

Office Space on Coit and 380

Suite 803, 1400 N Coit Rd, McKinney, TX 75071

Name: Jack Nagdev

Phone number: 972-362-1994



Building 8, Suite 803

22.00 per SF/YR

1,167 SF of Professional Office for Lease. Prime location near Hwy 380 & Coit Road. This FULLY FINISHED OUT office is ready to MOVE IN! Prosper High School is less than a mile away.

- Lease rate does not include utilities, property expenses or building services
- 5 Private Offices
- Central Air and Heating
- Kitchen
- Print/Copy Room
- High Ceilings
- Fully Built Out as Standard Office
- 1 Conference Room
- Reception Area
- Wi-Fi Connectivity
- Private Restrooms
- Natural Light



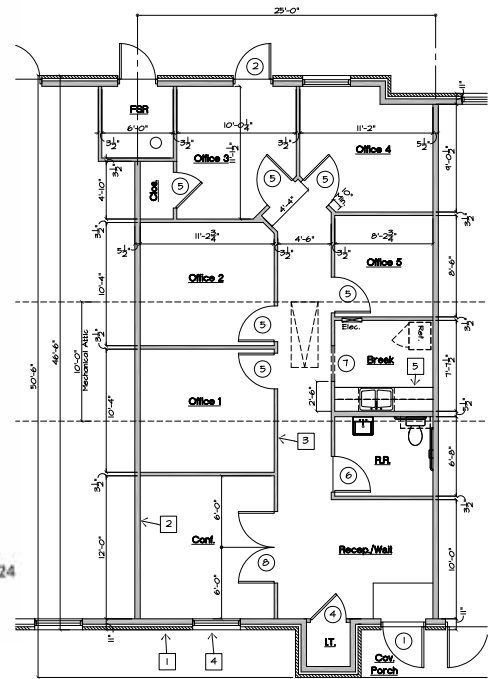
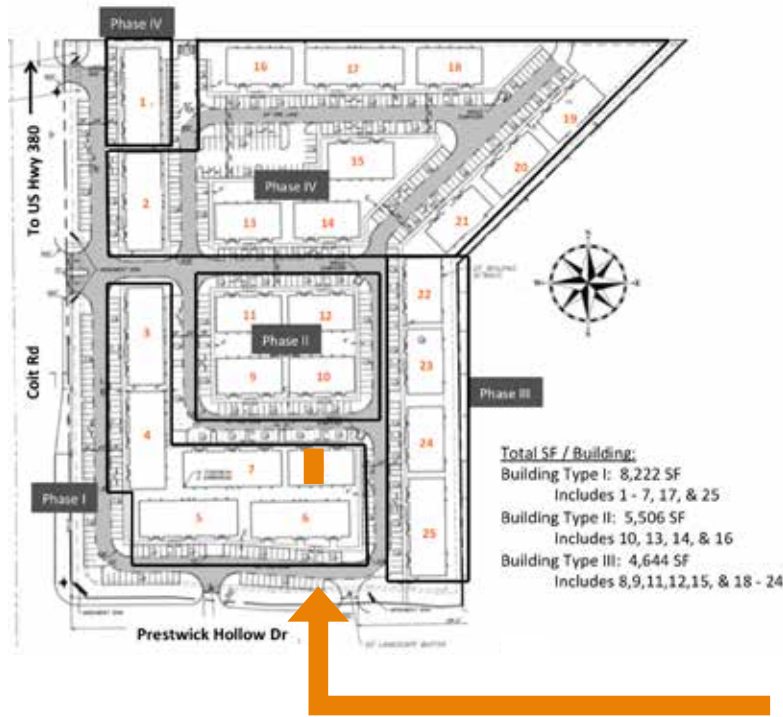
Rental Rate:	22.00 per SF/YR
Property Type:	Office
Property subtype:	Educational
Building Class:	B
Rentable Building Area:	1,167 SF
Year Built:	2021
Walk Score:	-
Rental Rate Mo:	22.00 per SF/YR

Reception area, conference room, 5 private offices, restroom, kitchenette/break area, storage closer & attic access. Modern design finishes, neutral paint palette, luxury vinyl plank floors, vaulted ceilings, nice amount of natural light.

