

Cope Equities Tower

Luxury Office & Residential
Ownership Opportunities in
a Mixed-Use High-Rise

121 & Exchange Pkwy.
Allen, Texas



**LIVE
WORK
PLAY**

LIVE WORK PLAY

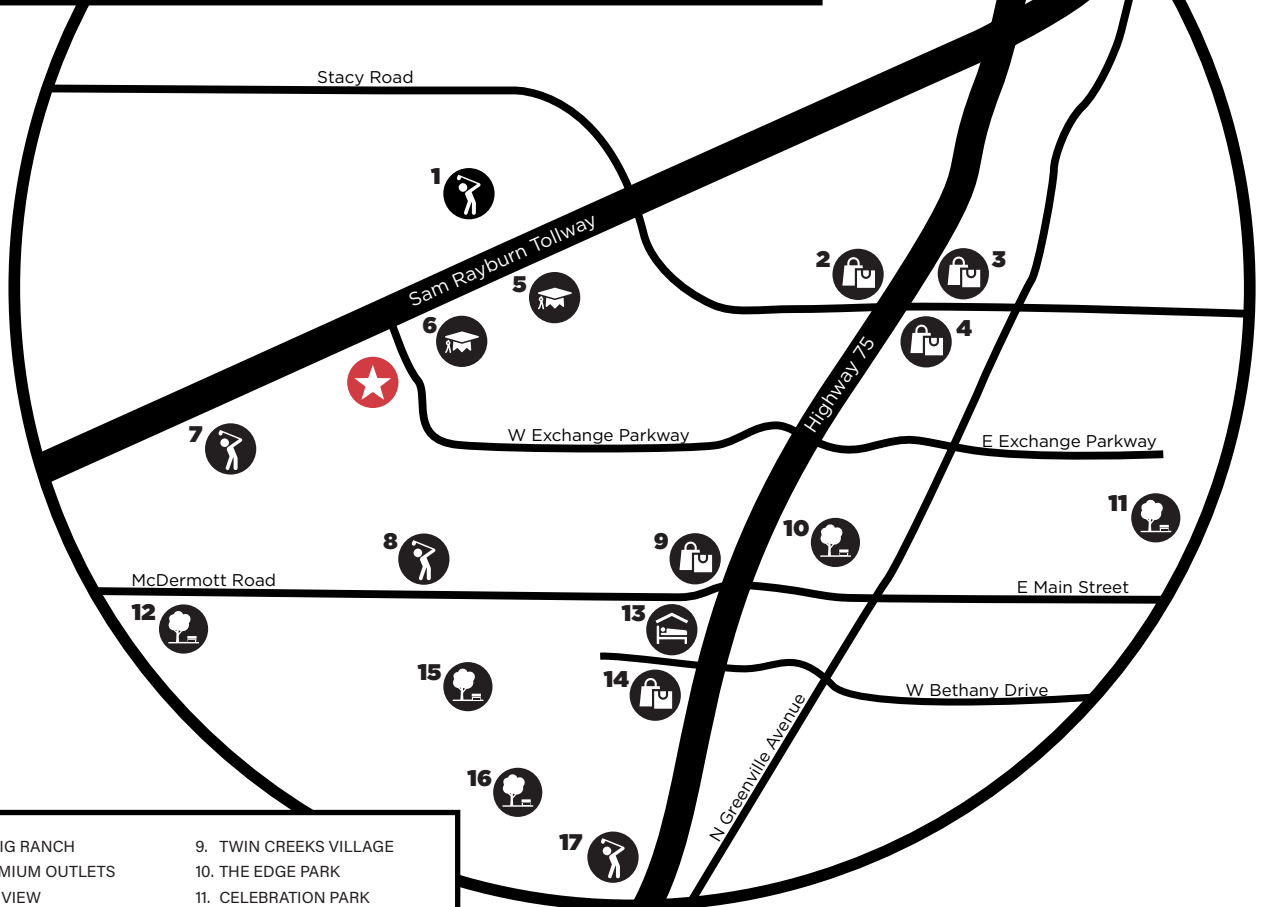




THE NEIGHBORHOOD

The Cope Modern is a modern mixed-use development that will set the bar for future developments in Allen. Located in Allen, Texas, the fastest growing city in Texas, and surrounded by great amenities.

The Cope Modern will be a desired place for anyone.



- | | |
|--|----------------------------|
| 1. CRAIG RANCH | 9. TWIN CREEKS VILLAGE |
| 2. PREMIUM OUTLETS | 10. THE EDGE PARK |
| 3. FAIRVIEW | 11. CELEBRATION PARK |
| 4. THE VILLAGE | 12. RUSSELL CREEK PARK |
| 5. COLLIN COLLEGE
TECHNOLOGY CAMPUS | 13. CONVENTION CENTER |
| 6. ALLEN ISD STEAM | 14. WATERS CREEK |
| 7. THE COPE MODERN | 15. THE TRAIL AT THE WOODS |
| 8. TWIN CREEKS | 16. HOBLITZELLE PARK |
| | 17. WATERS CREEK COURSES |



COLLIN COLLEGE TECHNOLOGY CAMPUS
340,000 SQUARE FEET OF CLASSROOM, LAB AND OFFICE SPACE



GOLF CLUB AT TWIN CREEKS
SEVERAL COURSES FOR ALL LEVELS OF GOLFERS



CELEBRATION PARK
64 MILES OF TRAILS IN ALLEN, TEXAS



MARRIOTT CONVENTION CENTER AT WATTERS CREEK
90,000 SQUARE FEET OF FLEXIBLE CONVENTION, BALLROOM, MEETING AND EXHIBIT SPACE



WATTERS CREEK
A UNIQUE MIXED-USE URBAN PARK

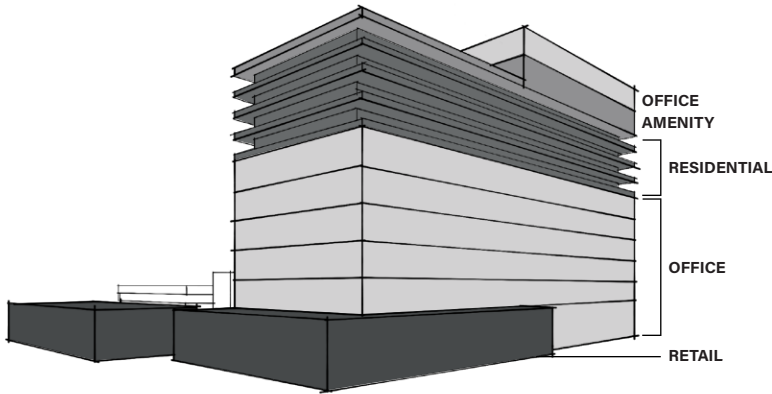


ALLEN ISD STEAM CENTER
ALLEN ISD #6 BEST SCHOOL DISTRICT IN TEXAS

the **COPE** modern

A modern mixed-use development that will set the bar for future developments in Allen. Located in Allen, Texas, the fastest growing city in Texas, and surrounded by great amenities.

The Cope Modern will be a desired place for anyone.



