

# 110 North Tennessee Street

McKinney, Texas 75069

Historic Bank Building | For Lease



# An Iconic Landmark on the Square

A rare opportunity to lease one of the most recognizable buildings on Downtown McKinney's Historic Square. Built in 1912 and formerly home to the iconic First National Bank, this architectural showpiece was meticulously restored in 2014 and offers unmatched presence, character, and visibility.

We are seeking a single, long-term tenant to occupy the entire building, which includes approximately **3,200 SF on the retail level**, approximately **800 SF on the mezzanine**, and approximately **1,000 SF in the basement** suitable for storage or a potential wine room. The mezzanine level may also be utilized for office or private client space. The space is currently occupied by a beautiful western store.

## Property Highlights

- Heavy foot traffic
- Highly visible
- Stunning exterior and interior
- Fenced patio area
- True show-stopper

## Lease Terms

- Rate: \$20.00 PSF + NNN + E
- NNN: Est. approx. \$7.00 PSF
- Tenant pays electricity



Approx. 5200 SF (3,200 Retail Space)

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Prime location on Historic  
Downtown McKinney Square













