

Cascade Creek Office Park

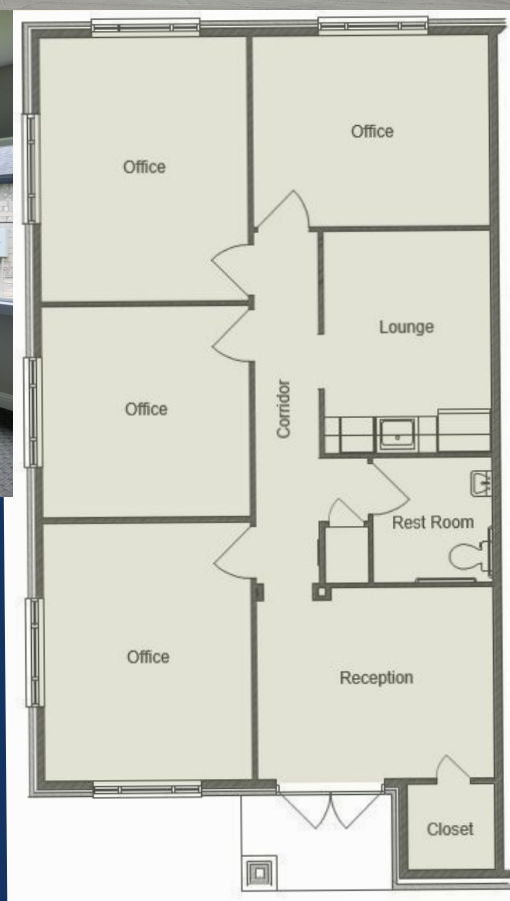
3721 S Stonebridge Drive Suite 203 McKinney, TX 75070

COMING SOON OFFICE SUITE FOR LEASE!



SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING



1225 SQUARE FOOT OFFICE CONDOMINIUM FOR LEASE!

Suite 203 is available for August 15th, 2025 move-in! Centrally located between Custer Road and Eldorado on Stonebridge Drive, just minutes from 121 and 380. This office suite is built out with a reception area, four private offices, kitchen/break room and restroom. Perfect for any professional service business. Contact Samantha today at 214-973-9111 to schedule a tour.