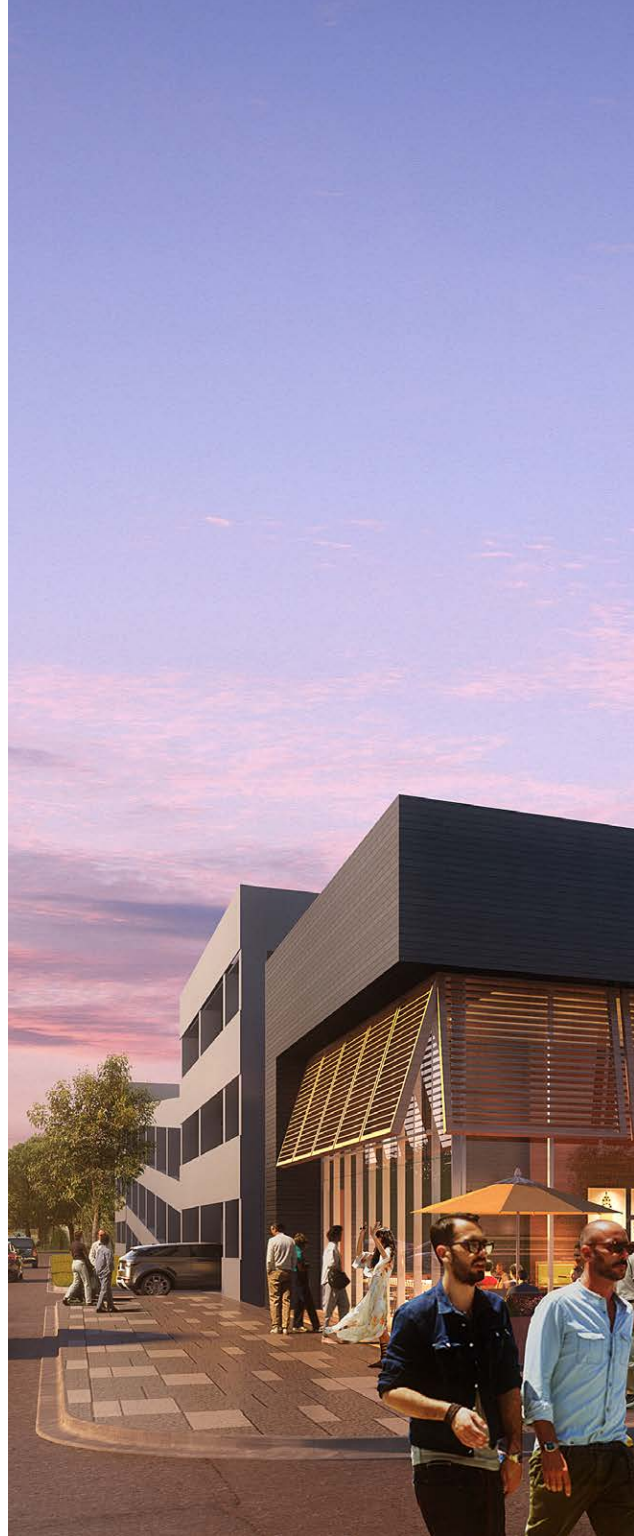
25,850SF

OFFICE FLOORPLATES

19,500SF

RETAIL/RESTAURANT

60 RESIDENTIAL UNITS





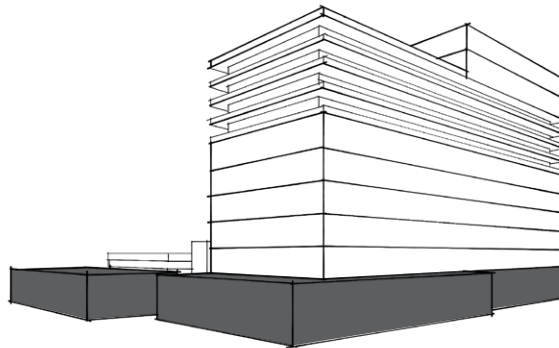
COPE EQUITIES

**LIVE
WORK
PLAY**

WORK. LIVE. PLAY



1. RESTAURANT/RETAIL SPACE (2,450 SF)
2. TENANT SPACE (10,000 SF)
3. OFFICE/RESIDENTIAL LOBBY
4. BELOW GRADE RESIDENTIAL PARKING ACCESS
5. LOADING DOCKS
6. RESTAURANT/RETAIL (XXXXX)
7. RETAIL/OFFICE PARKING STRUCTURE
8. OUTDOOR LANDSCAPE AMENITY SPACE





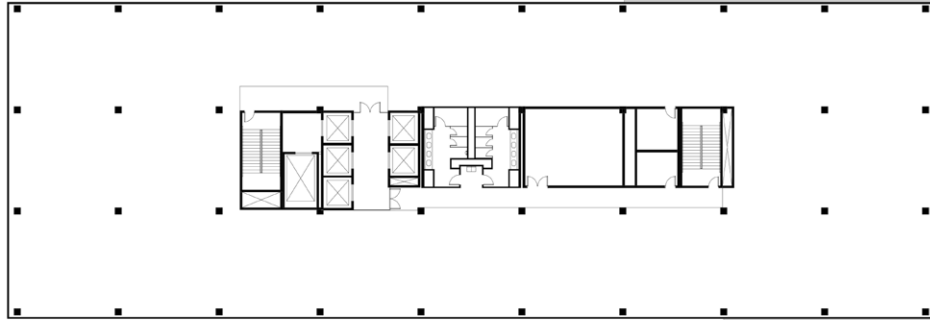
WORK





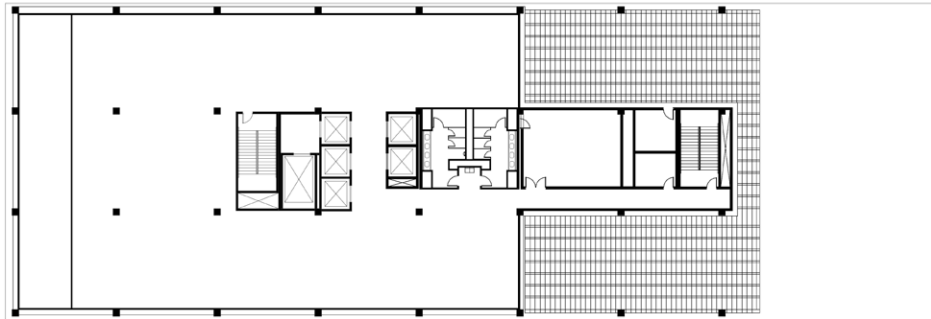
TYPICAL OFFICE (FLOORS 2-6)

25,850 SF



COPE OFFICE (FLOOR 12)

15,220 SF

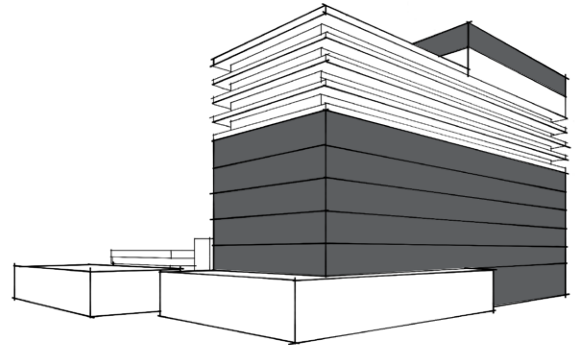


25,850^{SF}

TYPICAL OFFICE FLOORPLATE

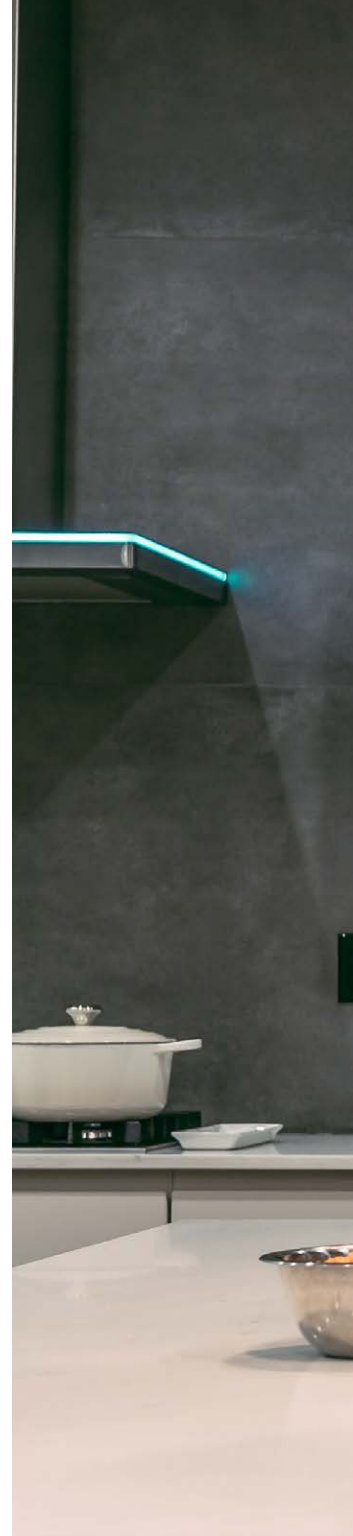
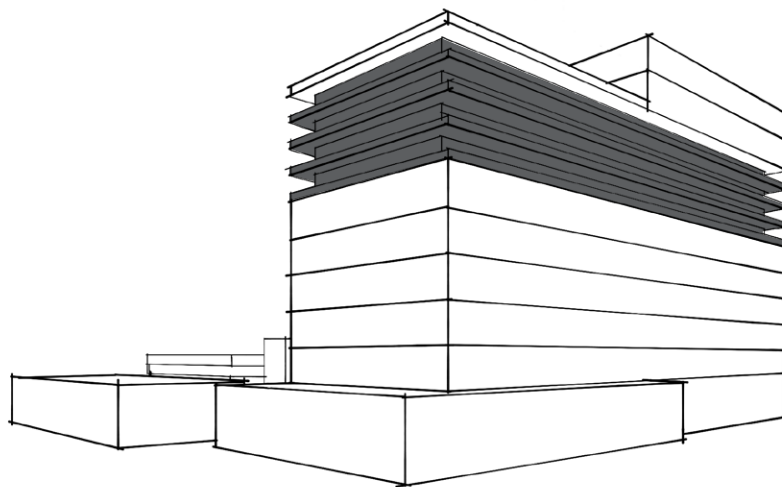
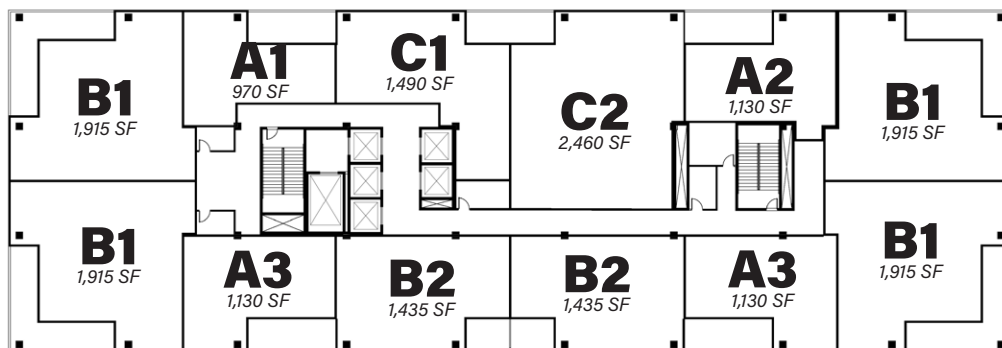
15,220^{SF}

