



FOR LEASE

# Acadian Office Park at Twin Creeks

1312 W Exchange Pkwy, Suite 2140, Allen, TX 75013



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**ROCKHILL**  
COMMERCIAL REAL ESTATE

# PROPERTY SUMMARY

## ACADIAN OFFICE PARK AT TWIN CREEKS SUITE 2140

Acadian Office Park at Twin Creeks presents a rare opportunity to occupy a fully finished 2,140 SF professional office suite in one of Allen's most sought-after commercial corridors. Located at the high-visibility intersection of W. Exchange Parkway and Alma Drive, this suite offers immediate street presence and convenient access for clients and employees alike. Building and monument signage options give tenants prominent branding exposure to the thousands of vehicles traveling this corridor daily.

The suite is move-in ready with a professional finish-out that includes a well-designed floor plan suitable for a wide range of office users—from financial advisory and legal practices to insurance agencies, consulting firms, and executive offices. With flexible lease terms ranging from 3 to 10 years and an attractive flat rate of \$4,300 plus electric, this space offers predictable occupancy costs and long-term value for growing businesses.

Situated just minutes from the Sam Rayburn Tollway and the Interstate 75 corridor, Acadian Office Park delivers the regional connectivity that professional tenants demand. The surrounding Twin Creeks area is anchored by strong residential demographics—with a median household income exceeding \$90,000 and a highly educated population—making it an ideal location to serve an affluent client base.

<b>USE</b>	PROFESSIONAL OFFICE
<b>AVAILABLE SF</b>	1,192 SF
<b>LEASE RATE</b>	\$4,300 + ELECTRIC
<b>LEASE TERMS</b>	3 – 10 YEARS
<b>CONDITION</b>	FULLY FINISHED-OUT
<b>SIGNAGE</b>	BUILDING
<b>YEAR BUILT</b>	2017
<b>PARKING</b>	4:1,000 / SF

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.



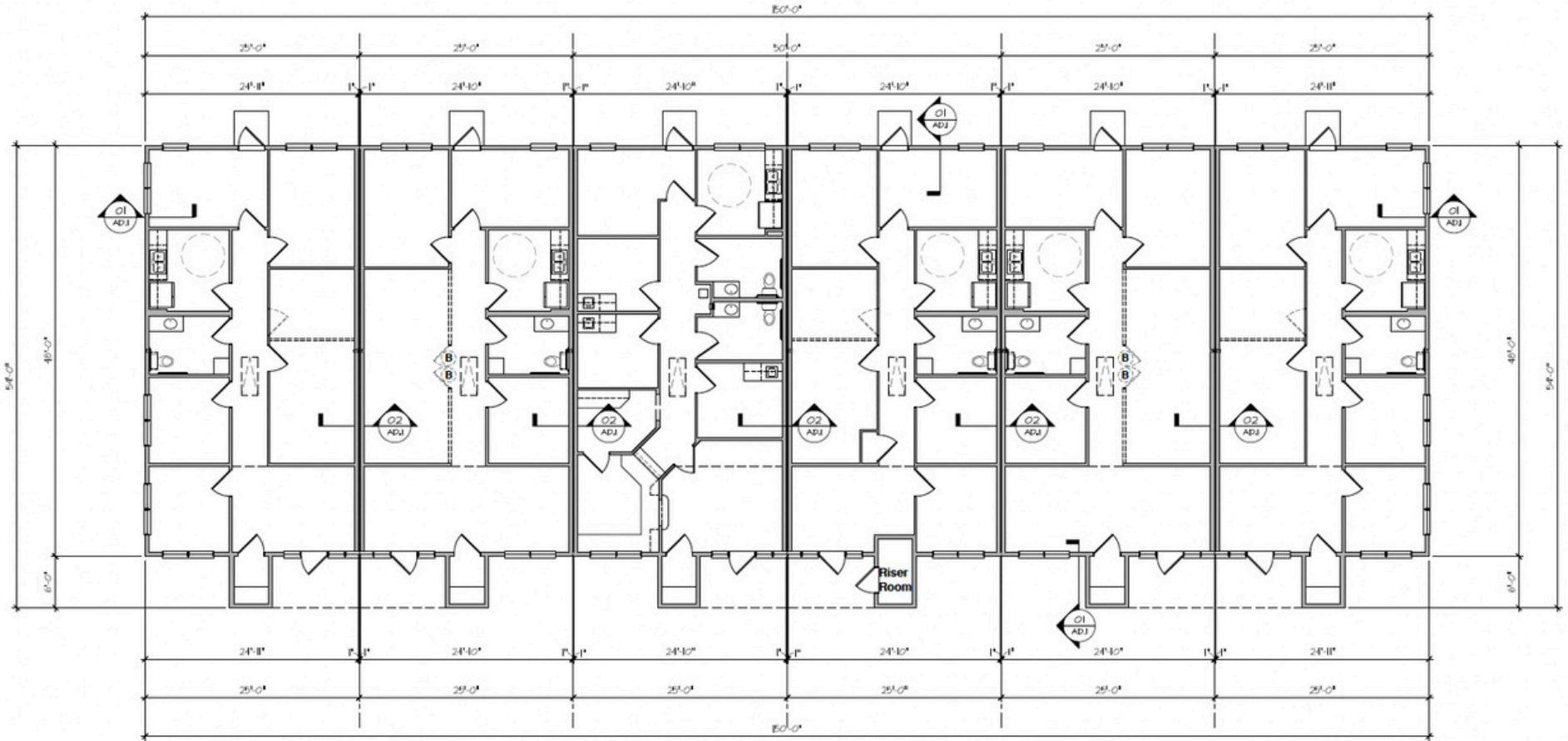
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# BUILDING PLAN



