

COLLIN RIDGE OFFICE PARK

OFFICE CONDO FOR LEASE

6000 ALMA RD, # 1001, MCKINNEY, TX 75070

Asking: \$ 30 / SQFT

Monthly rent is \$ 3,000



Three (3) private offices, a well-appointed kitchen, a restroom, and a welcoming reception area.



Carole C. Tam, CCIM

caroletam@gmail.com

(469) 999-8746

TAC BROKERAGE & CONSULTANT LLC

1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080



Nestled away from the main hustle and bustle, this intimate space provides an inviting and stylish setting.

- **Current base rent is \$30/ sf including NNN**
- Built in 2025
- Building size: 1,225 sqft
- End cap
- Natural lights with windows
- LED recessed can lights throughout
- Upgraded flooring
- New roof, plumbing & structure
- Less than 1 mile from Allen's Premium Outlet and Watters Creek Village.
- Extremely affluent submarket with average household incomes over \$ 155,000 in a 5 mil radius.
- North West corner of Alma Rd and 121 Tollway
- Closed to the new Costco in Allen by Hwy 121 and Alma Rd
- The Farm and many mixed-use projects by Hwy 121



Carole C. Tam, CCIM

caroletam@gmail.com

(469) 999-8746

TAC BROKERAGE & CONSULTANT LLC

1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080







Carole C. Tam, CCIM

caroletam@gmail.com

(469) 999-8746

TAC BROKERAGE & CONSULTANT LLC

1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080







Carole C. Tam, CCIM

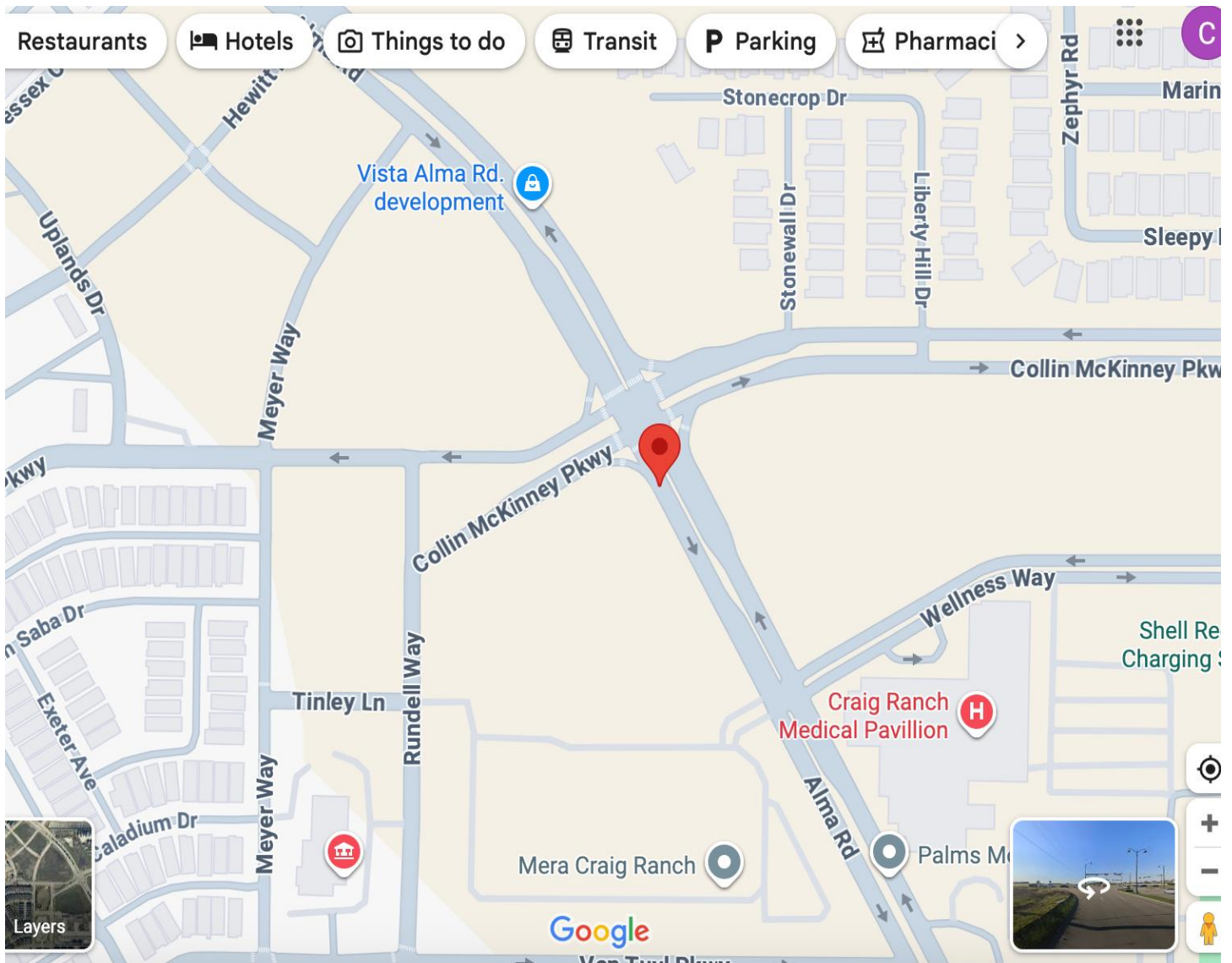
caroletam@gmail.com

(469) 999-8746

TAC BROKERAGE & CONSULTANT LLC

1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080





Carole C. Tam, CCIM

caroletam@gmail.com

(469) 999-8746

TAC BROKERAGE & CONSULTANT LLC

1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080

