

DOWNTOWN MCKINNEY SPACE FOR LEASE

OFFICE SPACE ON THE SQUARE

119 W VIRGINIA ST. - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	13,752 SF
AVAILABLE SF	1,228 RSF
MINIMUM DIVISIBLE	265 RSF
MAX. CONTIG.	346 RSF
LEASE RATE	\$36.00 /SF
LEASE TERM	1 - 5 YEARS

FEATURES

ZONING	MTC - MCKINNEY TOWN CENTER
PARKING	PUBLIC PARKING LOT NEAR PROPERTY
TENANCY	MULTIPLE
RESTROOMS	2 PER FLOOR



AVAILABLE SUITES

SUITE 202	346 RSF	AVAILABLE NOW
SUITE 208	336 RSF	AVAILABLE NOW
SUITE 301	281 RSF	AVAILABLE NOW
SUITE 302	265 RSF	AVAILABLE 5/1/26

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 469.396.8307

joncox@careycoxcompany.com

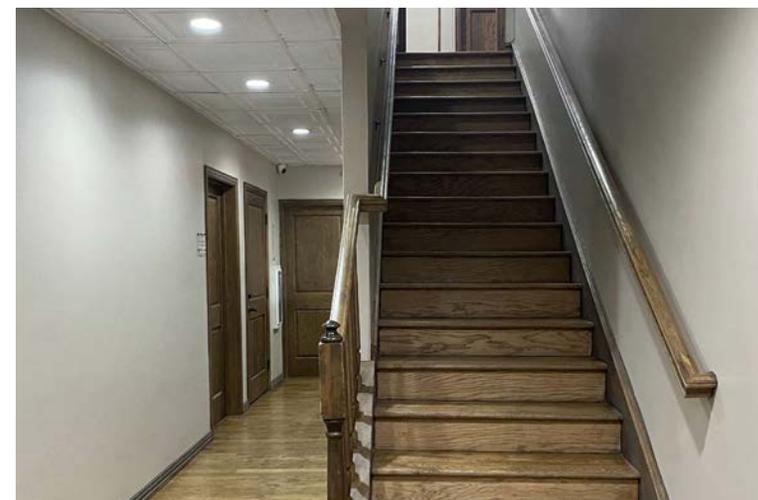
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These executive office suites offer a professional workspace in the heart of Historic Downtown McKinney, one of the city's most vibrant and walkable commercial districts. The suites feature updated flooring, shared restrooms on each floor, and available tenant signage, creating a polished environment ideal for attorneys, consultants, creatives, and other professional users. Surrounded by popular restaurants, boutique retail, and community events, tenants benefit from the energy and convenience of the downtown core. With nearby public parking and flexible lease terms, this location provides an excellent opportunity for businesses seeking a recognizable presence in McKinney.

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NEARBY BUSINESSES



DEMOGRAPHICS

2024 - Source CoStar

	1-Mile	3-Mile	5-Mile
Total Population	15,725	56,768	135,428
Median Household Income	\$59,724	\$71,021	\$93,477

