

# 2300 W. WHITE AVE #104 MCKINNEY, TX

COMMERCIAL OFFICE SPACE AVAILABLE FOR LEASE



*PROPERTY PRESENTED BY*

JANET CLARK-SELA REALTOR® | BROKER/OWNER  
SOCIAL LIVING REAL ESTATE BOUTIQUE

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🏠 P.O. BOX 868 MCKINNEY, TX 75070



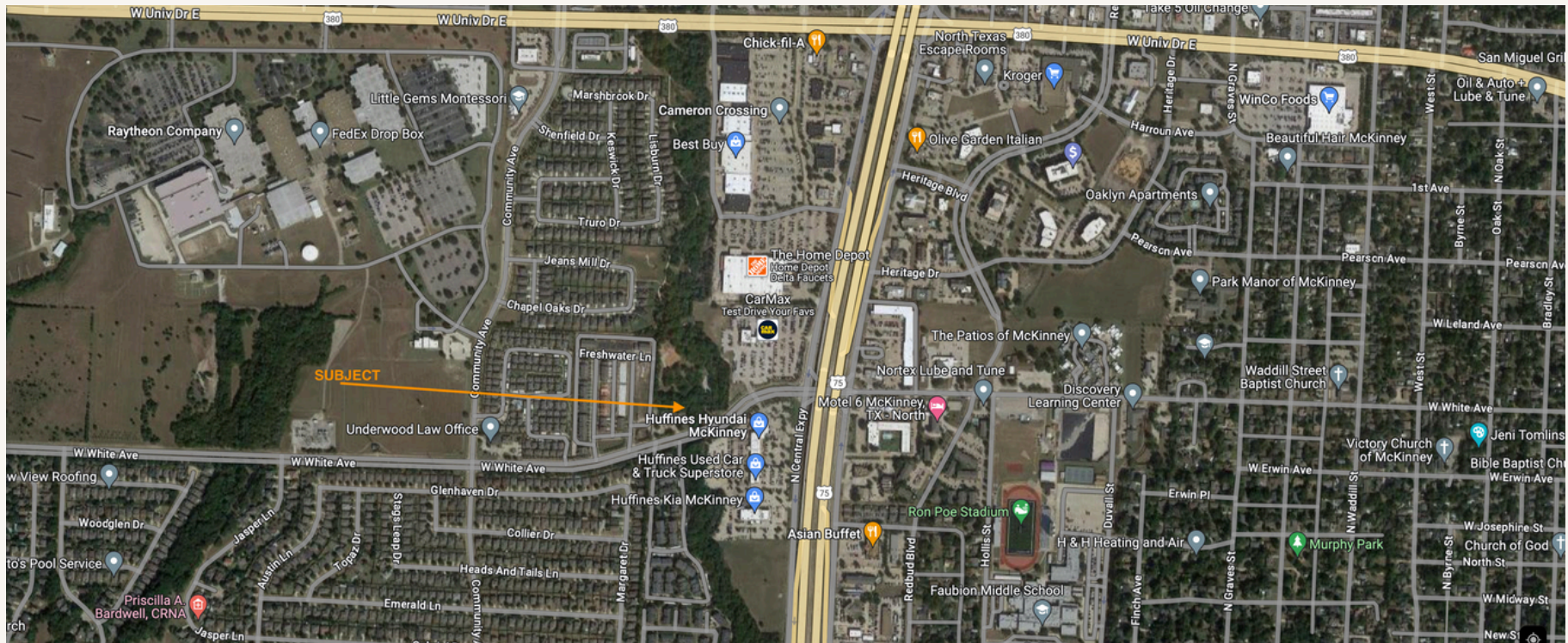


# SUBJECT PROPERTY LOCATION

1

## ZONING | OFFICE

The subject property is located on West White Avenue between Community Avenue and US Hwy 75, just south of US Hwy 380, in the City of McKinney, Collin County, Texas.

