

1402 S. CUSTER ROAD, #504, MCKINNEY, TEXAS 75072

LUXE FULL CORNER UNIT FOR LEASE | PRIVATE ACCESS | AMPLE PARKING | WEST RIDGE OFFICE CONDOMINIUMS



SUMMARY-

LEASEABLE TOTAL SF:	1,230/plans
STORIES:	Single
CONSTRUCTION:	Stone/Masonry
PARKING:	Common, 168 spaces
HOA (included):	CAM, water, trash, exterior insurance
YEAR BUILT:	2017
ALL INCLUSIVE:	Lease includes water, trash, exterior insurance, CAM, landscaping
PRIME LOCATION:	Ideal access to 75, 189, 121 & 380

OVERVIEW-

FOR LEASE: 1, 230 square foot CORNER SUITE is located in the West Ridge Office Park among prestigious and recognized businesses. The exterior features a single story entrance and ample surface parking on landscaped and maintained grounds. Glass double doors make a statement and open to a luxe reception area with tray ceiling, modern silk chandelier, coordinated colors, crown molding and added details that ensure a great first impression. A spacious and modern meeting room is at the entrance and features natural light and additional outlets and connections to support presentations. The finishes throughout are elevated and on point. Engineered hardwoods add warmth and opulence to the reception, meeting and hall spaces. High-end textured carpet extends to the offices. Coordinated tile is featured in the lounge and restroom for a cohesive, upscale presentation. The use of space is efficient with storage in smart places, shelves and construction technologies were applied to ensure energy efficiency including sun filtering shades, and HVAC with separately metered electricity. Offices are stately with tall ceilings and panel doors, ledge window sills, natural light, some with shelves and monitor mounts already installed. As an added benefit, the HOA is included with the lease and includes water, trash, exterior insurance, maintenance and landscaping.

**Hillary
Leutwyler**

REALTOR®, ABR®, C2EX

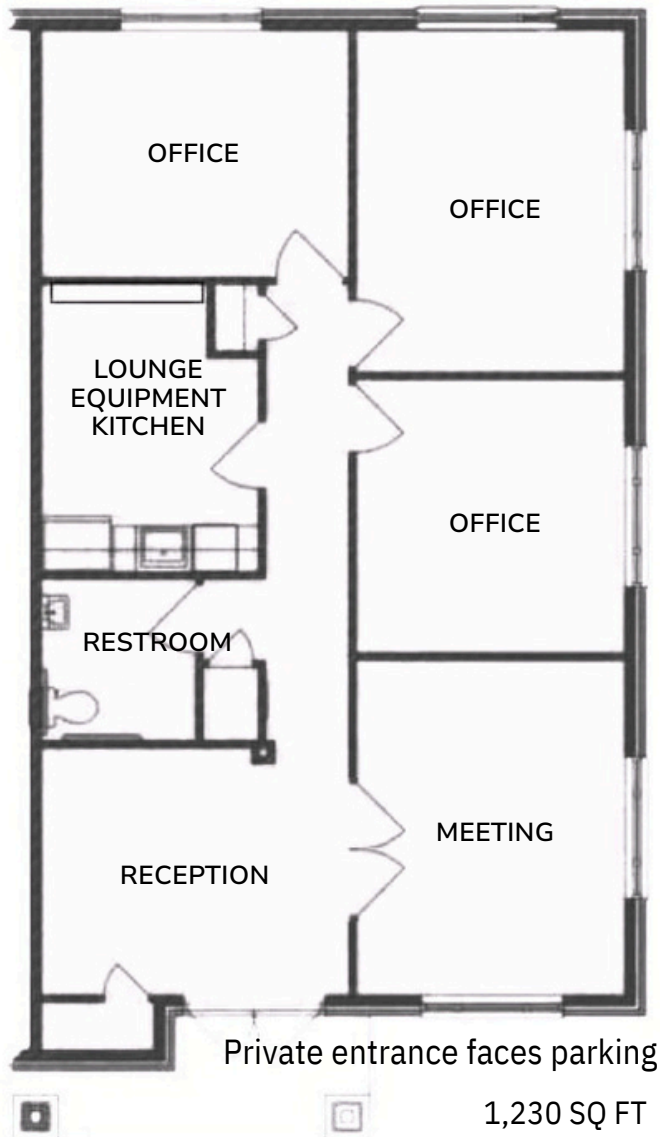
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TIMELESS EXTERIOR



HOA AMENITIES



Owner pays:

- Taxes
- HOA that covers: Common area maintenance, Landscaping, Exterior insurance (including the roof)
- Water and Trash

Tenants pay:

- Own Electric
- Own Internet
- Carry business liability insurance

Lease details:

- The lease is gross modified with annual escalations of \$150 additional each month additional beginning January 1 of each year.