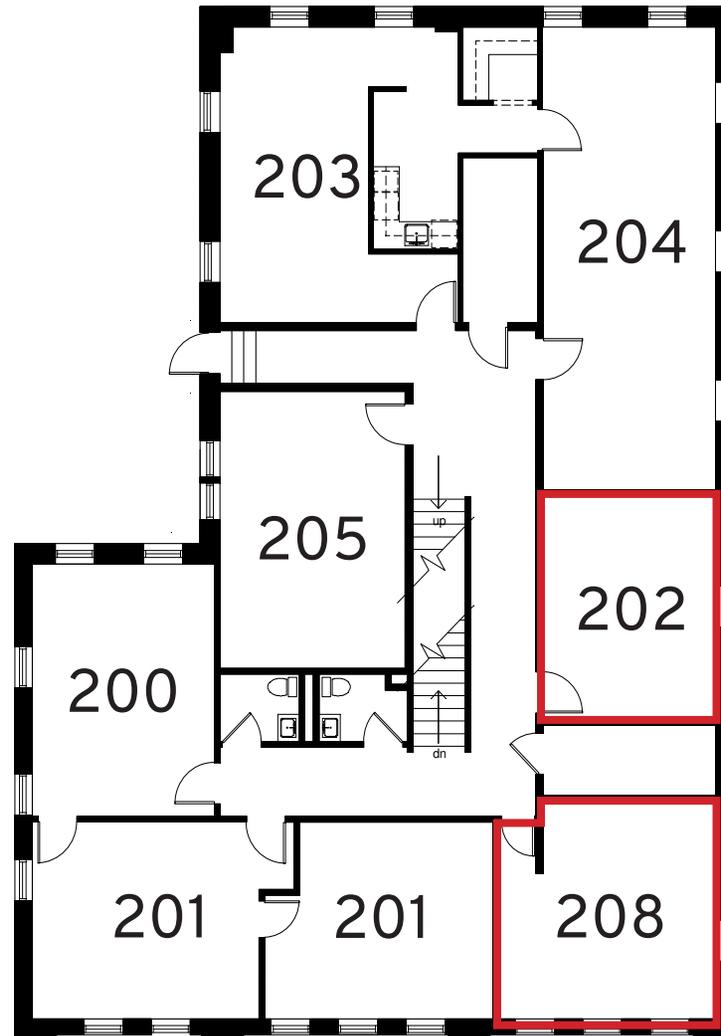
TRAFFIC COUNTS

VIRGINIA @ TENNESSEE	10,470 VPD
E LOUISIANA @ W LOUISIANA	7,315 VPD

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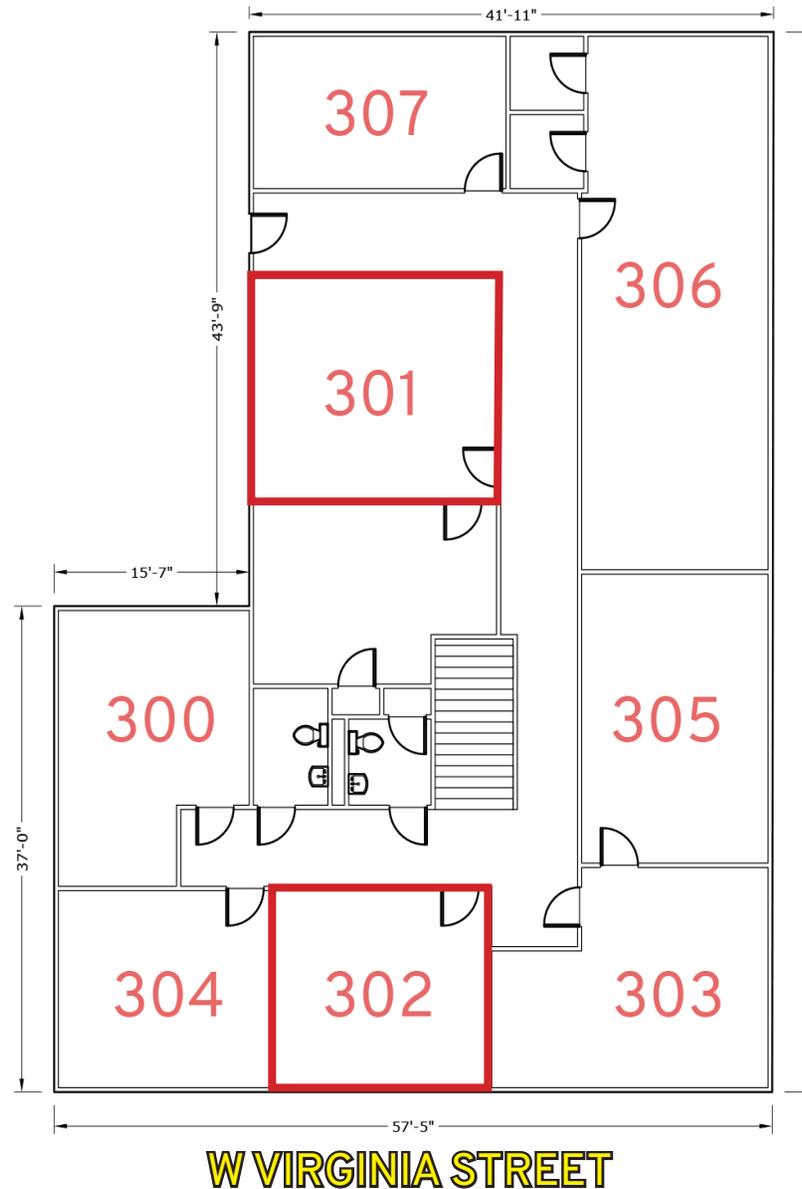
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2ND FLOOR PLAN