Samantha Rollins

Sales Manager

Phone: 469-431-0490

Cell: 214-973-9111

Email: samantha@shb-inc.com

Website: www.shbdevelopment.com



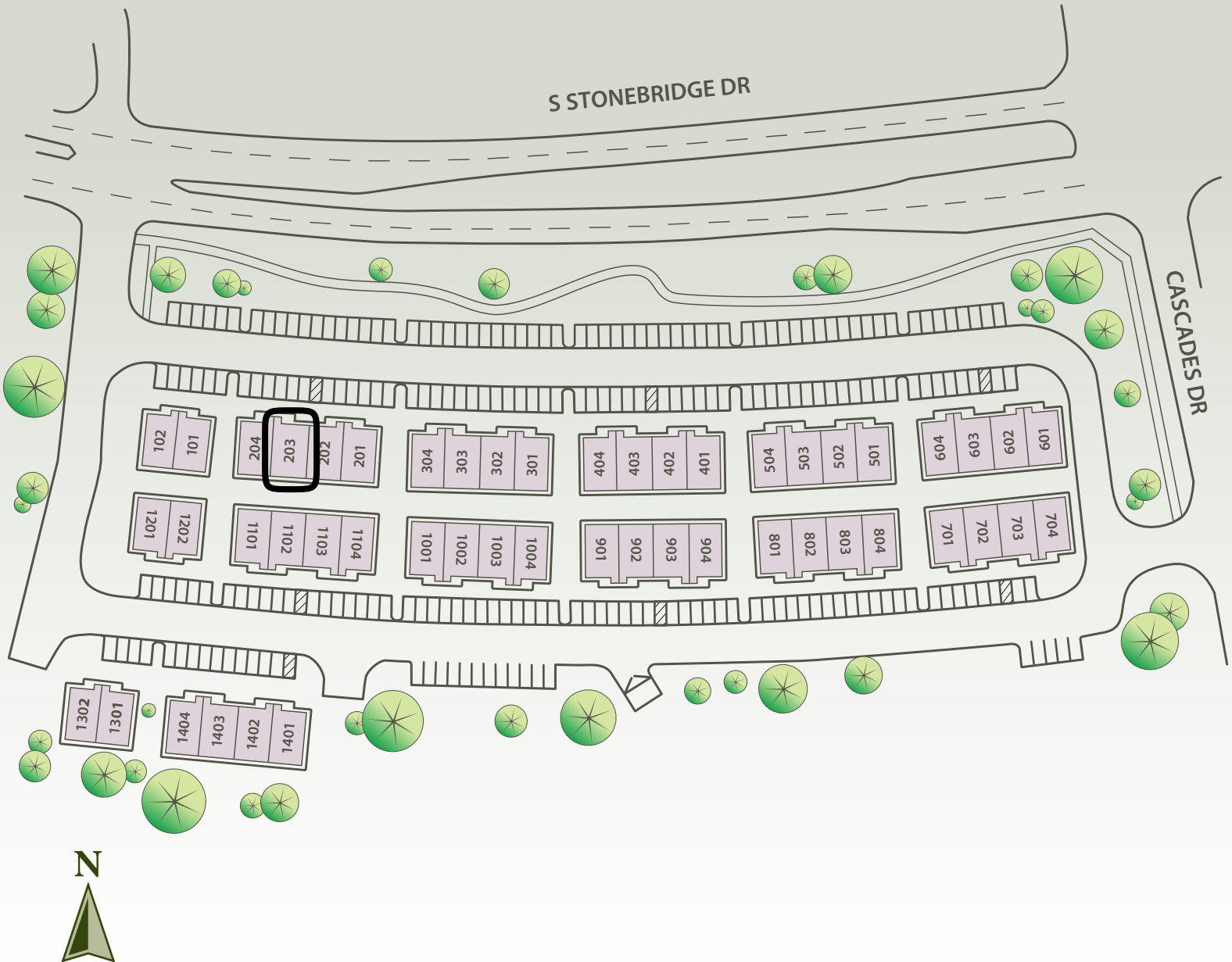
Cascade Creek
OFFICE CONDOMINIUMS

McKinney, Texas



Prime Real Estate in McKinney, Texas

Site Plan



SHBDevelopment.com

Site Address: 3721 S Stonebridge Drive
McKinney, Tx 75070

SHB Development, LLC
214.973.9111



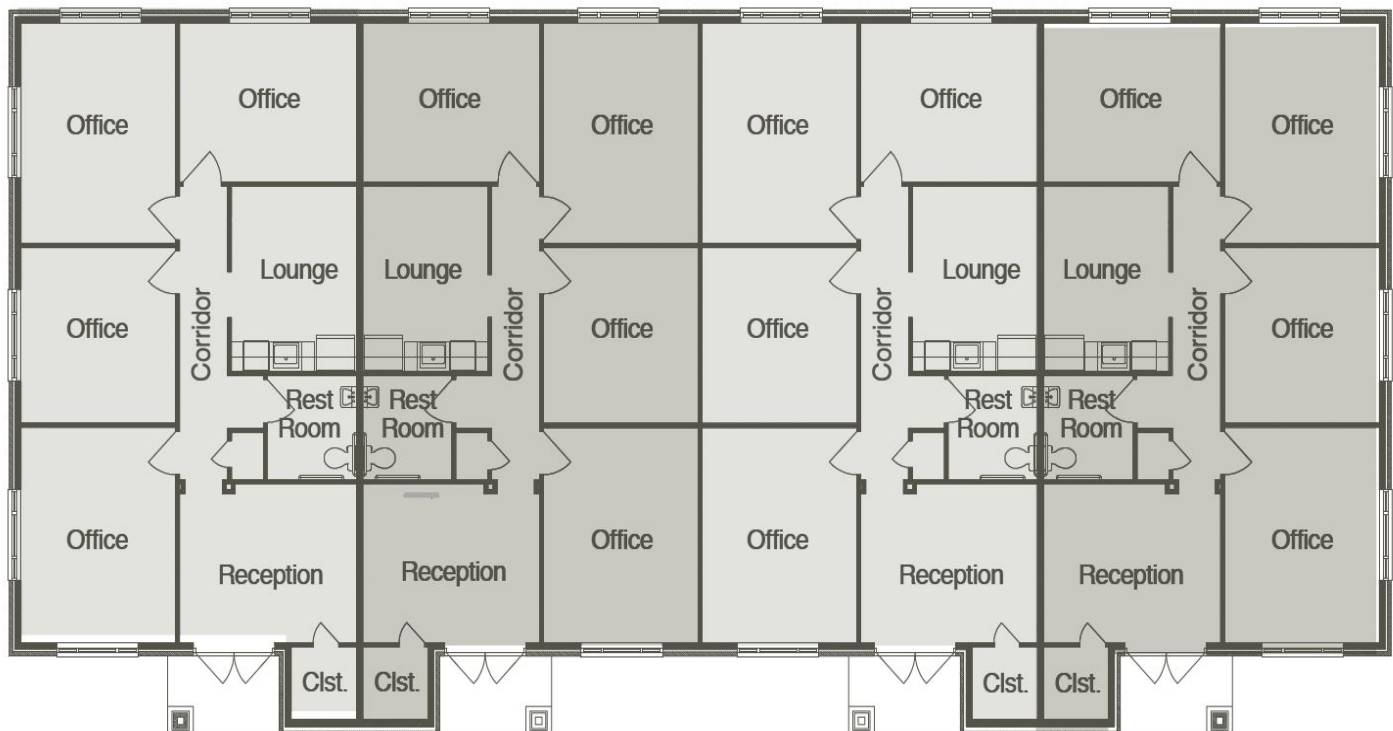
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4-Unit Floor Plan





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Included Features

Exterior Design Features:

- Combination stone and stucco
- Covered individual entries with porch light
- Individual corporate identity sign

Landscaping and Irrigation:

- Professionally designed landscape throughout community
- Automatic irrigation system and maintenance-free landscaping through Community Association Management

Quality Construction Features:

- Professionally engineered foundation and framing
- Reception area with 11' double tray ceilings
- 10' ceiling height throughout

Energy Features:

- Double Pane low-E windows
- R21 Batt insulation exterior walls
- R11 Batt insulation interior walls
- R38 Blown fiberglass insulation in attic
- Poly-sealant and caulking for energy efficiency

Heating and Air System:

- 16 SEER high-efficiency Carrier HVAC system

Cabinets and Countertops:

- Quality Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

Flooring:

- Quality commercial carpet in offices
- Ceramic tile in kitchen and restroom
- Luxury vinyl tile flooring in reception and hallway

Doors, Windows, Trim and Hardware:

- Commercial double doors at entry
- 8' raised-panel interior doors
- Elegant satin chrome lever hardware
- Energy efficient, double-paned 6' x 5' commercial grade windows
- 5" baseboard and designer casing
- Double step-down ceiling in reception area

Electrical:

- Elegant light fixture in reception area
- LED recessed can lights throughout
- Two conduits provided to each office for phone/computer and security

Plumbing:

- Stainless steel sink and chrome faucet in kitchen
- Sink, faucet and accessories package in restroom
- Elongated commode in restroom
- Ice-maker line to refrigerator

Subject to Change • Updated February 2022