COPE OFFICE FLOORPLATE



LIVE

TYPICAL RESIDENTIAL (FLOORS 6-10)





A1

1

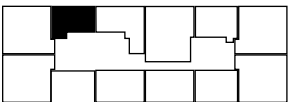
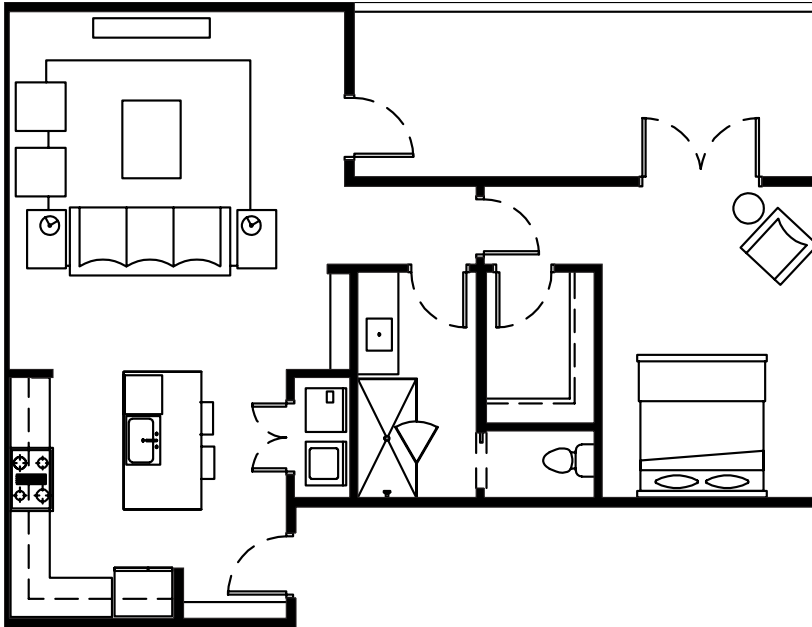
BED

