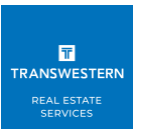




VIRGINIA RIDGE PROFESSIONAL PARK, 175 S. RIDGE ROAD, MCKINNEY

±2,000 & 2,300 SF
AVAILABLE MEDICAL
OFFICE





BUILDING HIGHLIGHTS

TYPE: Medical Office Space

SQUARE FOOTAGE: ±2,000 and 2,300 SF

LEASE RATE: \$24.00 NNN

NNN: \$8.73 includes HOA fees

CEILING HEIGHT: 10' Feet

YEAR BUILT: 2003

PARKING RATIO: 5/1000

PARKING SPACES:

ACCESS: Dual Access from Ridge Road and Virginia Parkway

SIGNAGE: Monument and Building

LIGHTING: Abundant Natural Light, Accent Lighting

CONDITION: Above Standard Finishes - Move In Ready

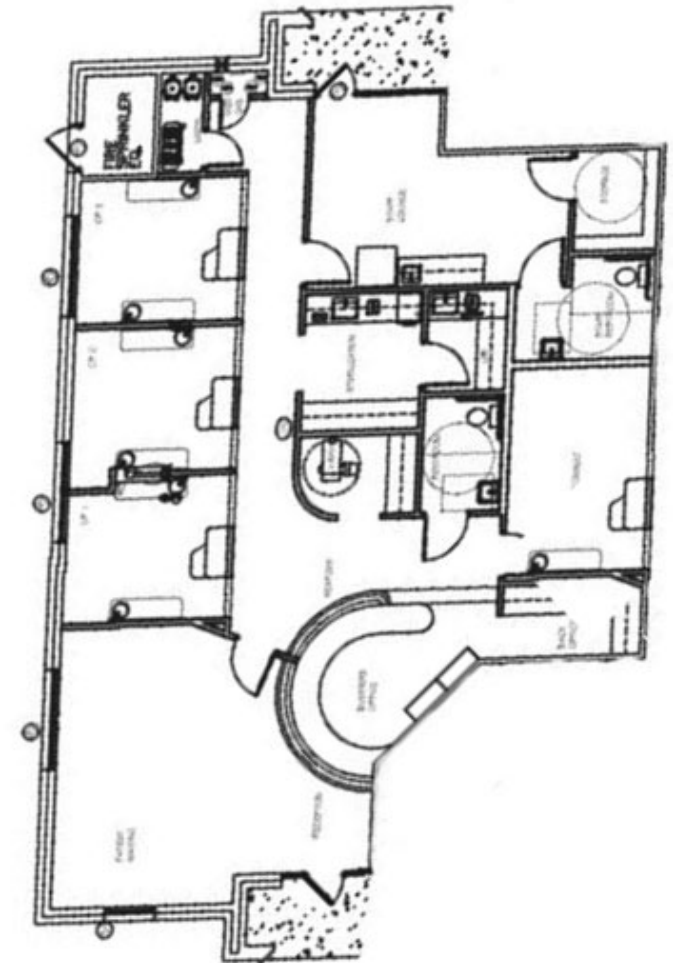
ZONING: Office/ Medical

VIDEO: <https://my.matterport.com/show/?m=CTewwXchtVD>

FLOORPLAN

- Large Spacious Reception Area With Extensive Built In Cabinetry and Decorative Lighting
- Open Check in Area to Reception
- 2 Restrooms
- 4 Dental Suites with Sinks Including Larger Procedure Room
- Large Doctor's Office with Private Exterior Entrance
- Lab Area with Sinks
- Locked Gas Cylinder Closet
- Kitchen
- Two Hallway Exits to Reception Area
- Server/Telco Room

Former Dental Space +/- 2,000 SF







Reception





Administrative Area



Work Area



Exam Room (3)