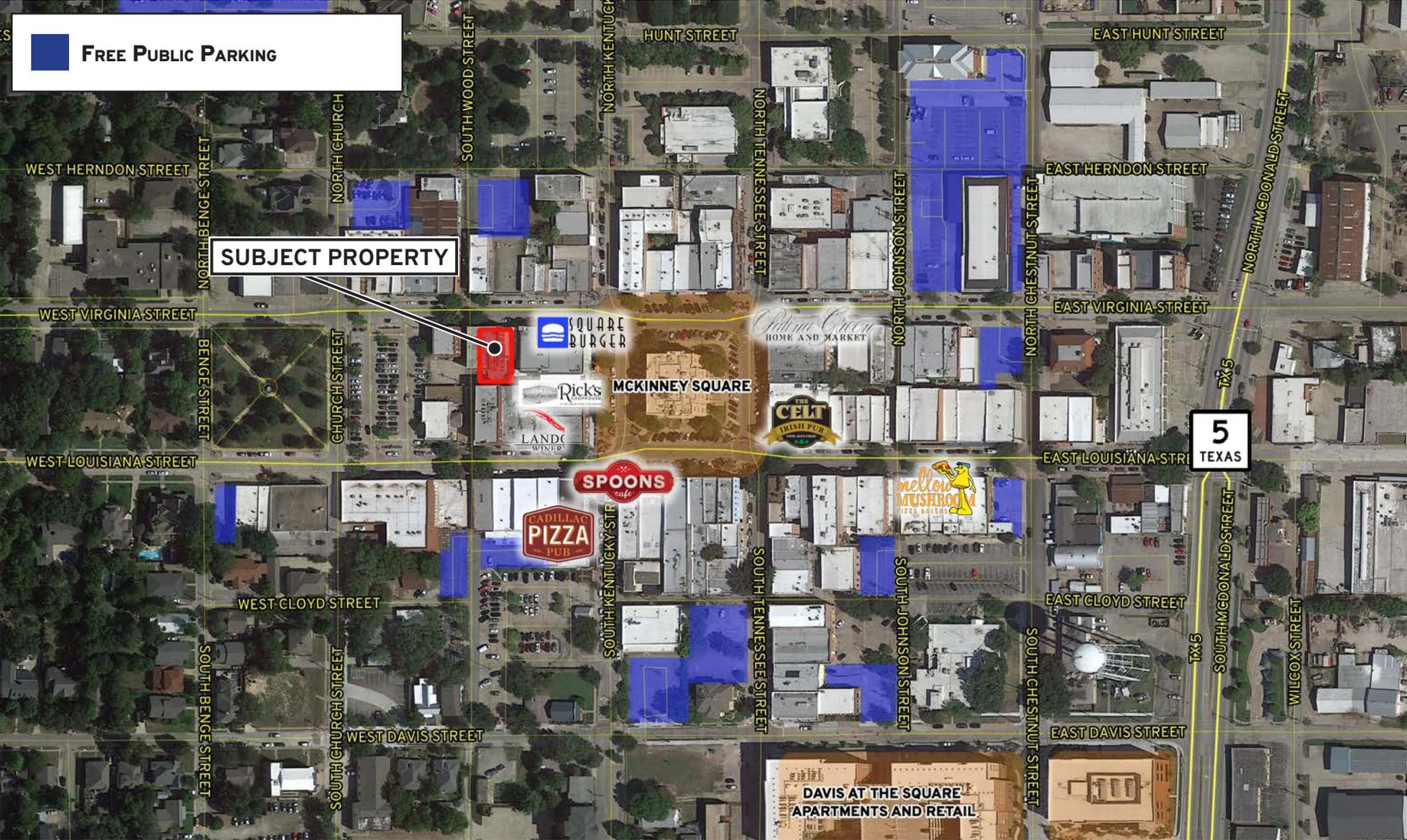
W VIRGINIA STREET

3RD FLOOR PLAN





PROPERTY AERIAL

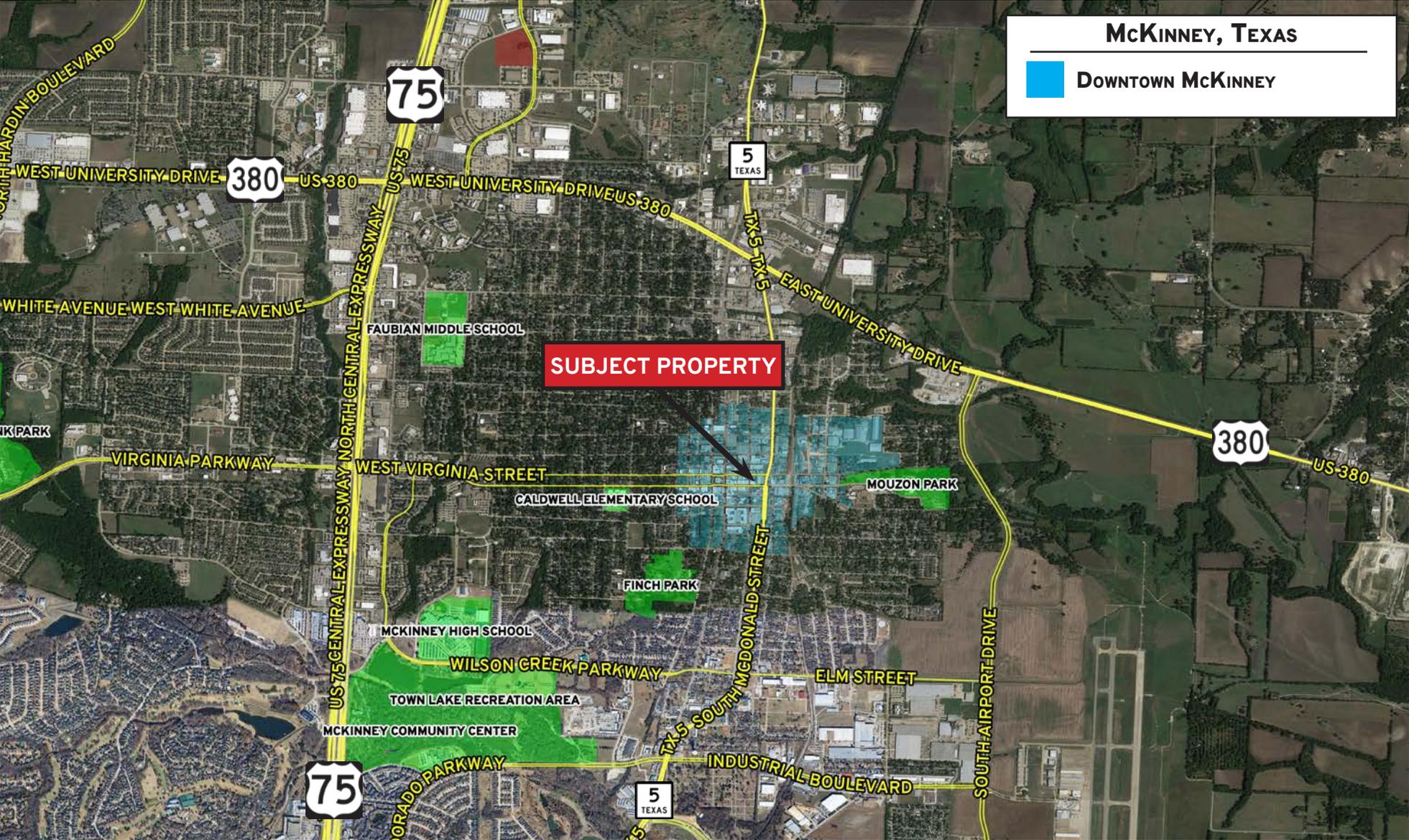


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PROPERTY