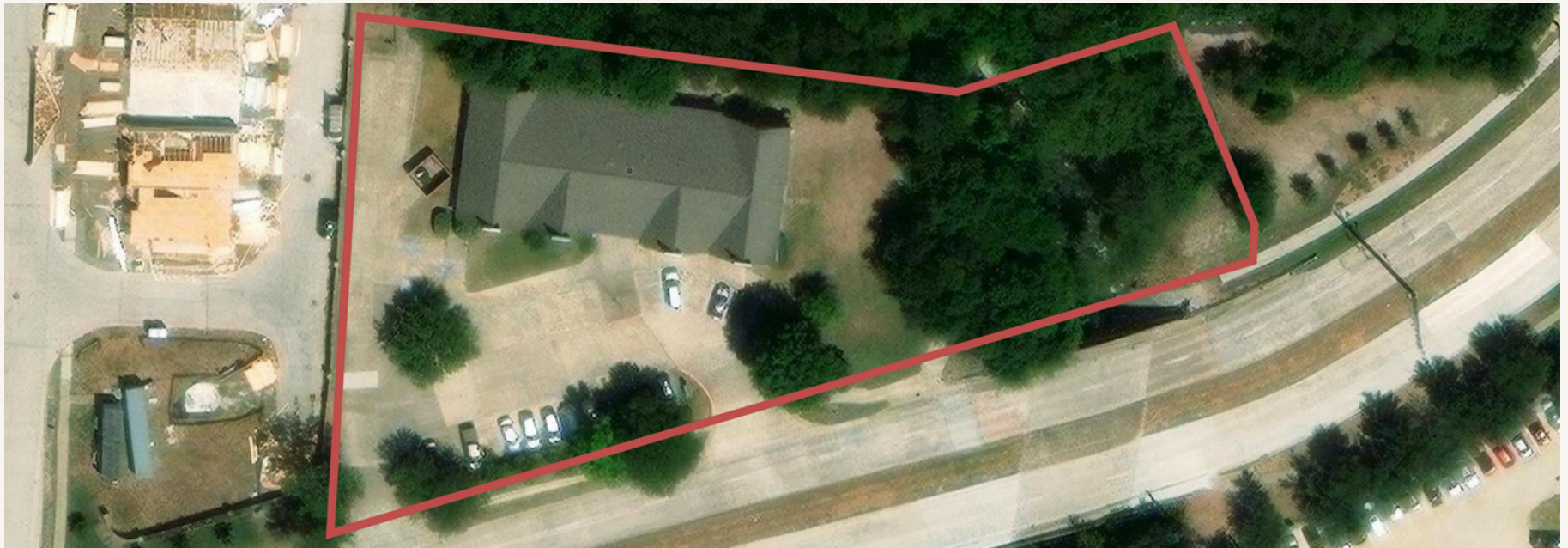


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# BUILDING AERIAL IMAGES



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# ABOUT THE SPACE | SUITE 104

3

## FLEXIBLE & VERSATILE PRIME MCKINNEY OFFICE SPACE AVAILABLE FOR LEASE

Discover the perfect home for your business in the thriving City of McKinney, Texas! Situated in a prime location, this versatile office space offers the ideal blend of accessibility and professionalism to elevate your business presence. Whether you are starting up or scaling up, this property caters to a variety of business needs and configurations.

### PROPERTY HIGHLIGHTS

#### TOTAL AREA

Available space ranges up to 2,316 square feet, capable of accommodating businesses of any size. The space can be divided to suit specific requirements, providing flexibility for both small and large enterprises.

#### DESIGN & LAYOUT

Modern interiors with an open floor plan that can be customized to include private offices, conference rooms, and a reception area. Large windows allow for an abundance of natural light, creating a bright and inviting workspace.

#### ACCESSIBILITY

Located just minutes from major highways and public transportation, this space provides easy access for both employees and clients. Ample on-site parking is also available.



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## AMENITIES

Enjoy proximity to local eateries, coffee shops, and retail centers, making it convenient to run errands or entertain clients during lunch breaks.

## COMMUNITY

Being part of McKinney, you'll be in one of the fastest-growing cities in America, with a vibrant community and a business-friendly environment.

## MULTIPLE USES

This property is zoned for multiple uses, making it an ideal spot for a variety of professionals including tech startups, creative agencies, financial services, or more.

Take advantage of this exceptional opportunity to lease a dynamic and adaptable office space in McKinney. With its strategic location, flexible layout options, and ready-to-go infrastructure, it is poised to support your business ambitions and growth.

Schedule a tour today and see how this space can be transformed to meet your unique business needs!



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# WHY LEASE IN MCKINNEY?

5

## DEMOGRAPHICS

McKinney's population is characterized by a healthy mix of young professionals and families. The city's median household income is above the national average, creating a strong and resilient local economy. The city boasts a well-educated workforce, making it an ideal location for businesses to thrive.

## QUALITY OF LIFE

McKinney is renowned for its high quality of life. Its historic downtown area exudes charm with unique shops, dining options, and cultural events. The city is also home to several excellent schools and parks, making it an attractive place for families to live and work.

## BUSINESS-FRIENDLY ENVIRONMENT

McKinney has consistently been recognized for its pro-business environment. The city actively supports economic growth and development, which bodes well for the long-term prosperity of the area.

## TRANSPORTATION

Convenient access to major highways, including US 75 and SH 121, ensures that this office building is easily accessible for tenants and clients alike. McKinney National Airport, Dallas Love Field Airport and DFW International Airport are all within a reasonable drive.

*Don't miss the opportunity to invest in this thriving city. McKinney's steady growth, strong demographics, and business-friendly atmosphere make it an ideal location to secure a valuable commercial property. Act now to capitalize on McKinney's bright future.*



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# 3D-VIEW FLOORPLAN | SUITE 104

6



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# 2D-VIEW FLOORPLAN | SUITE 104

7



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# PHOTO GALLERY | SUITE 104

8



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# PHOTO GALLERY CONTINUED

9



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# PHOTO GALLERY *CONTINUED*

10



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# INFORMATION ABOUT BROKERAGE SERVICES



## Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

**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.

**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.

**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.

### 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.

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Primary Assumed Business Name			
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>Janet@SocialLivingRE.com</u>	<u>(214)945-1970x700</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Information About

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