

HISTORIC DOWNTOWN MCKINNEY OFFICE SUITES

1ST FLOOR OFFICE SUITES FOR LEASE

212 E. VIRGINIA- MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	4,800 SF
AVAILABLE SF	895 SF
MIN. DIVISIBLE	176 SF
MAX CONTIG.	291 SF
LEASE RATE	SEE FLOOR PLAN
LEASE TERM	1-3 YEARS

FEATURES

ZONING	MTC - MCKINNEY TOWN CENTER
YEAR BUILT	1925
PARKING	STREET AND PUBLIC GARAGE
SIGNAGE	GLASS MARQUE AVAILABLE
TENANCY	MULTIPLE
HIGHLIGHTS	CENTRAL TO DOWNTOWN MCKINNEY HIGH TRAFFIC AREA EASY ACCESS FROM HWY 5 AND US 75



SUITES AVAILABLE

OFFICE 4	252 SF	OFFICE 8	291 SF
OFFICE 12	176 SF	OFFICE 13	176 SF

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 972.562.8003

joncox@careycoxcompany.com

HISTORIC DOWNTOWN MCKINNEY OFFICE SUITES

1ST FLOOR OFFICE SUITES FOR LEASE

212 E. VIRGINIA- MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY



DOWNTOWN MCKINNEY 1ST FLOOR OFFICE SUITES FOR LEASE

Prime location in the heart of Historic Downtown McKinney, these executive suites offer a professional, turnkey office solution in one of the city's most vibrant commercial settings. These suites provide access to shared amenities including a reception area, conference room, and break area, creating a polished environment ideal for attorneys, consultants, therapists, and other professional users. Surrounded by walkable retail, dining, and public parking, the location delivers both convenience and visibility within the downtown core. This is an excellent opportunity for businesses seeking a flexible office presence in a highly desirable and active district of McKinney.

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

NEARBY TENANTS



DEMOGRAPHICS

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	14,701	53,555	132,653
Median Household Income	\$60,473	\$69,997	\$92,615

