



For Lease

Southern Hills Office Park II

8751 Collin McKinney Parkway

#204

Mckinney, TX 75070

Minu Mammen
972-832-2329
minu.reltor@gmail.com



Ling Jordan
972--815-7644
xnjre@yahoo.com

Property Highlight Features

Suite # 204 (Move in Ready)

- 204 A
- 204 B
- 204 C

☐ Use: Professional

☐ Term: Flexible

Lease Rate:\$600 monthly

☐ per unit

☐ 1 Break Room

☐ 1 Restroom

☐ 1 Reception space

☐ Utilities: All utilities
paid by landlord including
internet

Best use :

PROFESSIONAL: CPA, Accounting, Insurance Agency, Real Estate Agency, Financial, Attorney, Private Club, Studio, Loan Office, Administration Office, and more.

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Property Highlight & Features

- Your Premium Location: Excellent access near Highway 121 (Sam Rayburn Tollway), US 75, and the Dallas North Tollway, located within the rapidly growing Craig Ranch area of McKinney.
- Property Type: Modern Office Condominium, making it suitable for professional services and general business offices.
- Design & Construction: New construction (typically built around 2018-2020) featuring attractive, high-quality stone and brick exteriors and energy-efficient elements.
- Ideal for professional office, medical, and various service-based businesses, including therapy, financial, real estate, and more
- Parking: Ample common surface parking is available for tenants and clients.

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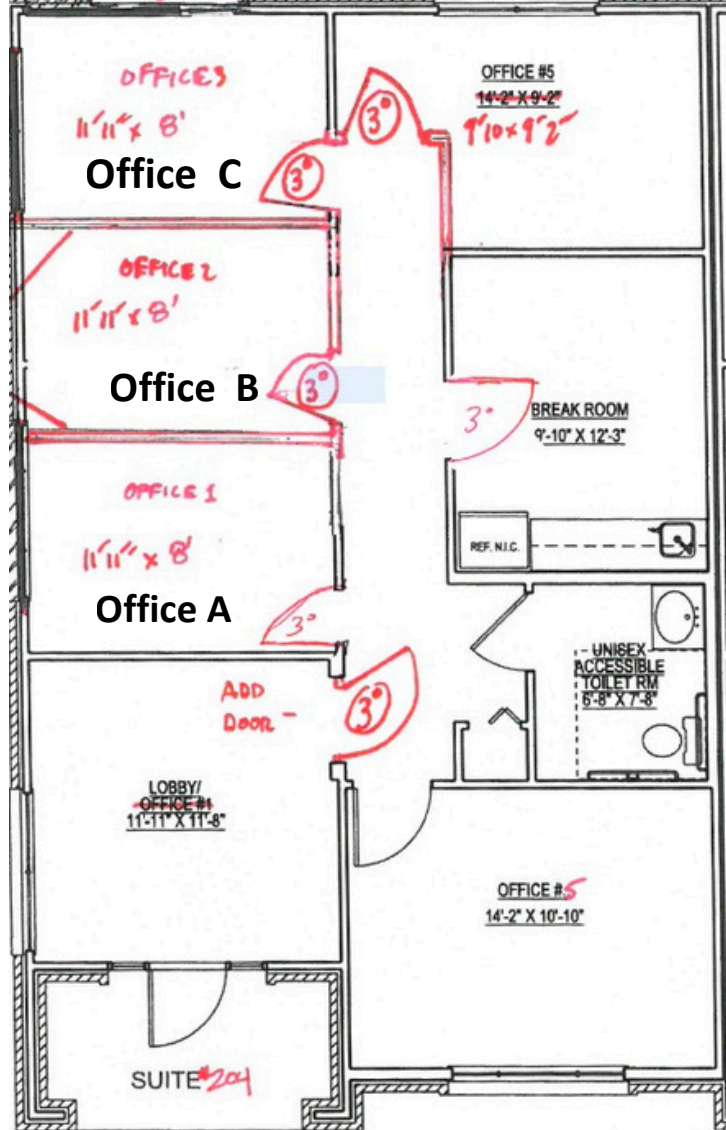
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Floor Plan

SUITE 204

AVAILABLE FOR LEASE

- ☐ 1,176 SF total SF
- ☐ 3 office room
- ☐ Office A (100 SF)
- ☐ Office B (100 SF)
- ☐ Office C (100 SF)
- ☐ Break Room 1
- ☐ Restroom 1
- ☐ Reception space



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McKinney, TX (75070)



Population: ~60,000
52% Husband/Wife Families



Median HH Income: \$106,559



Median Age: ~35.7 Years



Median Estimated Home Value: \$429,300

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Interior Photos



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Information About Brokerage Services

2-10-2025



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:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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.

Golden Realty	9010147	Goldenrealty66@gmail.com	(972)200-0853
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Robert Han	0619322	RobertHan2021@gmail.com	(214)215-6893
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Minu Mammen	0643081	minu.realtor@gmail.com.	(972)8322329
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov