



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

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



CAPSTONE
COMMERCIAL
Real Estate Group, LLC



TRANSWESTERN
REAL ESTATE
SERVICES



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

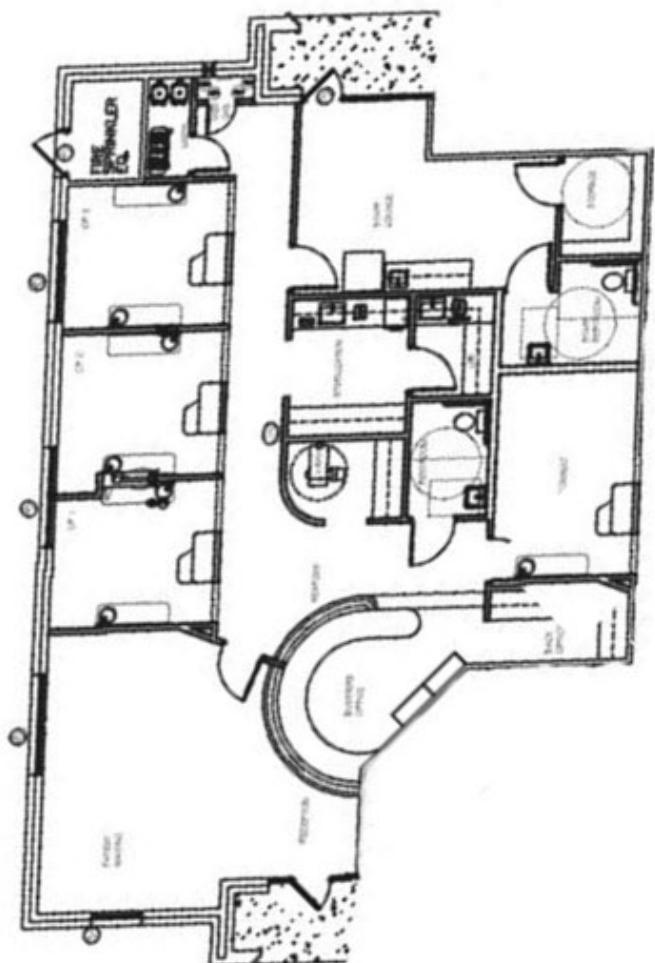
ZONING: Office/ Medical

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



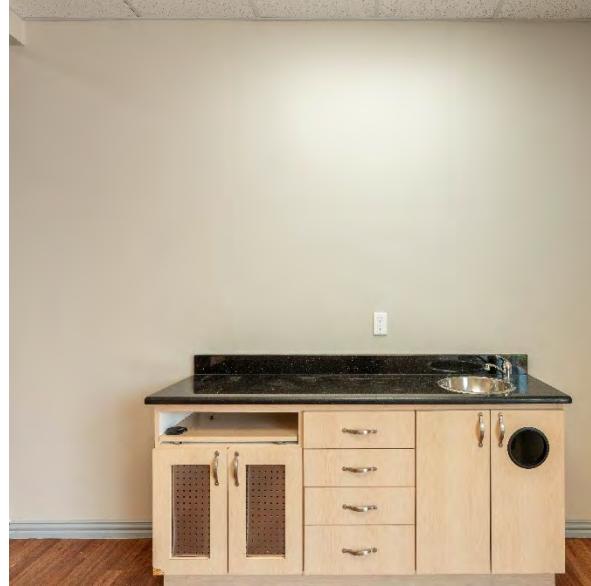
Work Area



Exam Room (3)



