

Modern Office Space : 1382 square foot at 1400 N Coit Rd, McKinney, Texas 75071

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Modern Office Space built in 2024 with latest amenities

- Don't miss this opportunity to establish your business in a thriving location!
- 1382 Sq. ft of office /medical space available for lease
- Contact us today to schedule a tour

This is a prime location for your business to thrive. The 1382 square foot office space will be move-in ready in first week of Oct 1st 2024 and offers a variety of advantages, including a high concentration of healthcare professionals, excellent visibility and convenient access, proximity to major cities, and a location in an educational hub. Contact us today to schedule a tour and learn more about how this space can benefit your business.

1. Prime Location for Your Business:



2. McKinney , Frisco and Prosper Why This Location: Modern Look, Accessibility and Close to Tri-City Junction – Intersection of McKinney, Frisco and Prosper

Ideal Location for Healthcare Professionals



With 80% of the tenants in the building being healthcare professionals, this is an ideal location who are looking to establish or grow their line of business . Being surrounded by other healthcare providers fosters collaboration and opportunities for referrals. Additionally, the location is in a growing medical hub, making it easy to build your customer based for healthcare related services .



- 80% of tenants are in healthcare
- Collaborate with established healthcare providers
- Build your patient base in a growing medical hub

3. High Visibility and Convenient Access: This office space has high visibility and convenient access. Situated at a T-junction between Coit Rd and US-380, the location benefits from high traffic volume, ensuring your business will be easily seen by potential customers. Additionally, with convenient access from major roads, customer and clients will find it easy to reach your office. A New HEB store is ear marked to be built next to this property location , Potential increase in customer footprint .

- Located at a T-junction between Coit Rd and US-380 with high traffic volume
- Excellent visibility from major roads
- Convenient access for clients



4. Close Proximity to Major Cities

- Easy access to McKinney, Frisco, and Prosper
- Expand your market reach to a larger customer base
- Strategic location for businesses serving multiple cities
- Upcoming HEB marked for development next the property location

The office is close to the major cities of McKinney, Frisco, and Prosper. This strategic location allows you to expand your market reach to a large customer base and serve clients in multiple cities.

5. Educational Hub

- Directly Opposite Rock Hill High School
- Daniel B Jones Middle school opening in August 2024
- High visibility to a large student population

The office is directly opposite Rock Hill High School and close to a new middle school opening in August 2024. This high visibility to a large student population can be beneficial for businesses that cater to students, such as tutoring services, after-school programs, or retail stores.

Details of the layout

Location:

Crescent Parc
1400 North Coit Road,
Suite 1702
McKinney, Texas 75071

Space Available:

Fully Finished Out
Professional Office Available
1,382 RSF

Site / Floor Plan

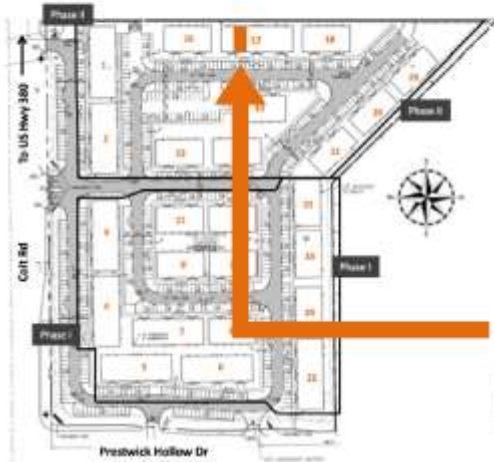


EXHIBIT A
SITE PLAN

