

OFFICE CONDO FOR SALE OR LEASE

VIRGINIA PARKWAY PROFESSIONAL CENTER

2730 VIRGINIA PARKWAY - MCKINNEY, TX 75071

CAREY COX
A REAL ESTATE COMPANY

PROPERTY INFO

BUILDING SF	7,480 SF
SALE PRICE	\$2,250,000
AVAILABLE SF	3,076 SF
LEASE RATE	\$20.00 PSF
NNN RATE	\$8.50 PSF
LEASE TERM	3-5 YEARS

FEATURES

ZONING	PD (OFFICE)
YEAR BUILT/ RENOVATED	2006/2024
PARKING	35 SPACES
TENANT SIGNAGE	BUILDING & MONUMENT
FLOORING	WOOD
HVAC	NEW IN 2024



careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

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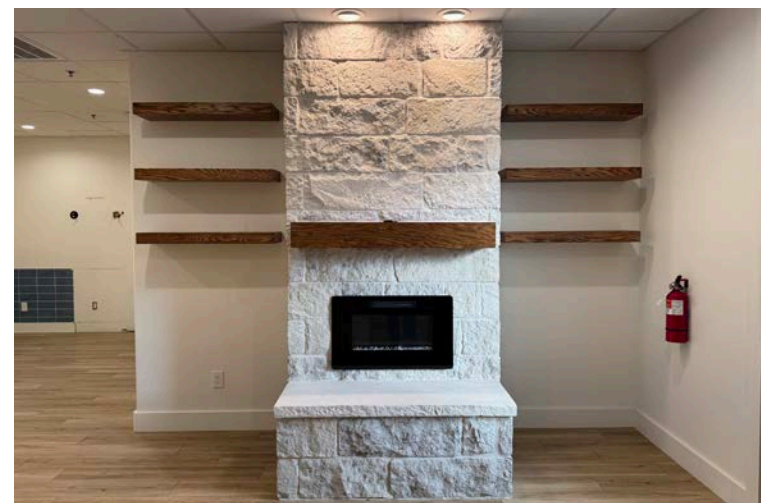
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MCKINNEY CONDO FOR SALE OR LEASE

Strategically positioned along Virginia Parkway in the high-growth Allen/McKinney submarket, 2730 Virginia Parkway is a well-maintained $\pm 7,480$ SF office/medical office building on a 0.76-acre lot with ample surface parking and strong frontage in a high-traffic corridor. Built in 2006 and recently refreshed with exterior and interior updates, the property offers immediate functionality and attractive long-term value. Currently 59 % leased with approximately 3,000 SF of space available. This asset is ideal for an owner-occupier seeking customized space while generating income, or for an investor looking to enhance returns through market-driven rental growth. Excellent accessibility to US-75 and SH-121 ensures visibility and convenience for tenants and clients alike, making this a compelling opportunity in one of North Texas's fastest-expanding commercial markets.

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NEARBY BUSINESSES



DEMOGRAPHICS

2024 - Source CoStar

	1-Mile	3-Mile	5-Mile
Total Population	11,107	96,334	192,388
Median Household Income	\$91,689	\$89,004	\$102,606