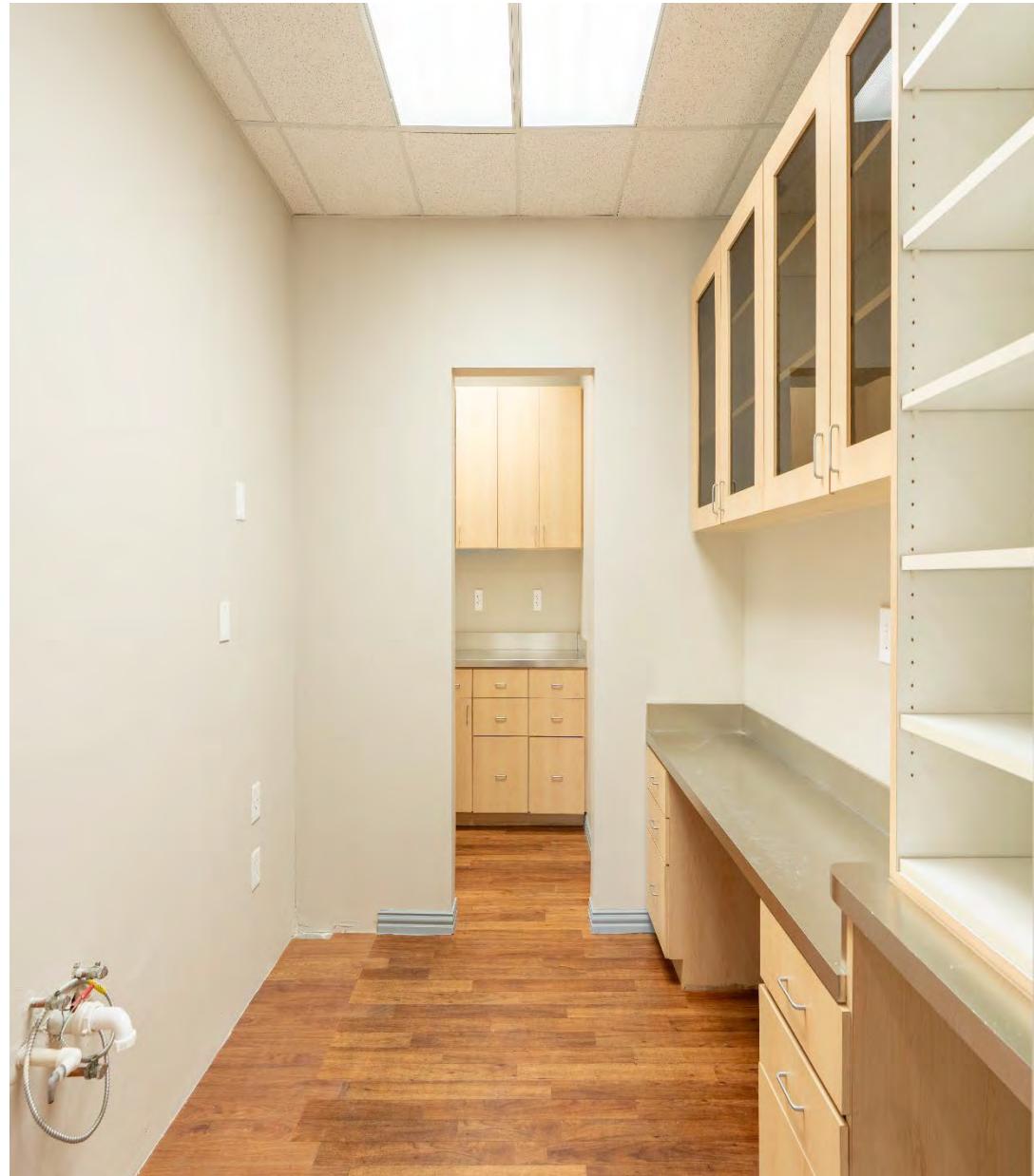
Cabinetry in Exam Rooms



Procedure Room



Lab Work Area



Kitchen



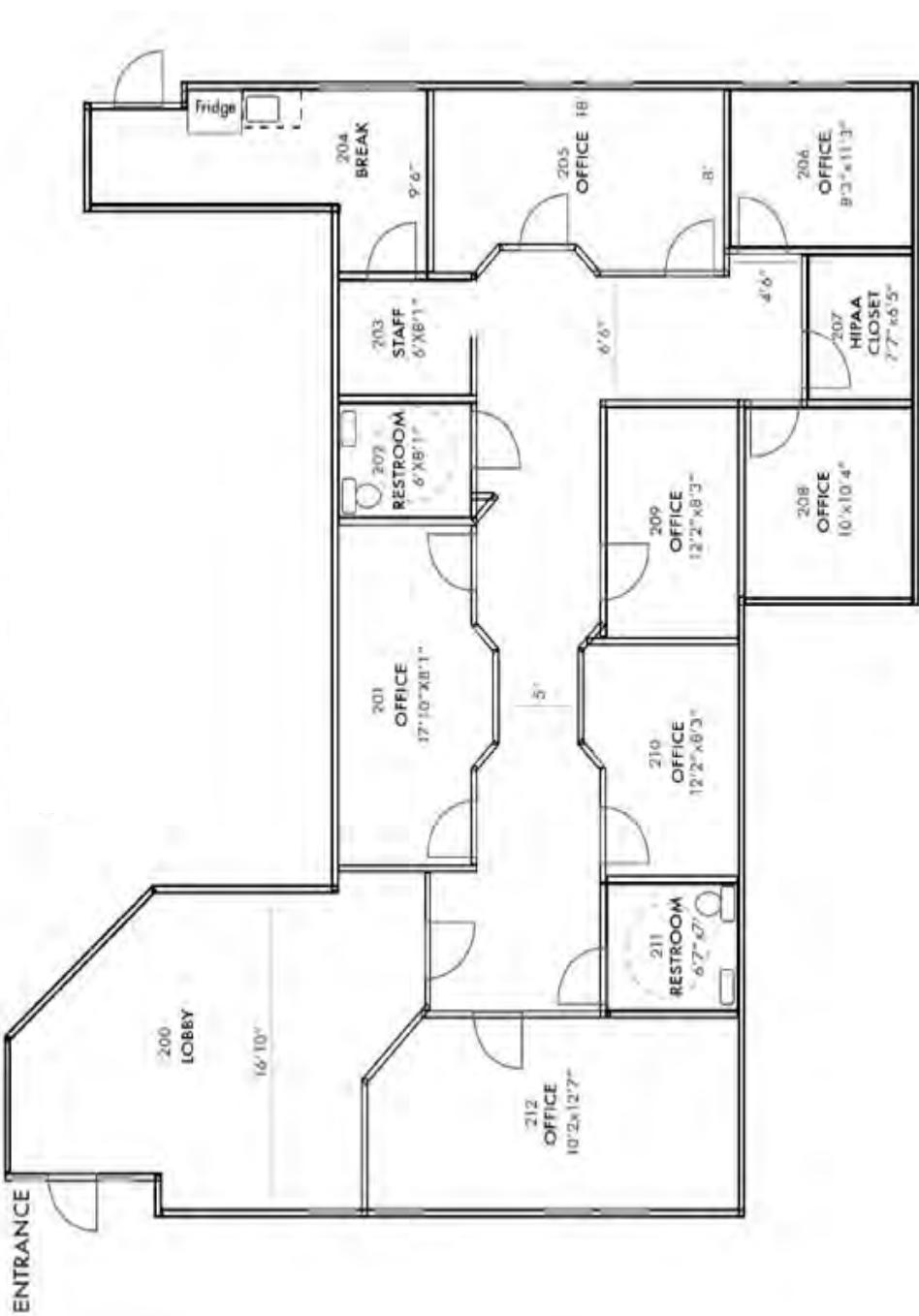
Bathroom (2)