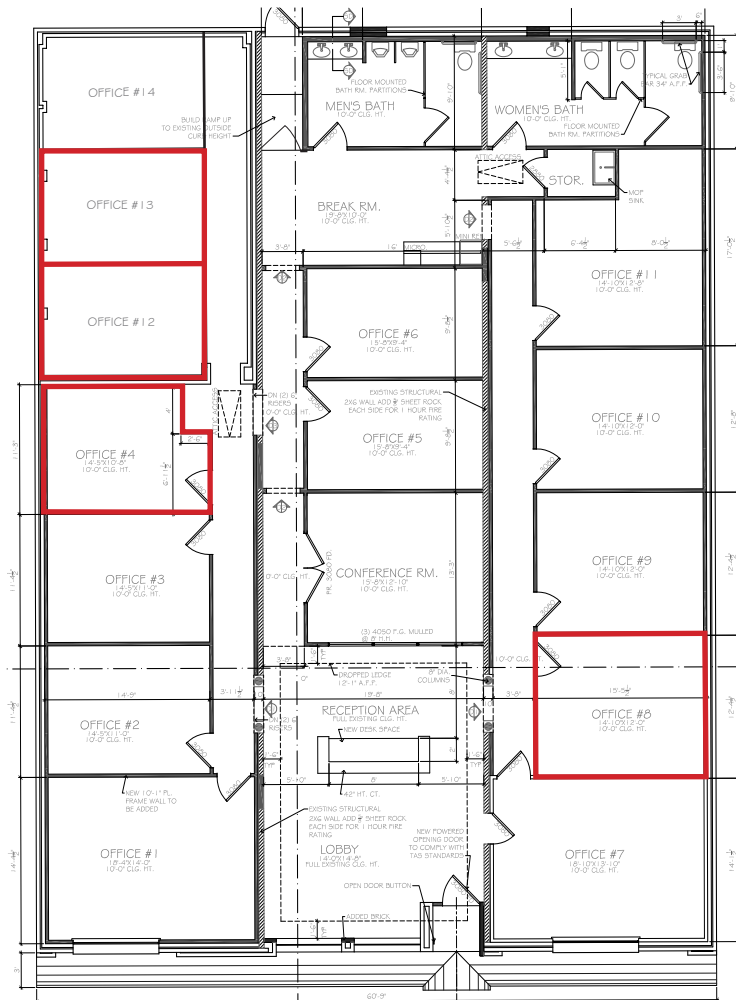
TRAFFIC COUNTS

VIRGINIA @ TENNESSEE	10,470
----------------------	--------

Jon Cox / 972.562.8003

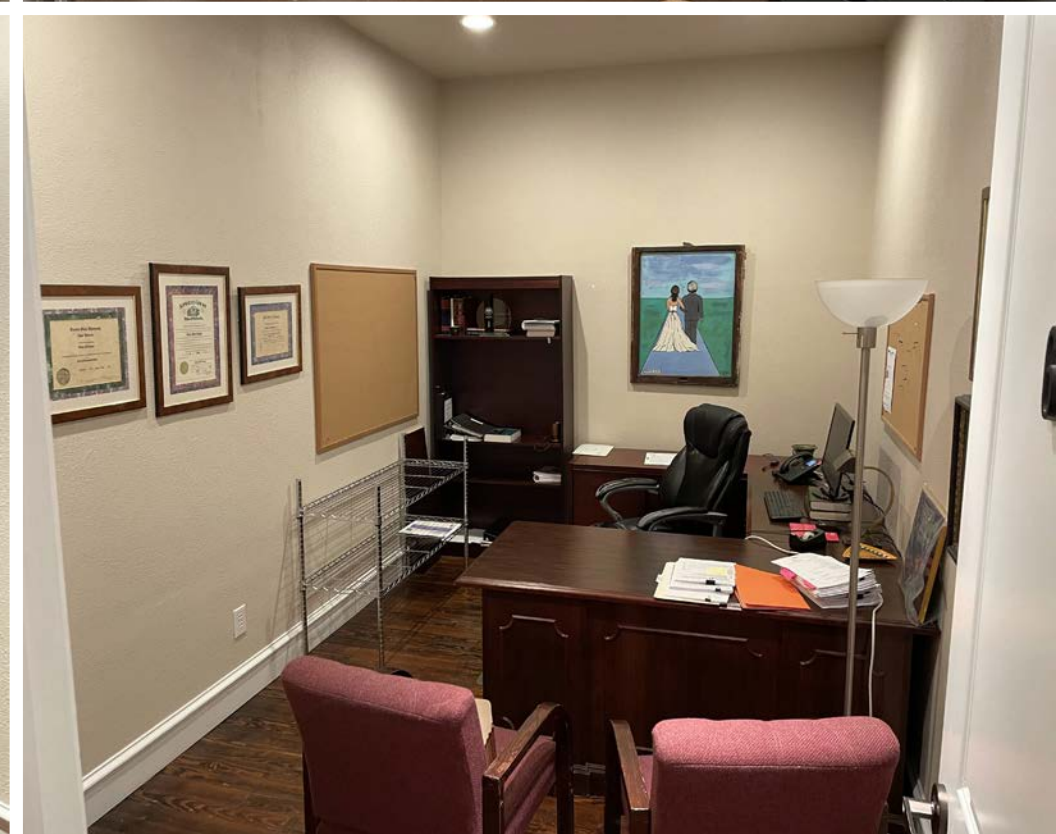
joncox@careycoxcompany.com

1ST FLOOR EXECUTIVE OFFICE LAYOUT



LEASE RATES

OFFICE	SF	LEASE RATE	DATE AVAILABLE
4	252 SF	\$745/MONTH FULL SERVICE	4/1/26
8	291 SF	\$875/MONTH FULL SERVICE	4/1/26
12	176 SF	\$475/MONTH FULL SERVICE	NOW
13	176 SF	\$475/MONTH FULL SERVICE	NOW



