

1105 N CENTRAL EXPRESSWAY
ALLEN, TX 75013



Texas Health Allen Campus

MEDICAL OFFICE BUILDING 2



OWNED & MANAGED BY

welltower

For Lease

3,993 SF

Medical Office
Space Available



121 TEXAS



Texas Allen Health Campus
MEDICAL OFFICE 2



75

Current Tenants Include

Heart & Vascular | Wound Care | Digestive Health | Orthopedics | Plastic & Reconstructive Surgery

...and more

Property HIGHLIGHTS



1,596 - 5,529 SF Available for Lease



BTS Shell Space and Move-In Ready Spec Suites Available



Directly Attached to **Texas Health Presbyterian Hospital Allen**



Competitive Lease Rates and Tenant Improvement Allowances Available



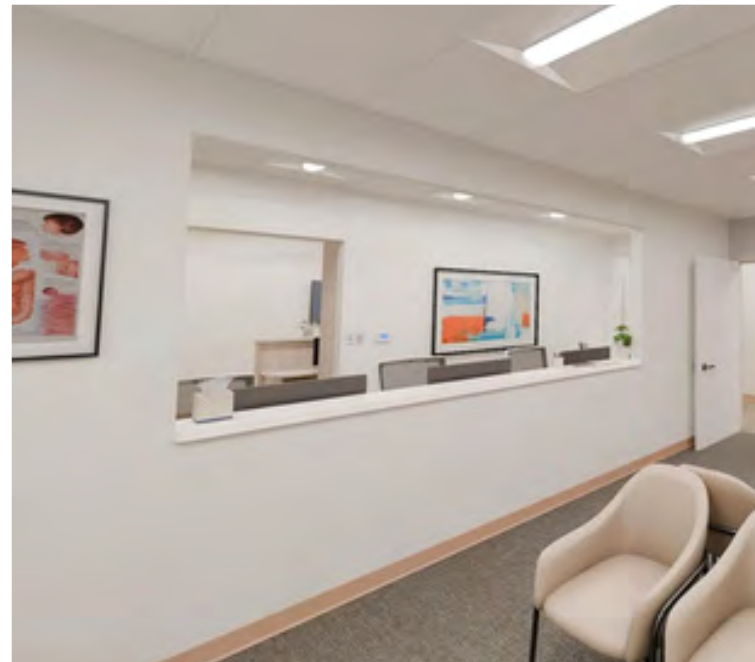
Synergistic Mix of Clinical Specialites Affords **Referral Opportunities** Among Tenants



Easy Surface Parking - **4:1000**



Owned and Managed by **Welltower**



LOCATED
NEAR MANY
AMENITIES
INCLUDING





WATERS CREEK
VILLAGE



Cabela's



Area OVERVIEW

Allen, Texas, is a vibrant city blending rich history with modern amenities. Once home to Indigenous peoples and later shaped by the Houston and Texas Central Railway, Allen has grown into a family-friendly community with exceptional recreational opportunities. Boasting over 1,188 acres of parks, including the renowned Edge Skate Park, and premier facilities like the Don Rodenbaugh

Natatorium and Stephen G. Terrell Recreation Center, Allen offers something for everyone. Annual events like the Allen USA Celebration and attractions like the Credit Union of Texas Event Center make it a hub for entertainment and community spirit.



Area DEMOGRAPHICS

Population

15,001

1-mile

117,168

3-mile

Household Income

\$167,400

1-mile

\$161,465

3-mile

Total Households

6,124

1-mile

42,647

3-mile

Daytime Employment

17,372

1-mile

111,971

3-mile

Get In Touch

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