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**



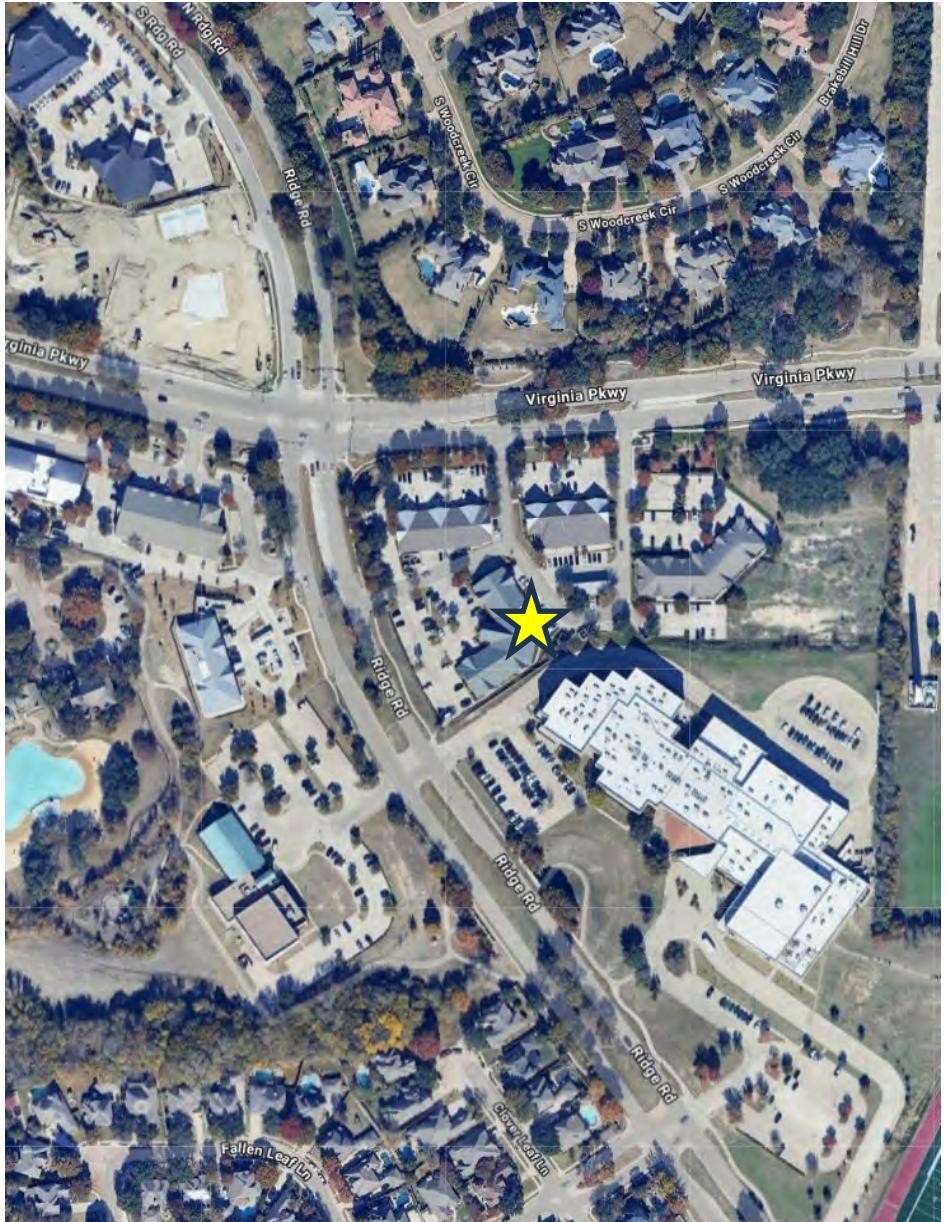
MEDIAN HOME PRICE
2 MILE 5 MILE 10 MILE
\$431,187 \$431,281 \$433,638



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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