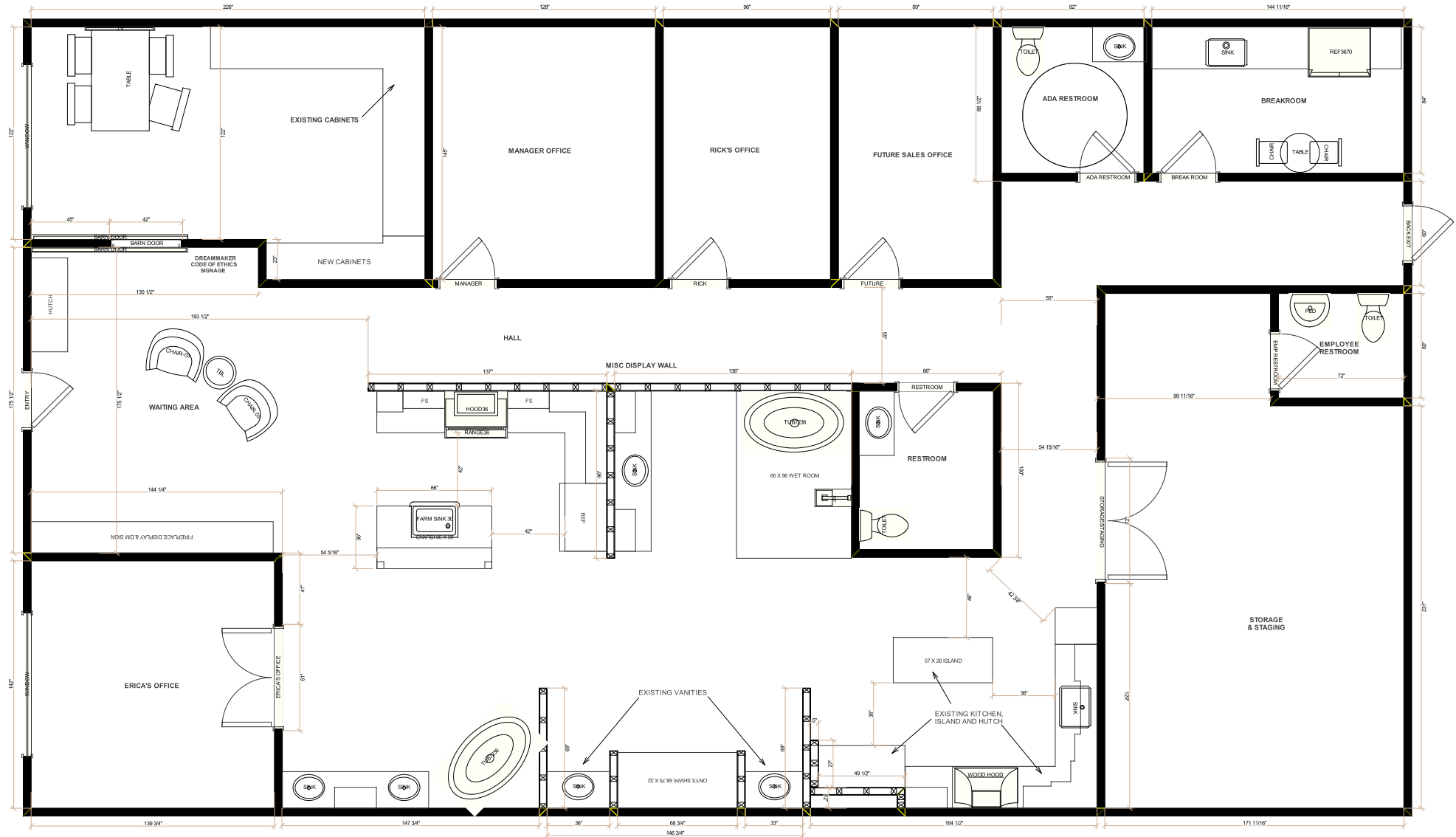
TRAFFIC COUNTS

VIRGINIA PKWY @ CARLISLE	25,340 VPD
VIRGINIA PKWY @ HWY 75	28,903 VPD

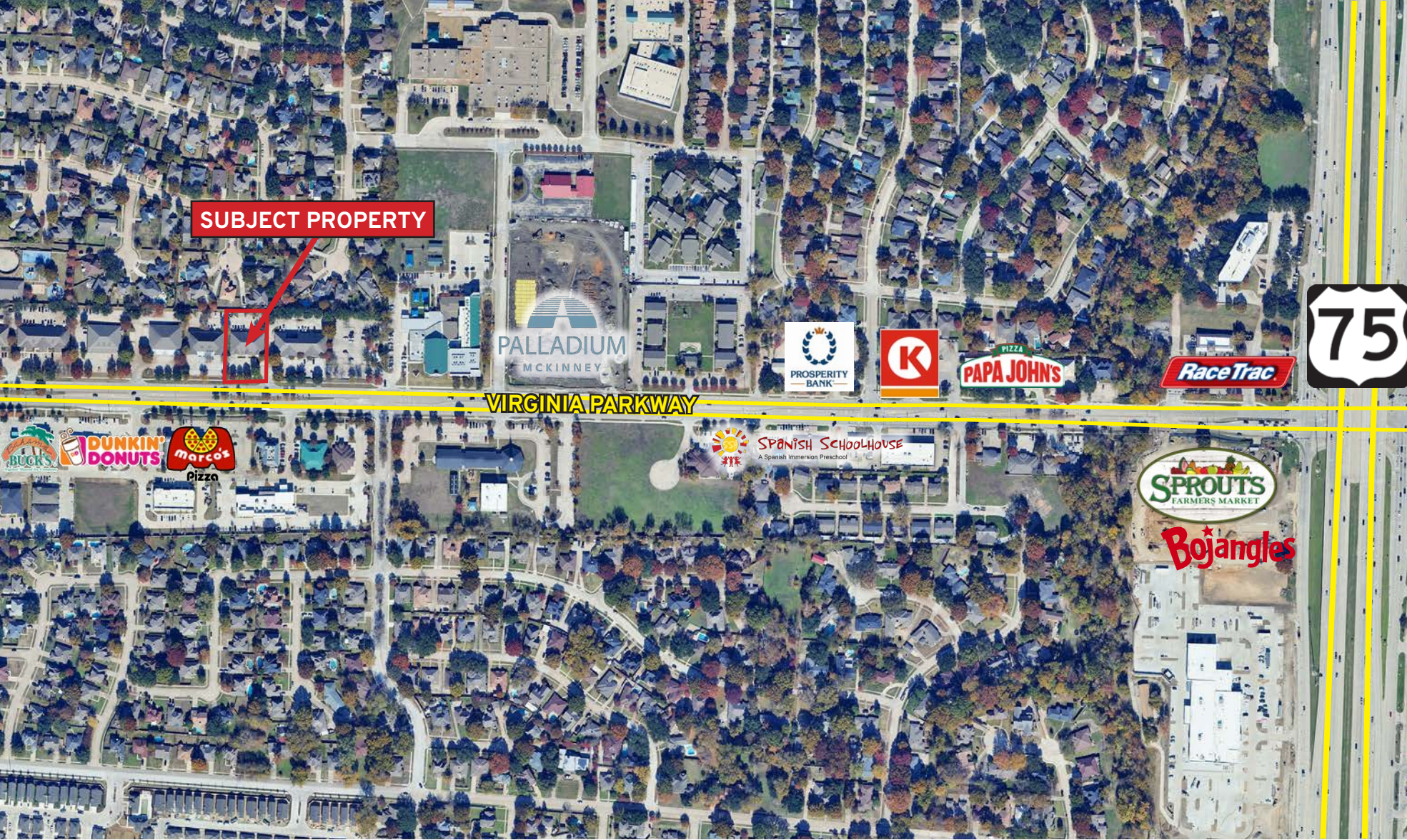
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SUITE 100 LEASE PLAN