1

BATH

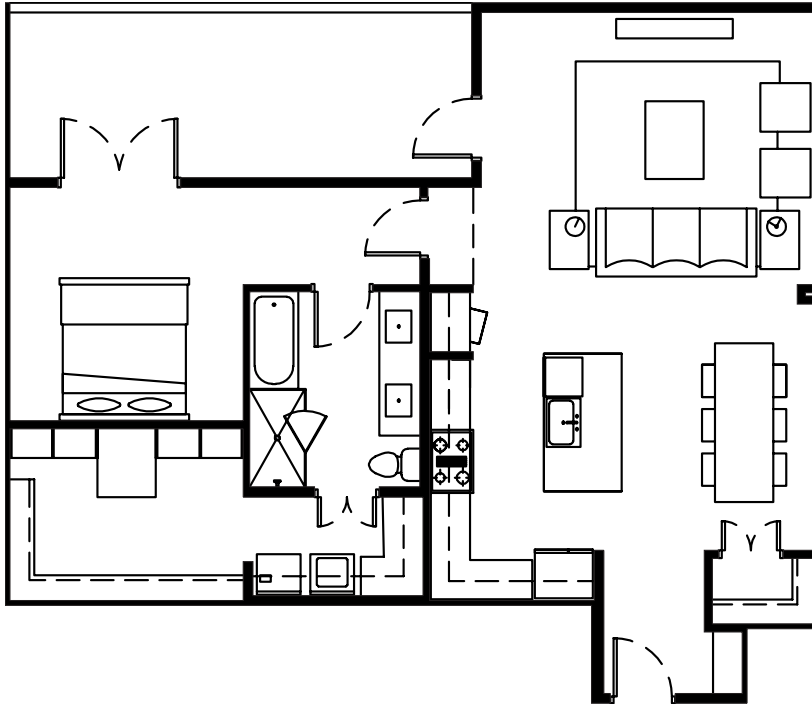
2

GUEST



970_{SF}

A2



1

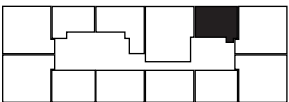
BED

1

BATH

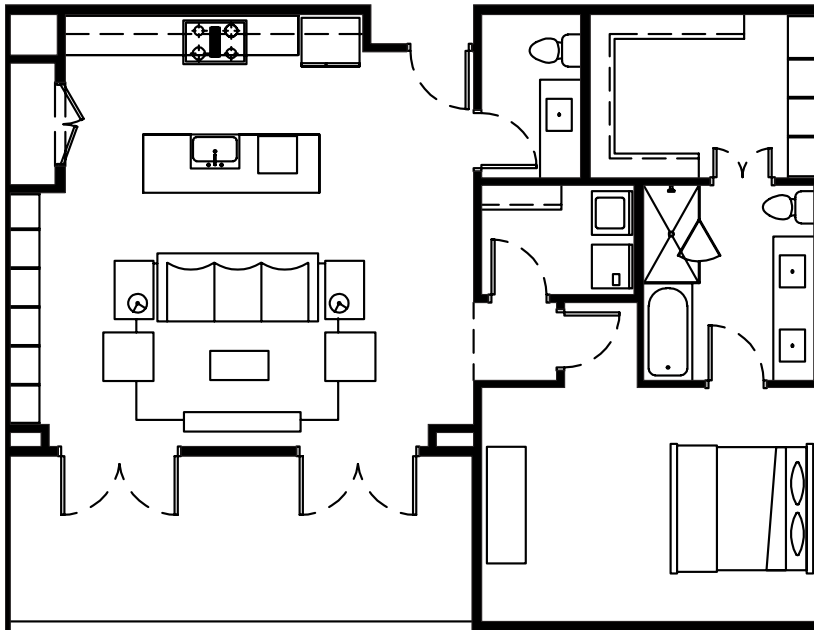
2

GUEST



1,130_{SF}

A3



1

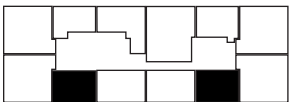
BED

2

BATH

2

GUEST



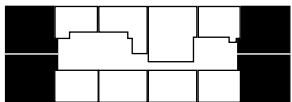
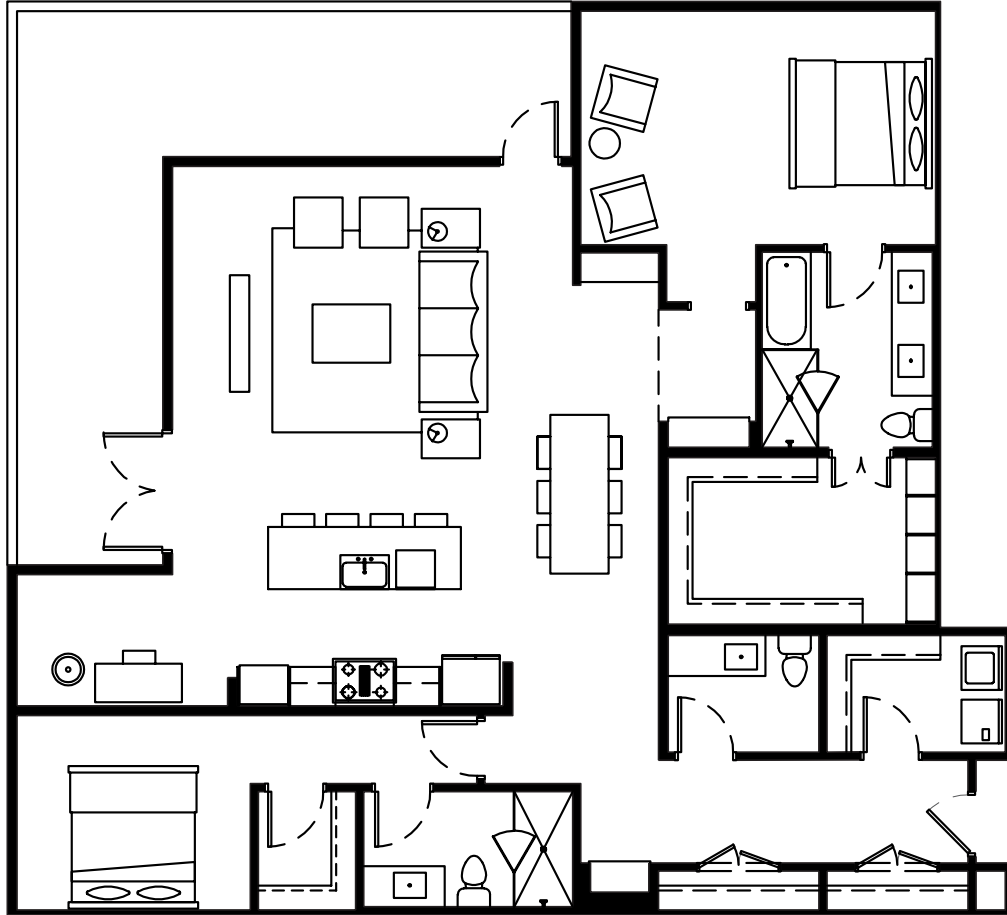
1,130_{SF}

B1

2
BED

3
BATH

4
GUEST



1,915_{SF}

B2

2

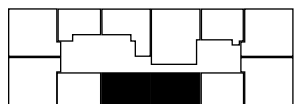
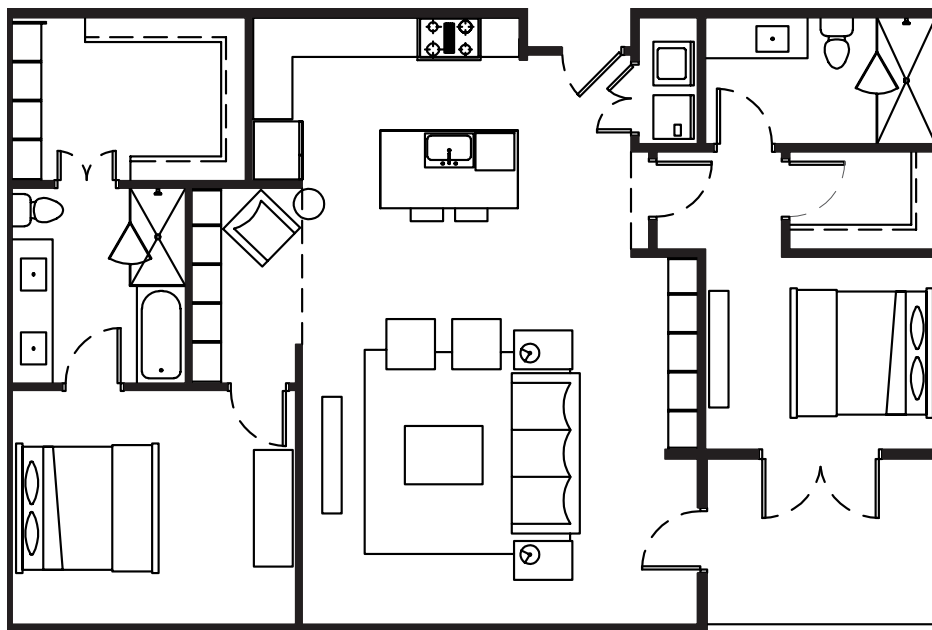
BED