LOCATION

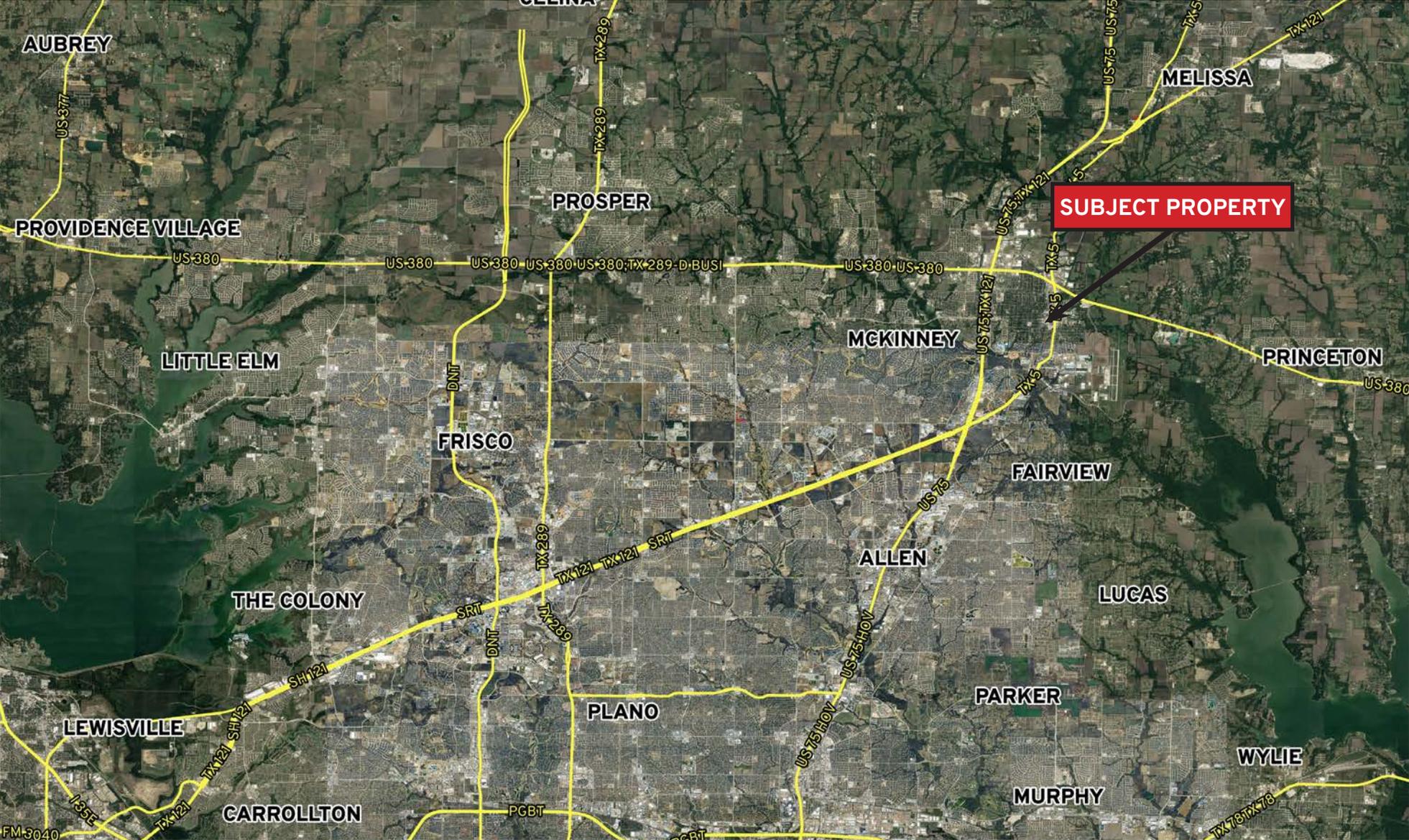


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DFW METROPLEX LOCATION



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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 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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date