Suite 2100      Suite 2120      Suite 2130      **Suite 2140**      Suite 2160      Suite 2180



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MAIN HALLWAY



LOBBY



BREAK ROOM



SUITE 2140 / 1,192 SF



RESTROOM



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# AERIAL MAP



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Allen, Texas

# DEMOGRAPHICS

2025 Summary	1 MILE	3 MILE	5 MILE
Population	12,485	78,320	186,450
Households	4,815	28,650	68,200
Average Age	39.1	38.9	38.2
Median HH Income	\$148,250	\$142,500	\$131,800
Population Growth (2025-2030)		5.2 %	4.8 %



**61%**  
BACHELOR'S  
DEGREE OR  
HIGHER

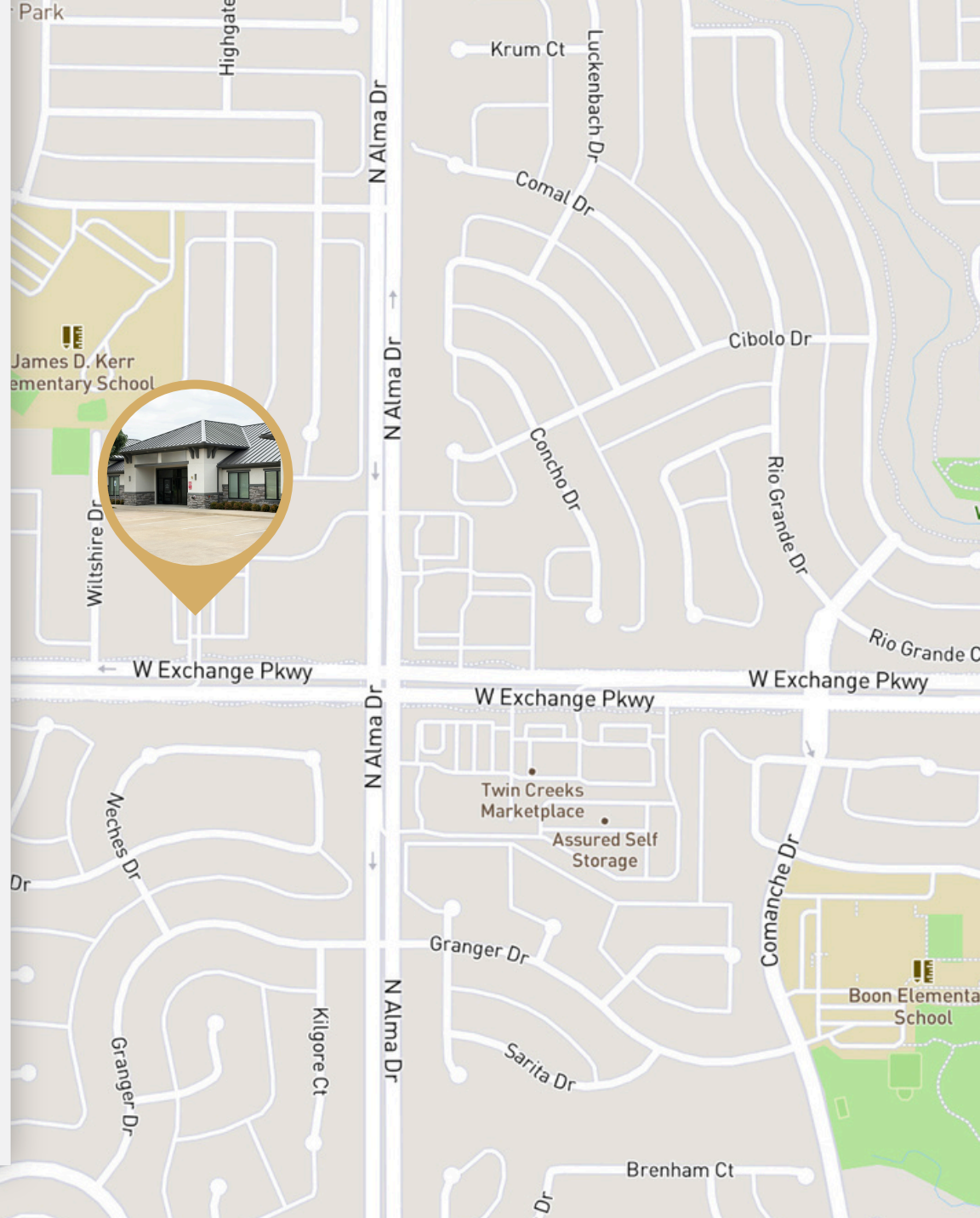


**72%**  
OWNER  
OCCUPIED  
HOUSING

# TRAFFIC

Roadway	Traffic Count	Miles from Subject
W Exchange Pkwy @ Alma Dr	31,450	0.10 mi E
US-75 @ W Exchange Pkwy	198,000	1.20 mi E
Sam Rayburn Tollway @ Alma Dr	72,500	2.10 mi S

Source: © CoStar 2025 / U.S. Census Bureau



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# CITY OVERVIEW



121 Technology Park



Watters Creek at Montgomery Farm



Allen, Texas

## Allen, Texas

Allen is a thriving city in the Dallas–Fort Worth metroplex with a dynamic business climate and rapid growth. Its pro-business environment along US-75 has attracted major employers in financial services, technology, and telecommunications. With an A+ rated school system and a median household income exceeding \$120,000, Allen blends corporate opportunity with exceptional quality of life.



