% Office**



***BLUERIDGE OFFICE PARK***  
***1022 South Greenville Avenue***  
***Suite 300***  
***Allen, Texas 75002***  
***3,110sf – 100% Office***



## AREA MAP



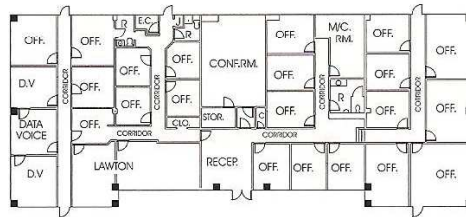
## SITE DATA

Total Site 3.474 Acres  
 Zoning Light Commercial  
 Parking 211 Spaces Provided

## BUILDING DATA

### 1022

Gross Area 7,466 Sq. Ft.  
 Rentable Area 7,213 Sq. Ft.



ONE STORY OFFICE - 1022 S. Greenville

### 1024

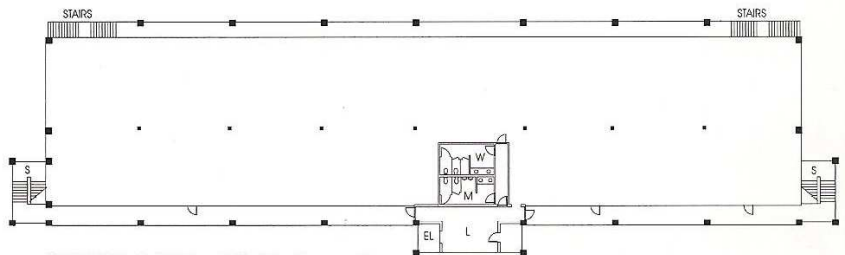
First Floor  
 Gross Area 15,197 Sq. Ft.  
 Rentable Area 14,889 Sq. Ft.

Second Floor  
 Gross Area 14,066 Sq. Ft.  
 Rentable Area 13,671 Sq. Ft.

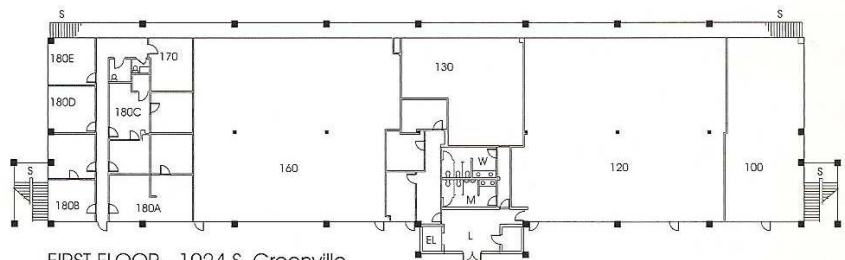
Total Gross Area 29,263 Sq. Ft.  
 Total Rentable Area 28,560 Sq. Ft.

### 1022 & 1024

Total Gross Area 36,731 Sq. Ft.  
 Total Rentable Area 35,773 Sq. Ft.



SECOND FLOOR - 1024 S. Greenville



FIRST FLOOR - 1024 S. Greenville

All information has been obtained from sources deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.