Cabinetry in Exam Rooms



Procedure Room



Lab Work Area



Kitchen



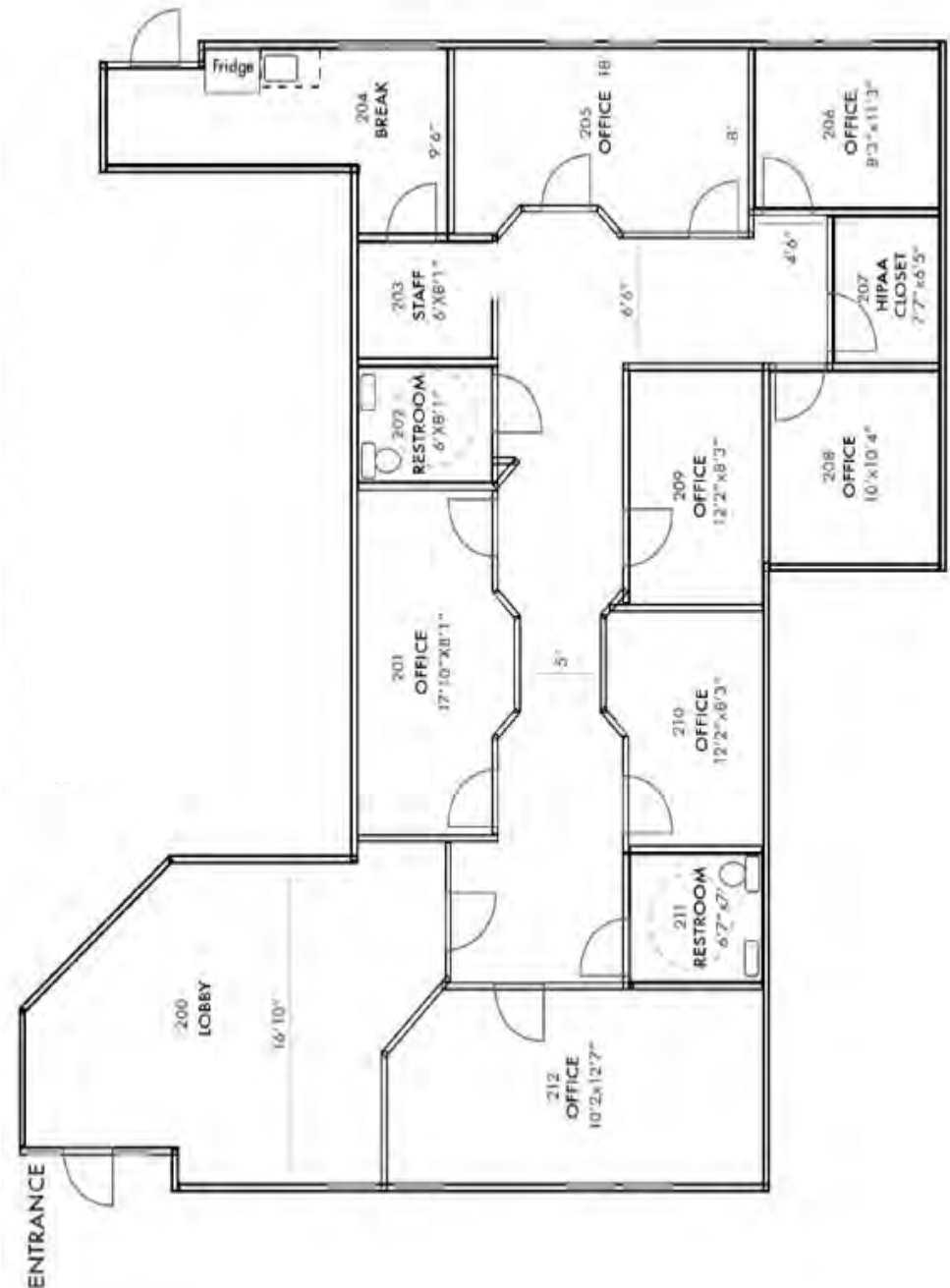
Bathroom (2)



FLOORPLAN

- Large Spacious Reception Area
- Open Check in Area to Reception
- 2 Restrooms
- 8 Offices
- Kitchen
- Server/Telco Room

Medical Office +/- 2,300 SF





PROPERTY VITALS

- 2nd Generation Medical Office
- Former Dental Space and Non-Clinical Medical Space
- Above Standard Finishes - Move in Ready
- Abundant Natural Light - Privacy Tint on Windows
- Heart of McKinney
- Close Proximity to Methodist McKinney, Baylor Scott and White Hospitals

OTHER TENANTS IN THE AREA

Smiles Orthodontics
 McKinney Endodontics
 ReBalance Physical Therapy
 VR Pediatrics and Physical Therapy
 A Plus/ Indentgo Physical Therapy
 Stonebridge Animal Hospital
 Sips Fine Wine and Spirits
 Ebby Halliday
 Capital Title
 Mark Craig Dentist and Oral Surgeon
 Montessori School
 Lone Star Pediatrics
 Kidsville Pediatrics
 Eyes of Beauty Lashes and Brows/MG Salon
 Pharma Plus Pharmacy
 Kidsville Pediatrics
 Lee Family Dentistry
 Stonebridge Foot and Ankle
 Action Behavior Centers
 Metroplex Medical Center
 Innovative Dental Specialists
 Eric Ross Chiropractor
 Farmers Insurance
 Scott Chiropractor
 McKinney Pediatric Dentistry
 Featured Wealth
 Academics Plus
 Earthbound Skin Spa