### THRIVING BUSINESS HUB

Allen's corporate landscape features major employers including Motorola Solutions, Experian, and Credit Union of Texas. The 121 Technology Park along Sam Rayburn Tollway has become one of North Texas' most significant industrial and advanced manufacturing destinations.



### STRATEGIC LOCATION

Positioned along the US-75 corridor with direct access to the Sam Rayburn Tollway, Allen provides seamless connectivity to the broader DFW metroplex. DFW International Airport and Dallas Love Field are both approximately 35 minutes away.



### EDUCATED WORKFORCE

Allen boasts one of the region's most educated populations, with over 60% holding a bachelor's degree or higher. More than 70 colleges and universities within the DFW area supply a continuous pipeline of skilled talent for local businesses.



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW**

**(A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**AS AGENT FOR BOTH - INTERMEDIARY:**

To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:**

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>LICENSED BROKER/BROKER FIRM NAME</b> Rockhill Commercial Real Estate	<b>LICENSE NO.</b> 9015723	<b>EMAIL</b>	<b>PHONE</b>
<b>DESIGNATED BROKER OF FIRM</b> Ryan W. Griffin	<b>LICENSE NO.</b> 582592	<b>EMAIL</b> rgriffin@rockhillinvestments.com	<b>PHONE</b> 214.975.0842
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Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



**BUYER/TENANT/SELLER/LANDLORD INITIALS:** \_\_\_\_\_ **DATE:** \_\_\_\_\_