3

BATH

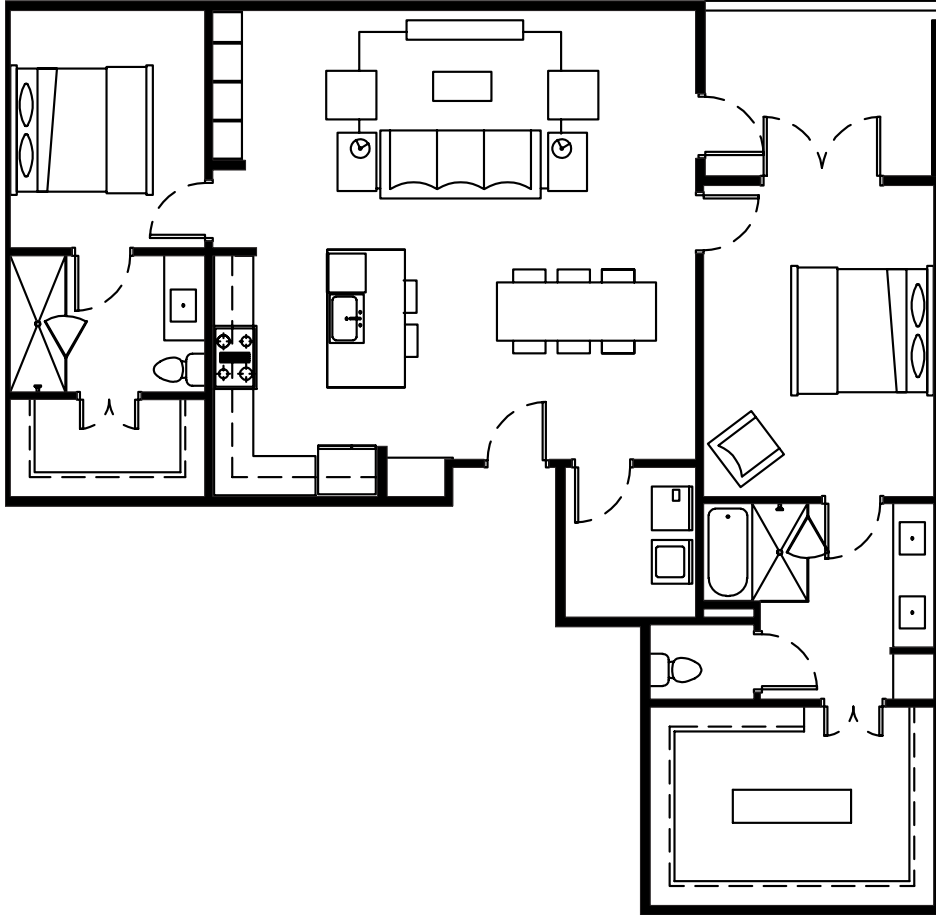
4

GUEST



1,435SF

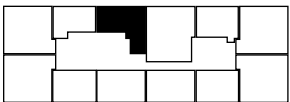
C1



2
BED

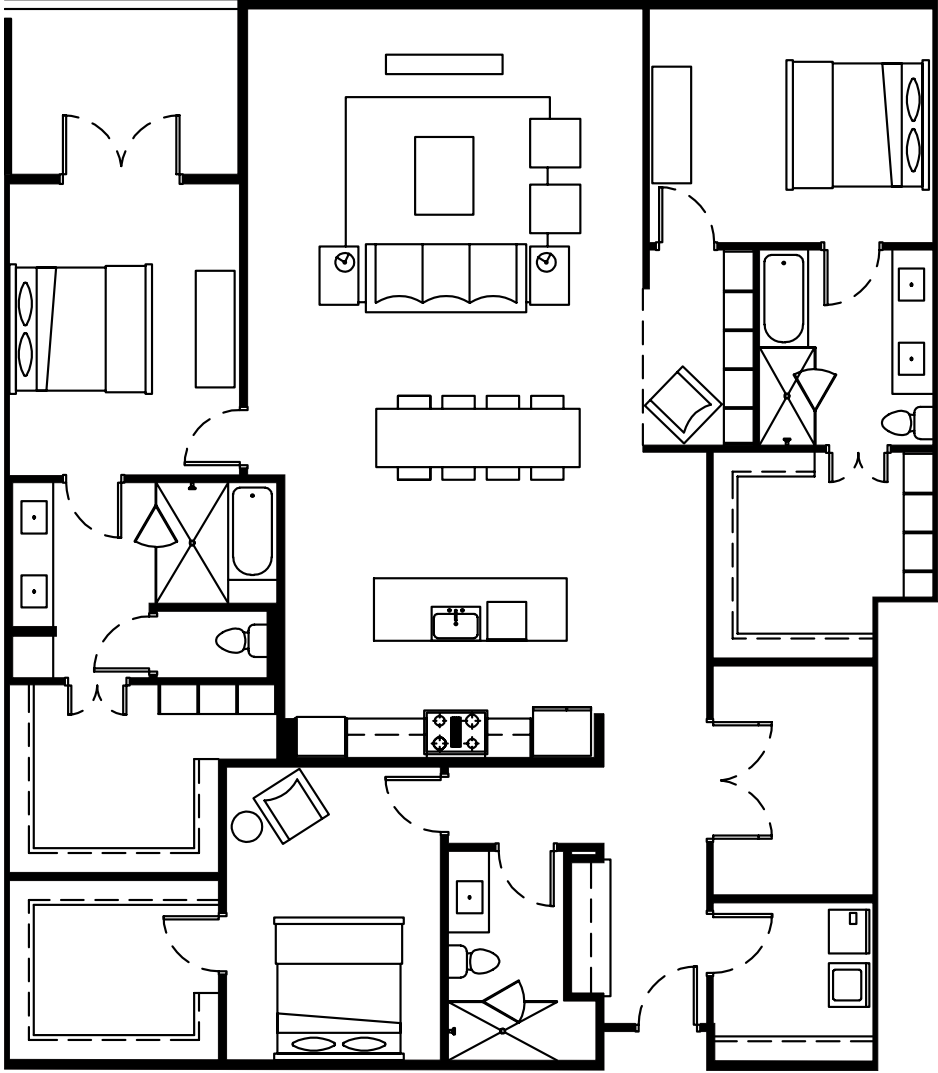
2
BATH

4
GUEST



1,490_{SF}

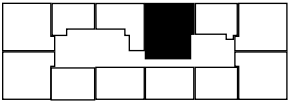
C2



3
BED

3
BATH

6
GUEST



2,460_{SF}

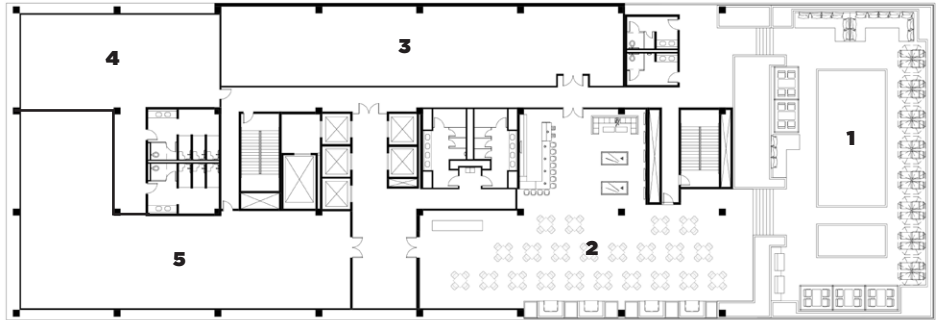


PLAY

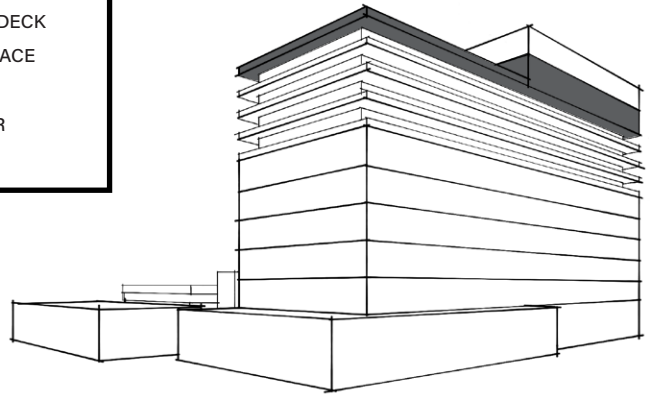




AMENITY DECK (FLOOR 11)
25,850 SF



- 1. POOL AMENITY DECK
- 2. RESTAURANT SPACE
- 3. KITCHEN
- 4. FITNESS CENTER
- 5. TENANT SPACE







**LIFE
BEGINS
HERE**

CONTACT

000 000 0000

COPE EQUITIES

0000 STREET NAME

SUITE 0000

ALLEN, TEXAS 75002

the **COPE**
modern

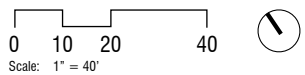
COPE EQUITIES

MIXED-USE TOWER AT ALLEN GATEWAY

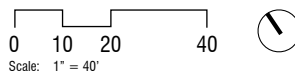
CONCEPTUAL DESIGN | 2019.05.29

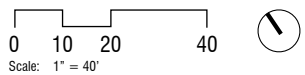


OMNIPLAN

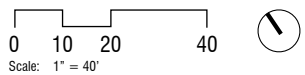


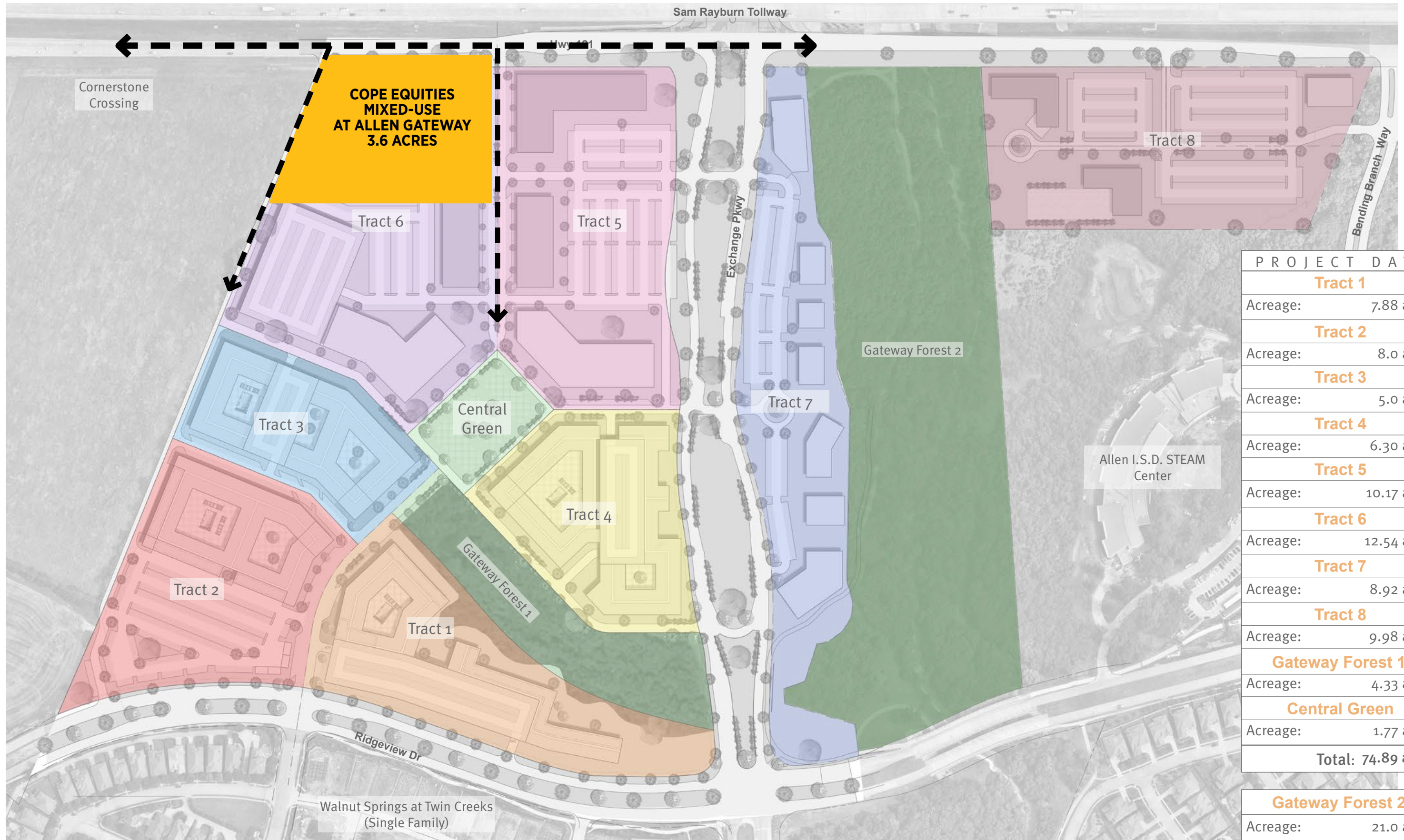












PROJECT DATA	
Tract 1	
Acreage:	7.88 acres
Tract 2	
Acreage:	8.0 acres
Tract 3	
Acreage:	5.0 acres
Tract 4	
Acreage:	6.30 acres
Tract 5	
Acreage:	10.17 acres
Tract 6	
Acreage:	12.54 acres
Tract 7	
Acreage:	8.92 acres
Tract 8	
Acreage:	9.98 acres
Gateway Forest 1	
Acreage:	4.33 acres