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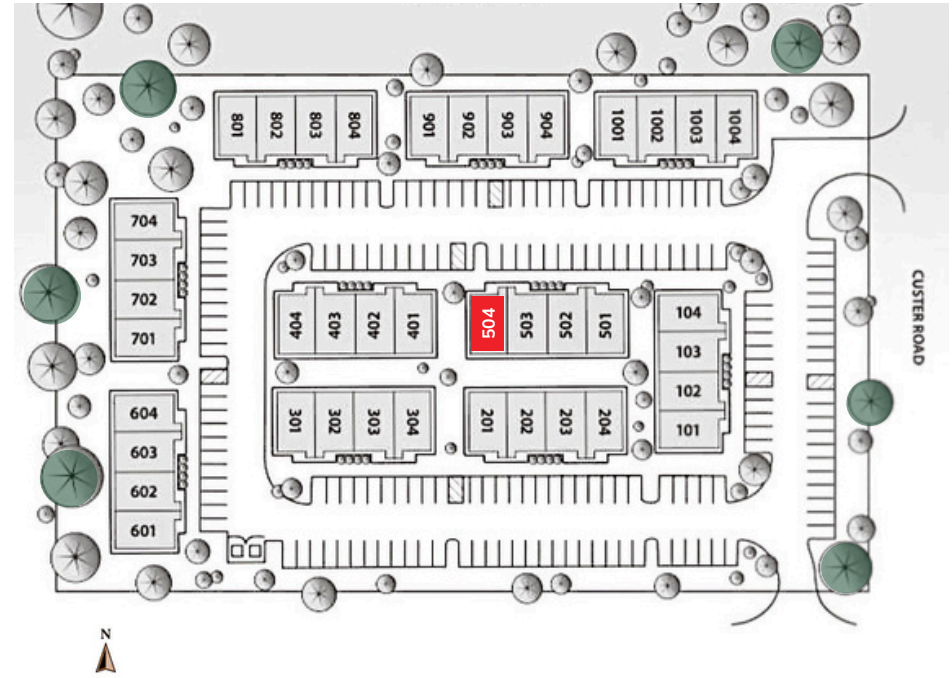


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AMENITIES-

- Energy efficient construction technologies throughout
- Durable and upgraded commercial finishes and floors
- Private double-door exterior entrance
- New 2017 construction of stone and masonry
- Luxe reception with architectural details throughout
- Grand entry meeting room with wall connections for media
- Oversized offices with monitor mounts, filtering shades
- Kitchen lounge with tall cabinetry and granite
- ADA restroom with 5' toilet access
- Ample unassigned common lot parking of 168 spaces
- Includes CAM, water, trash, and exterior building insurance
- Be among established, prestigious, known-name tenants



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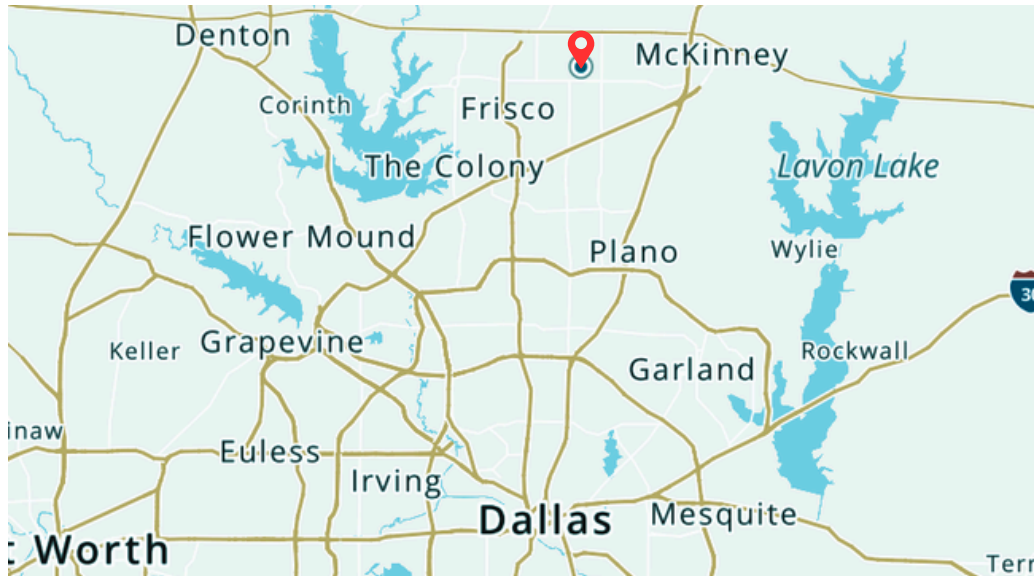
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LOCATION -

- **Hwy 380/University** (3 mins, 1.5 miles)
- **289/Preston Rd.** (7 mins, 4 miles)
- **SH-121/Sam Rayburn Tollway** (9 mins, 5 miles)
- **US-75/Central Expressway** (10 mins, 5.5 miles)
- **Dallas North Tollway** (10 mins, 5.8 miles)



McKinney boasts a booming economy with robust job growth and a diverse business landscape, making it an ideal destination for professionals and entrepreneurs alike. With its excellent schools, low crime rate, and high quality of life, McKinney consistently ranks as one of the best places to live in the United States. McKinney's business-friendly environment, strategic location, and access to a skilled workforce make it a prime choice for companies seeking expansion and growth in North Texas.



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