



# Westridge Office Condos

1402 S. Custer Road • MCKINNEY, TX 75070



## FEATURES & DESIGN

- Single-story office building with private front-door entrances.
- Office size 1225
- Each unit includes tenant controlled HVAC systems with separately metered electricity.
- Hardwood floors in reception area and hallway.
- Cabinet and granite countertop with sink in break room.
- Completed interior space provided by landlord.
- Fully landscaped development maintained by Community Management Association.

## GENERAL LEASE TERMS

- Rental Rate \$2800 unit + HOA fee
- HOA fee of \$210.00 per month, covers water, sewer, trash and common area maintenance.
- Tenant pays for metered electricity costs, Internet, phone, janitorial service.
- suites available suite 704
- 3 to 5 year lease terms



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Units 701 available for lease.



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### Unit Floor Plan

#### Professional Finishes Include

- Beautiful stone facade with landscaping
- 9ft Ceilings
- Double Door entry with store front glass and millwork
- neutral interior paint
- handicap-accessible restroom
- drop ceilings in offices and tray ceiling in reception area
- 8ft Interior doors
- wood cabinetry in kitchen with granite counter tops upper cabinet, and refrigerator hook up.
- wood floor at entry and carpet in offices.



floor plan 1225sf



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