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1st Floor Suite 803

Space Available:	1,167 SF
Rental Rate:	22.00 per SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Build out as:	Standard Office
Space Type:	Relet
Space Use:	Professional Office, Educational institute
Lease Term:	3 - 10 Years



Office Floor Plan - Center Unit Right
 Building Type III
 Scale: 1/4" = 1'-0"

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PROPERTY PHOTOS



PROPERTY PHOTOS



KITCHEN



PROPERTY PHOTOS

OFFICE/ROOM 1



MIDWAY DOWN HALL



PROPERTY PHOTOS



PROPERTY PHOTOS

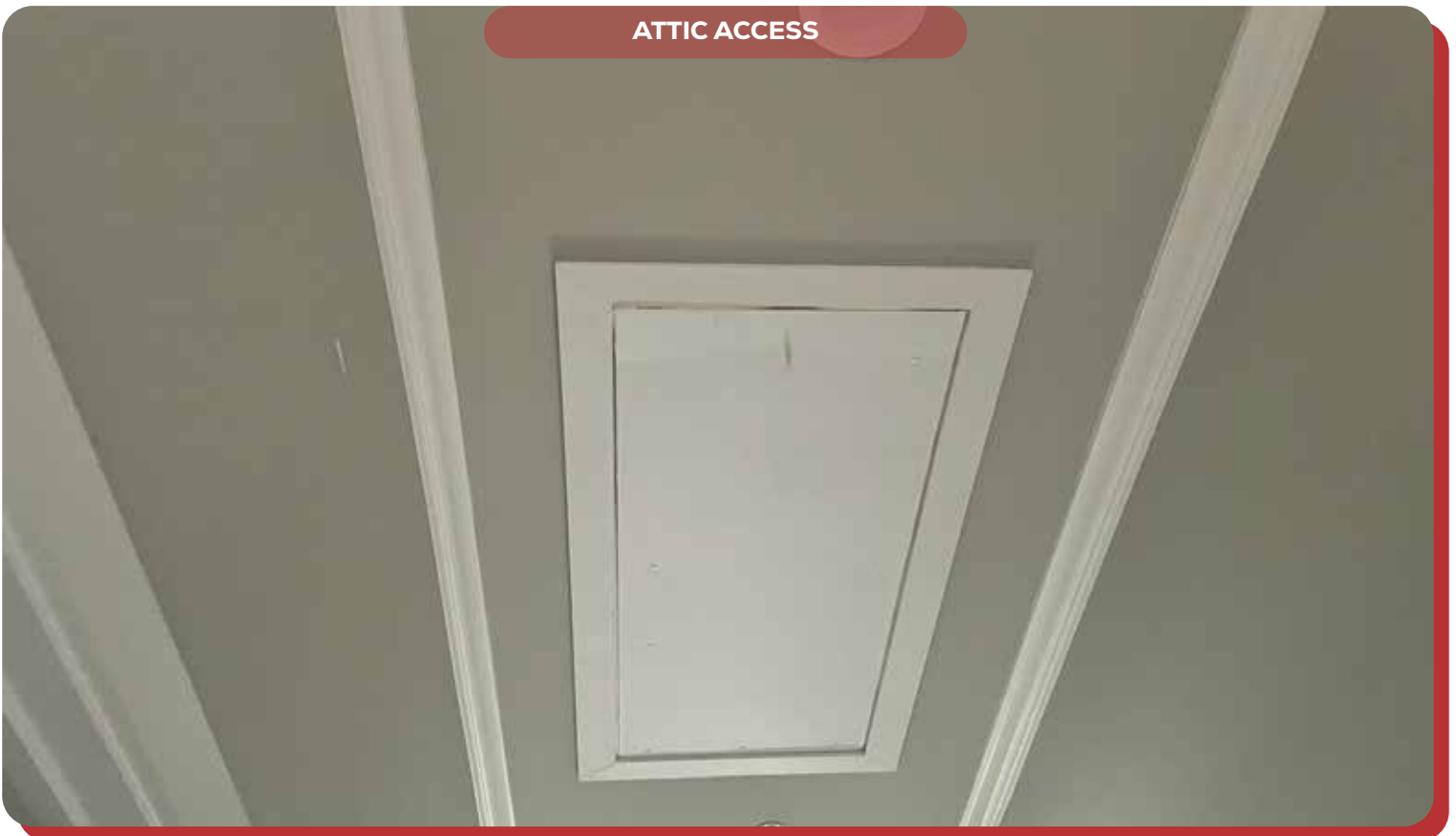
OFFICE/ROOM 4 & 5 WINDOWS



OFFICE/ROOM 4 WITH CLOSET AND WINDOW



PROPERTY PHOTOS



PROPERTY PHOTOS

RECEPTION AREA, STORAGE CLOSET



PROPERTY PHOTOS