PROPERTY AERIAL

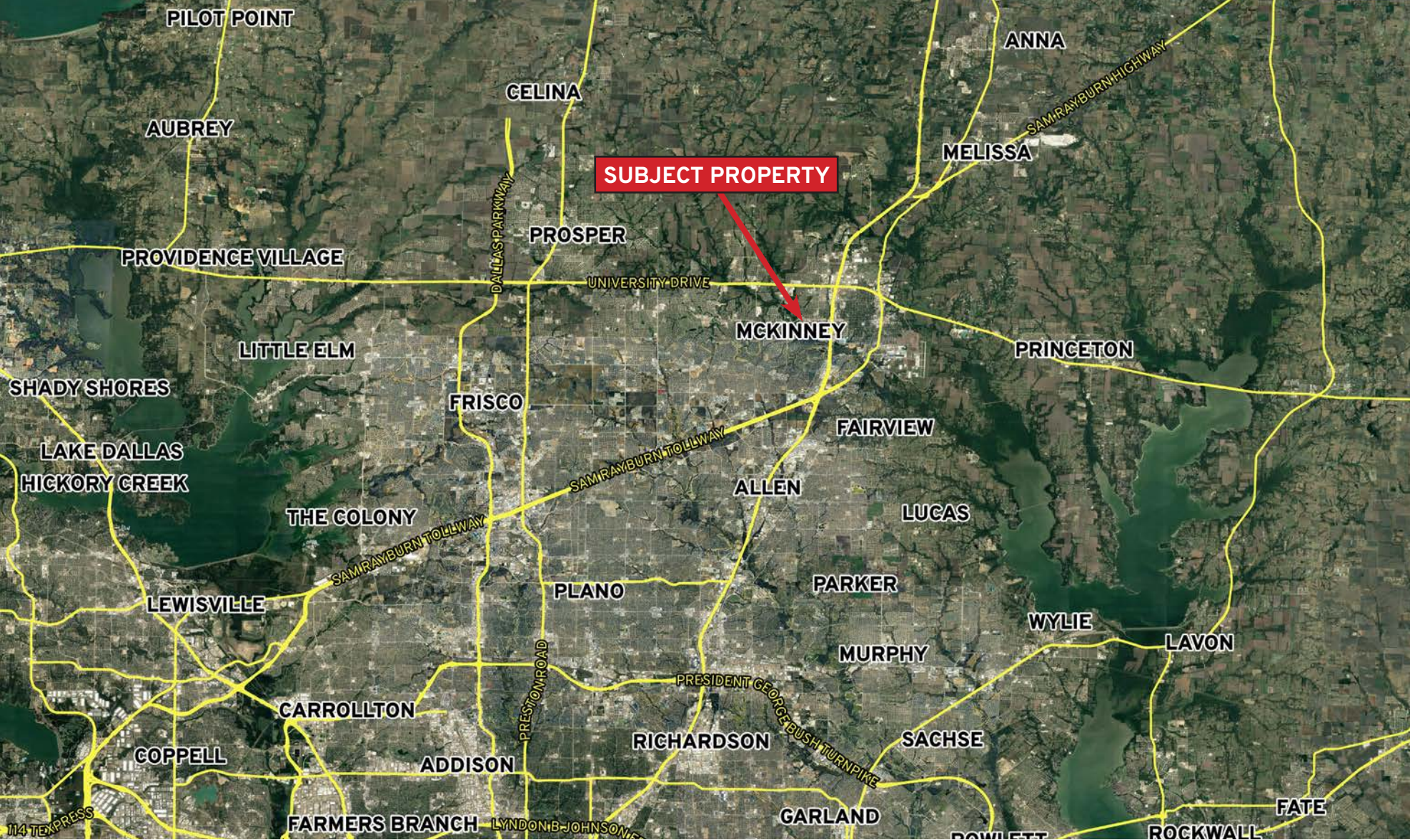


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PROPERTY LOCATION



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