AREA DEMOGRAPHICS



737,656 RESIDENTS
WITHIN 10 MILES



MEDIAN HOME PRICE

2 MILE	5 MILE	10 MILE
\$431,187	\$431,281	\$433,638



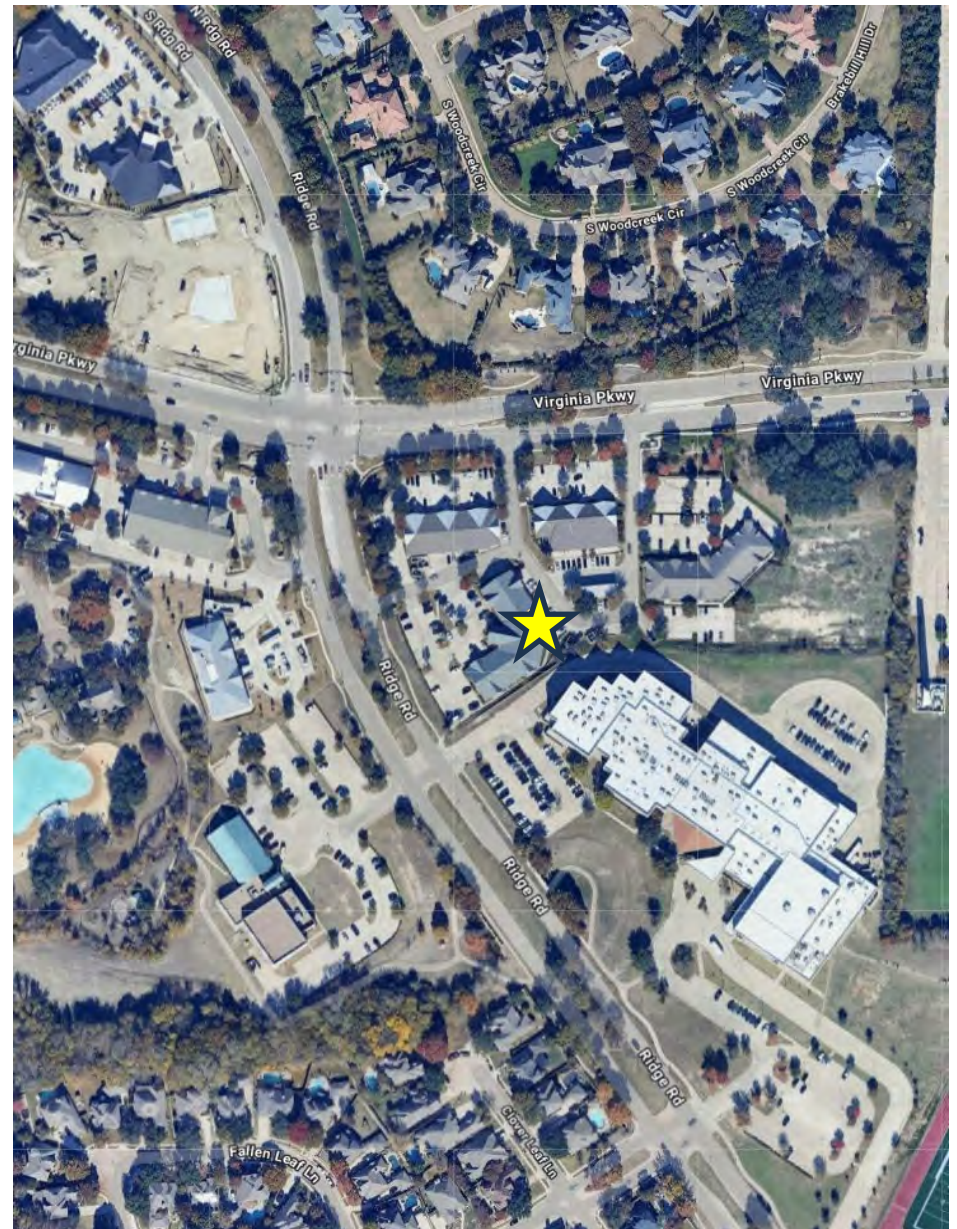
2024 INCOME

2 MILE	5 MILE
\$165,958	\$144,385



POPULATION WITHIN 10 MILES

2020	2024	2029
631,749	737,656	903,618



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