Central Green	
Acreage:	1.77 acres
Total:	74.89 acres
Gateway Forest 2	
Acreage:	21.0 acres



COPE TOWER AT ALLEN GATEWAY

Office	Gross SF	Ratio	Ratio	Req Parking
1st Floor	4,000	3.3 per 1000 sf	300	13
2nd Floor	25,850	3.3 per 1000 sf	300	85
3rd Floor	25,850	3.3 per 1000 sf	300	85
4th Floor	25,850	3.3 per 1000 sf	300	85
5th Floor	25,850	3.3 per 1000 sf	300	85
6th Floor	25,850	3.3 per 1000 sf	300	85
12th Floor	15,220	3.3 per 1000 sf	300	50
Total	148,470			490

Retail	Total NRSf	Ratio	Req Parking
Retail	8,200	7 per 1000 sf	142
Total New Retail	8,200		58

Multi-Family	Gross SF	NSRF @ 82%	# of units @ 1500 sf	Ratio	Req Parking
Total	103,400	84,788	57	1.5 spaces per unit	85

Amenity	Gross SF	Ratio	Req Parking
Total	25,850		

Total Required Parking:	632
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Provided Parking	Gross SF	Ratio SF per Space	Parking Provided
Residential Parking			
B1	42,500		88
Total	42,500		88

Commercial Garage	Gross SF	Ratio SF per Space	Parking Provided
B1	46,500		134
P1	44,650		114
P2	44,650		114
P3	44,650		114
p4	34,850		80
Total	215,300		556

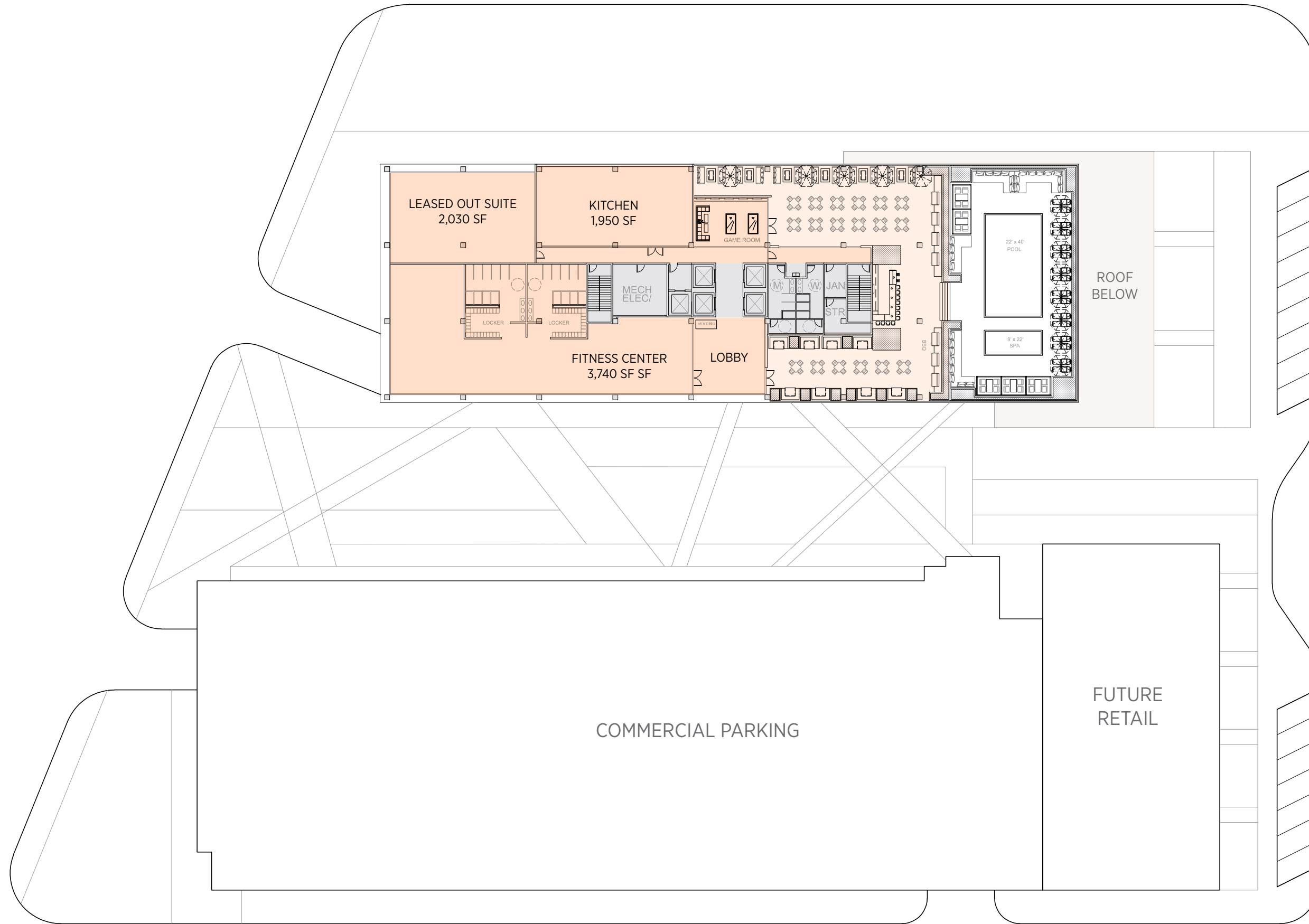
Total Provided Parking:	257,800	644
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PARKING CALCULATION