HISTORIC DOWNTOWN SQUARE

CAREY COX
A REAL ESTATE COMPANY



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

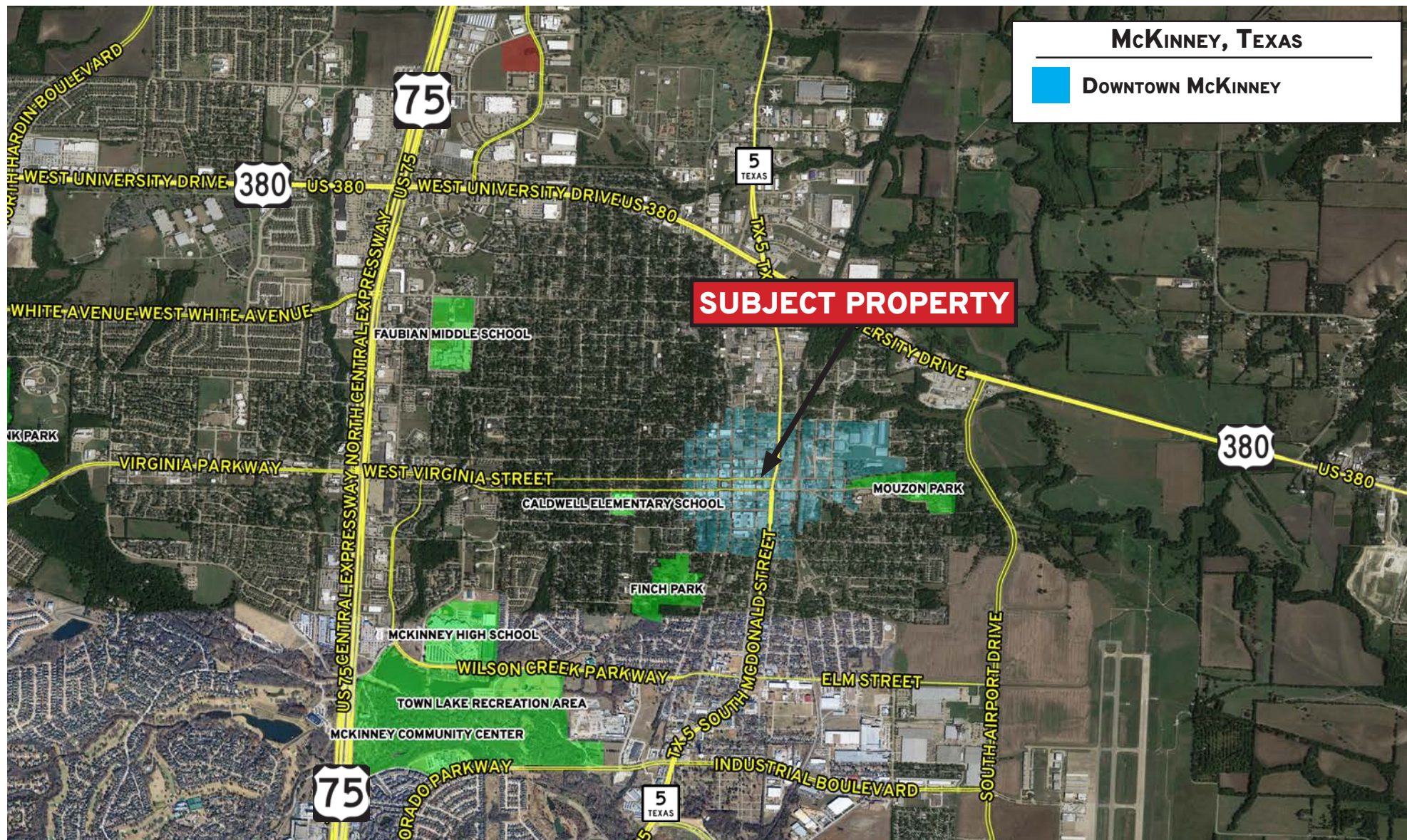
Jon Cox / 972.562.8003
joncox@careycoxcompany.com

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DOWNTOWN MCKINNEY PARKING/TROLLEY MAP



PROPERTY LOCATION



METROPLEX LOCATION