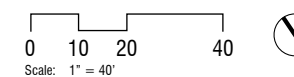
HWY 121 SERVICE ROAD

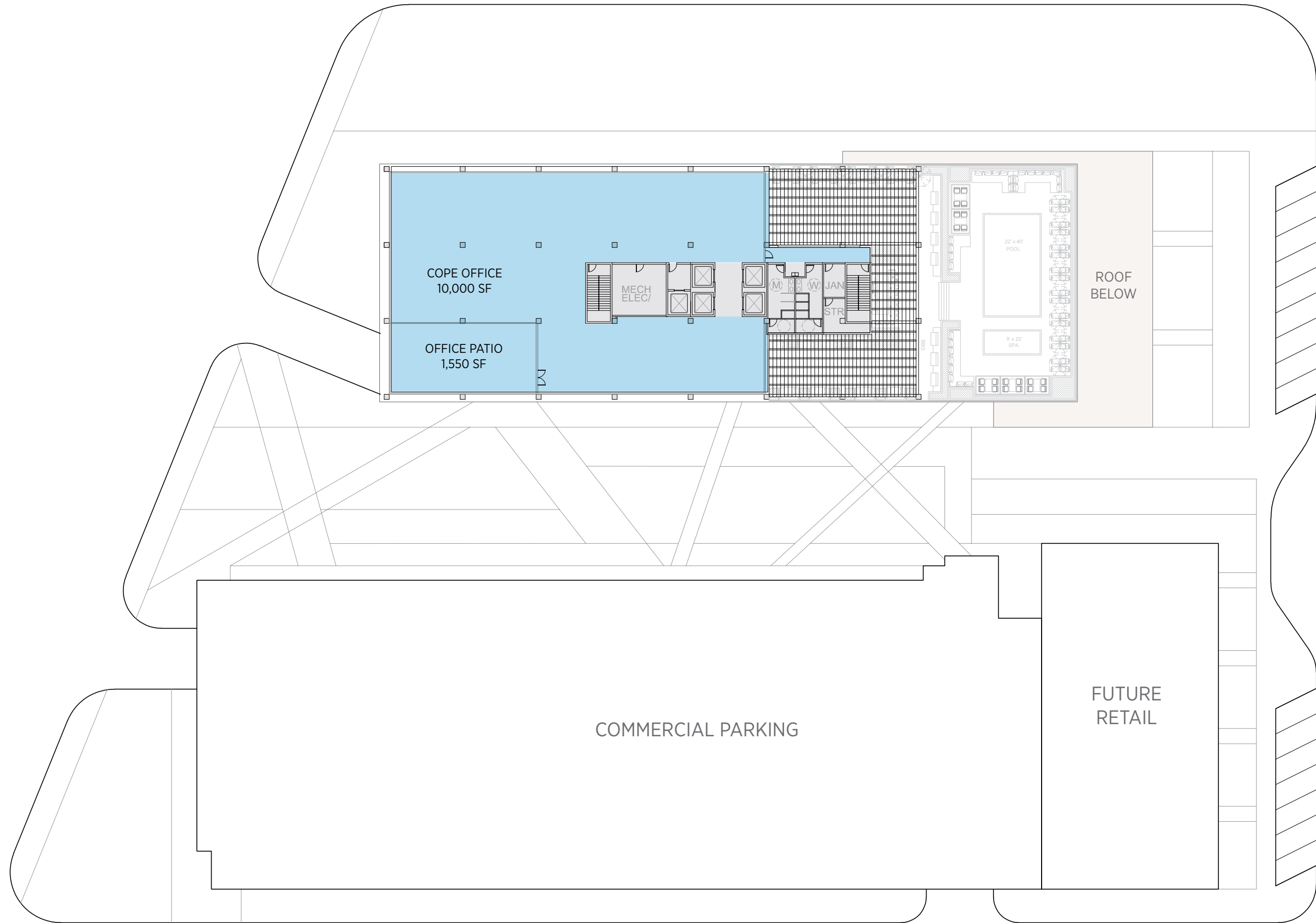


SITE PLAN 0 10 20 40
Scale: 1" = 40'

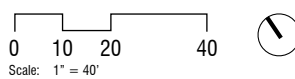


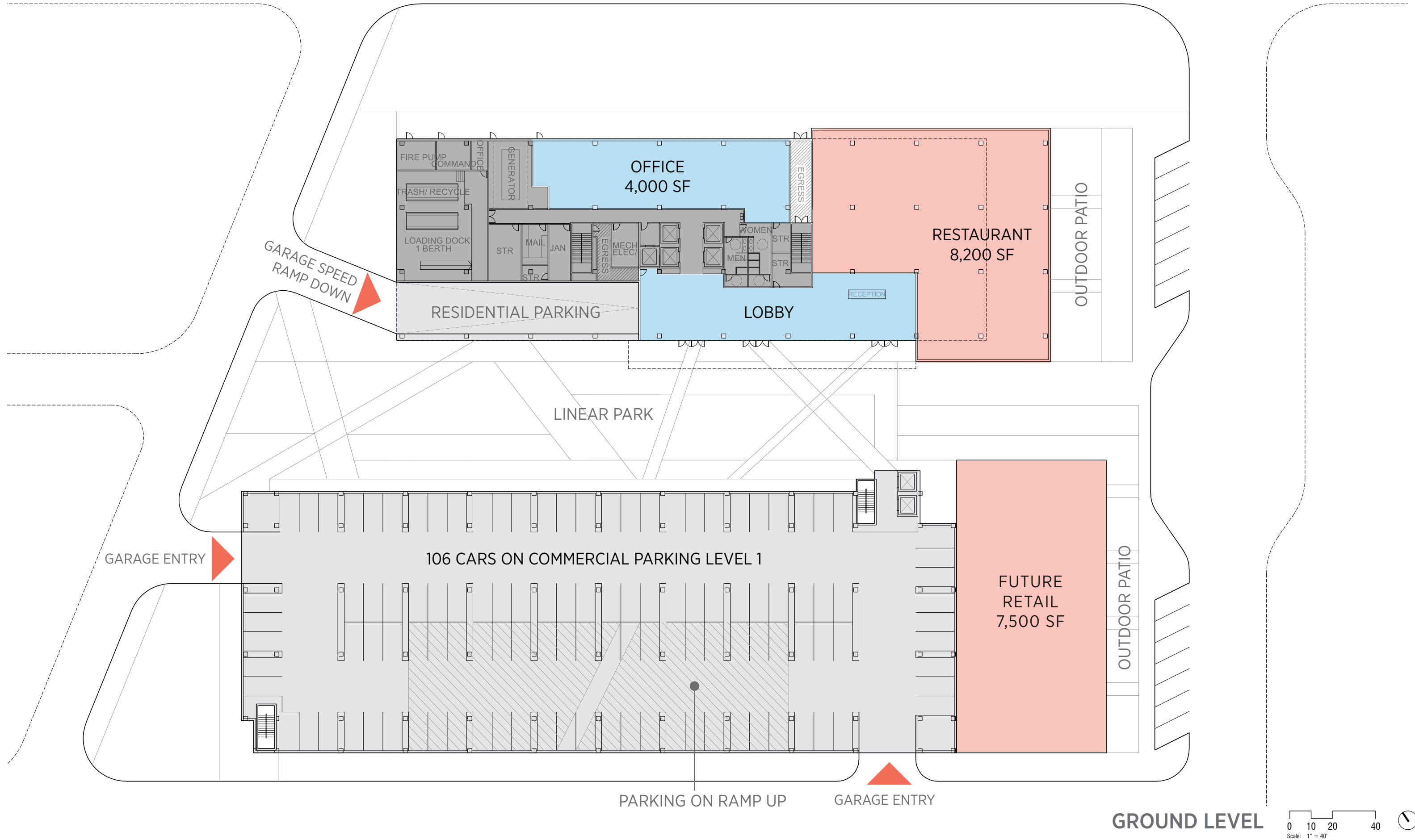
AMENITY FLOOR

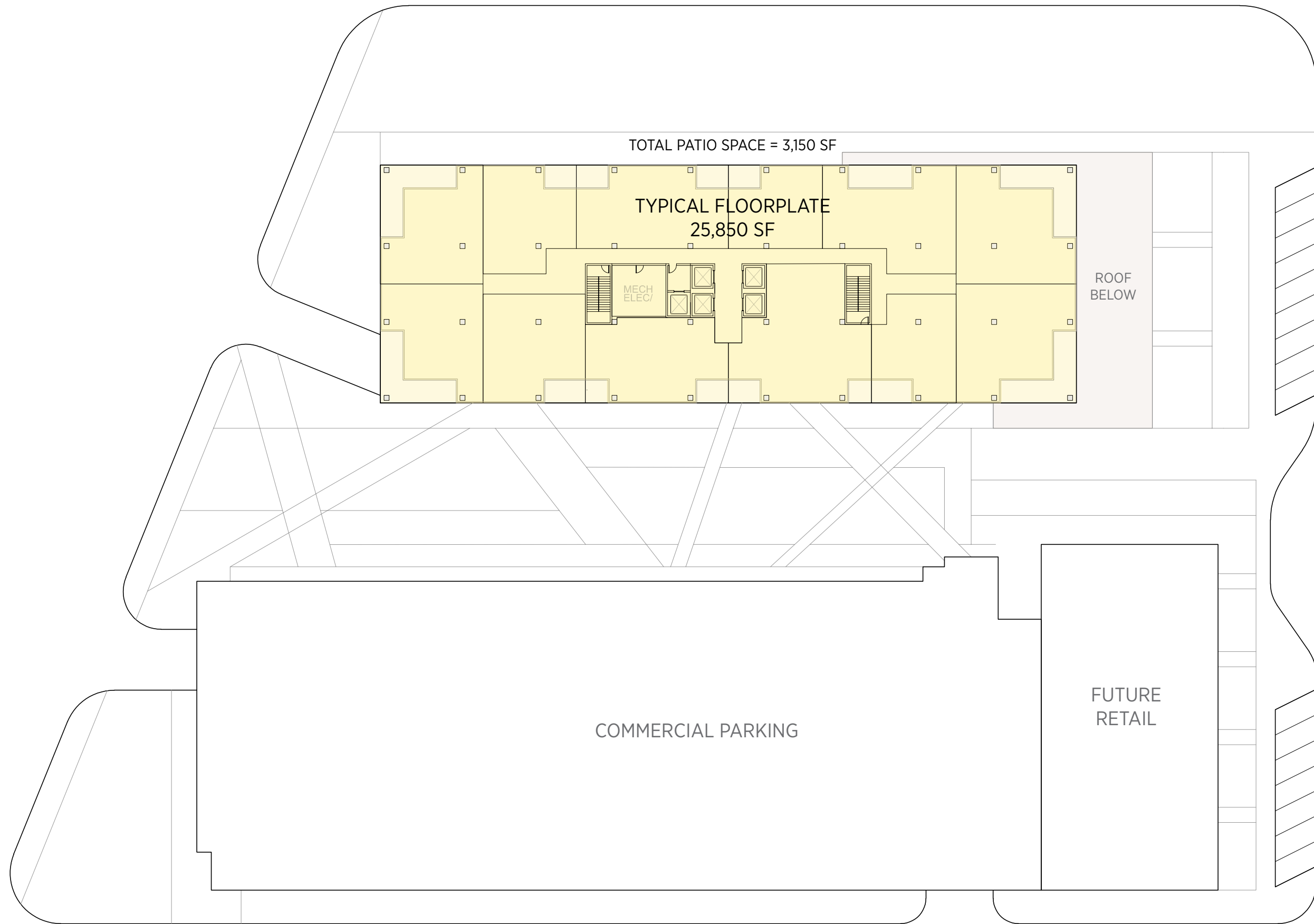




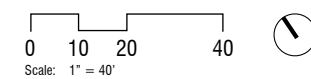
COPE OFFICE FLOOR

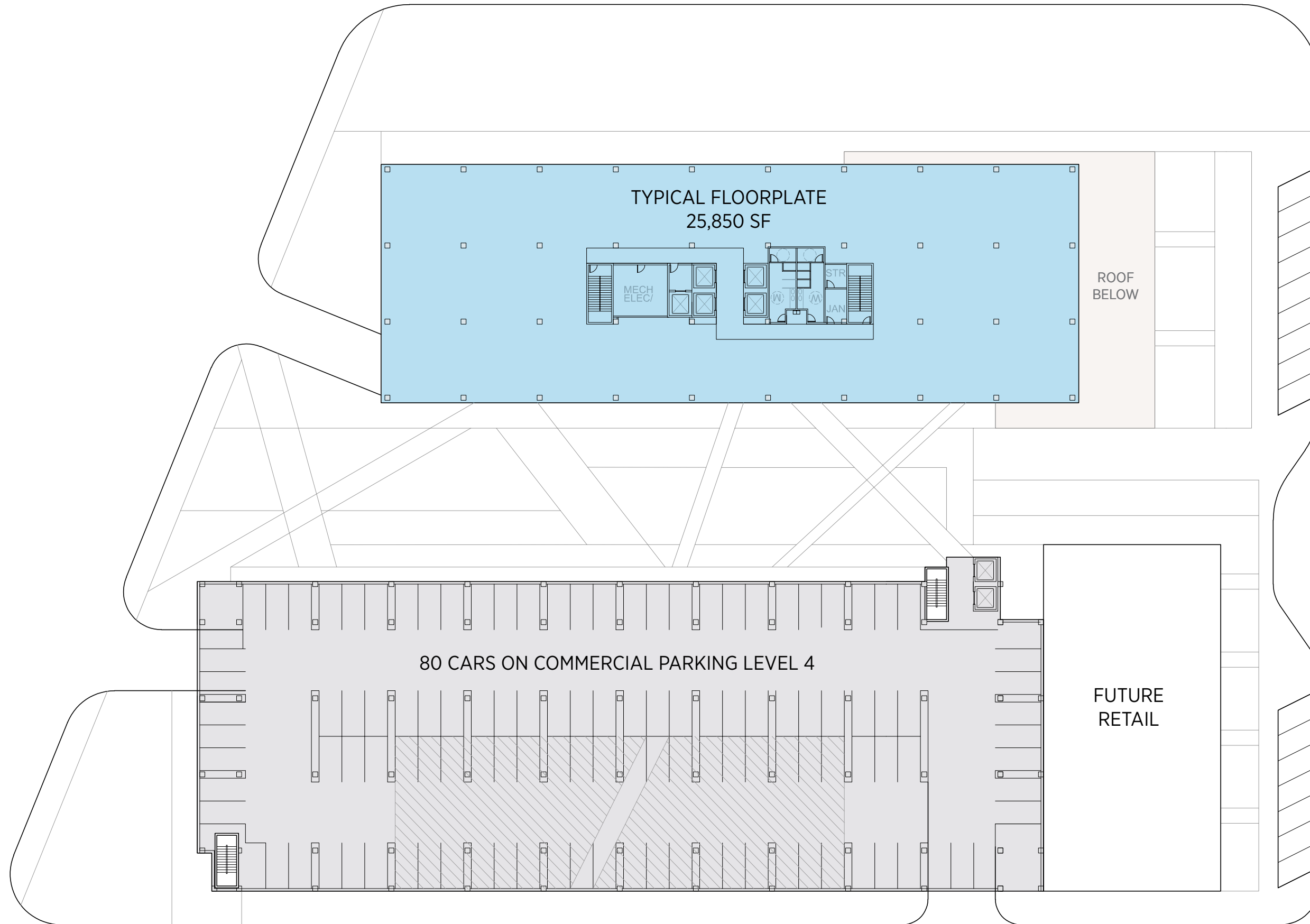




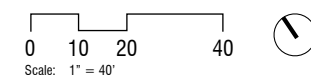


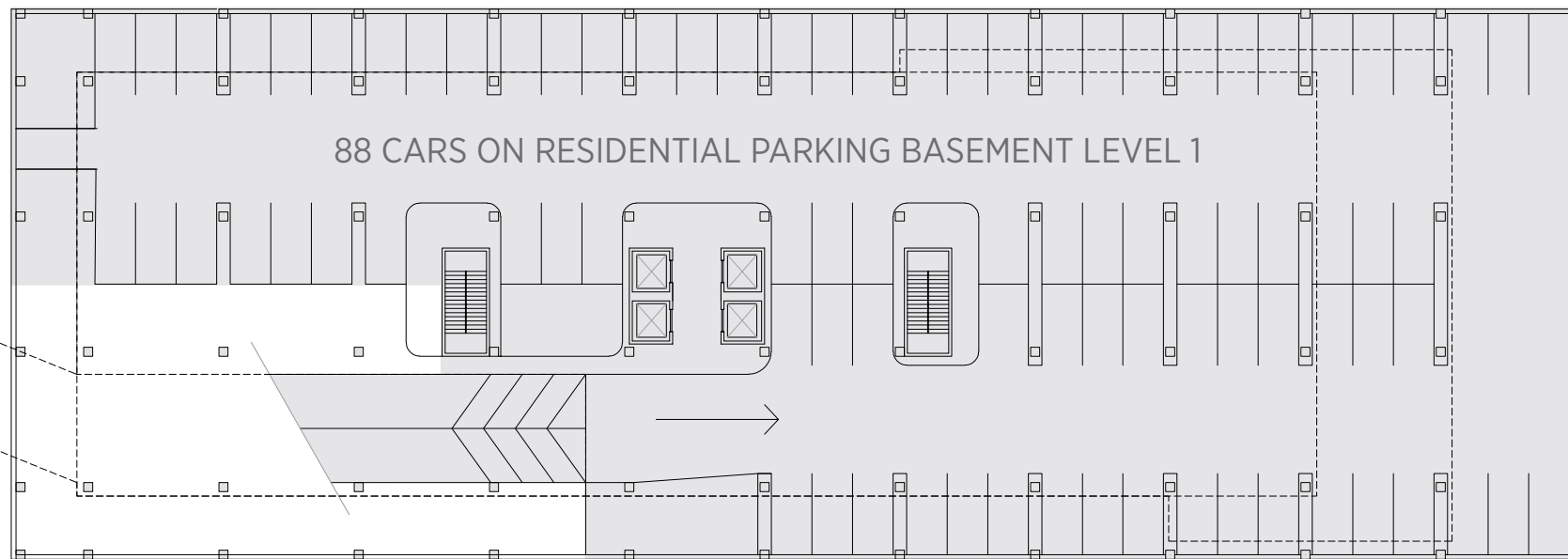
TYPICAL RESIDENTIAL LEVEL





TYPICAL OFFICE LEVEL AND PARKING LEVEL 4





BASEMENT LEVEL 1

