

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	1,373 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 5	239 SF
OFFICE 6	239 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

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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.

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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

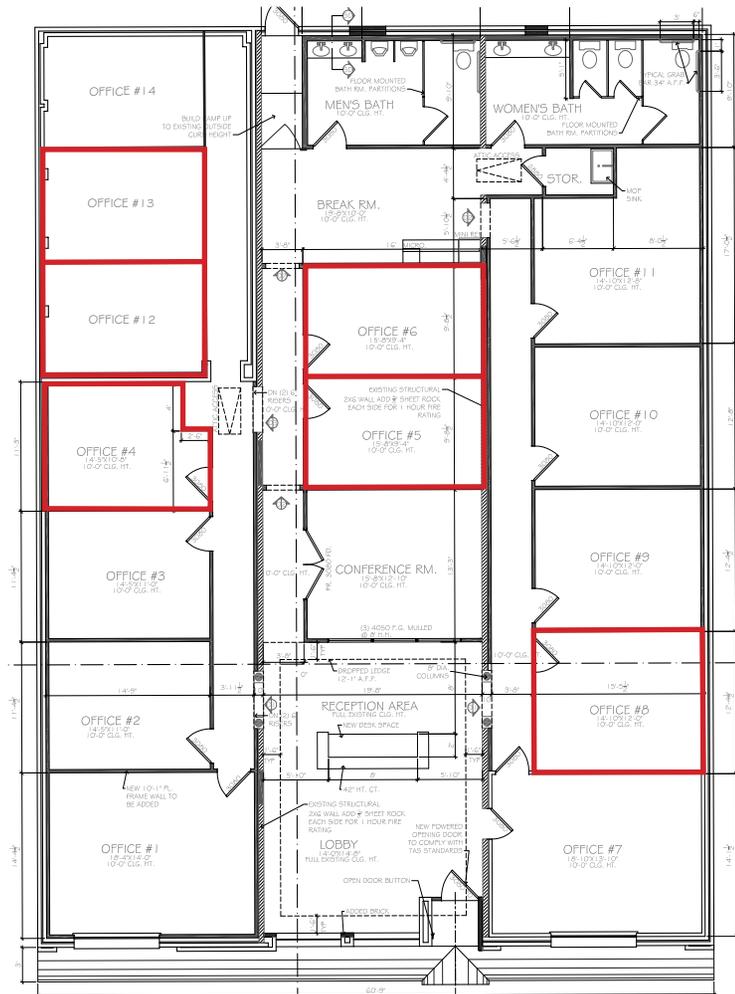
TRAFFIC COUNTS

VIRGINIA @ TENNESSEE	10,470
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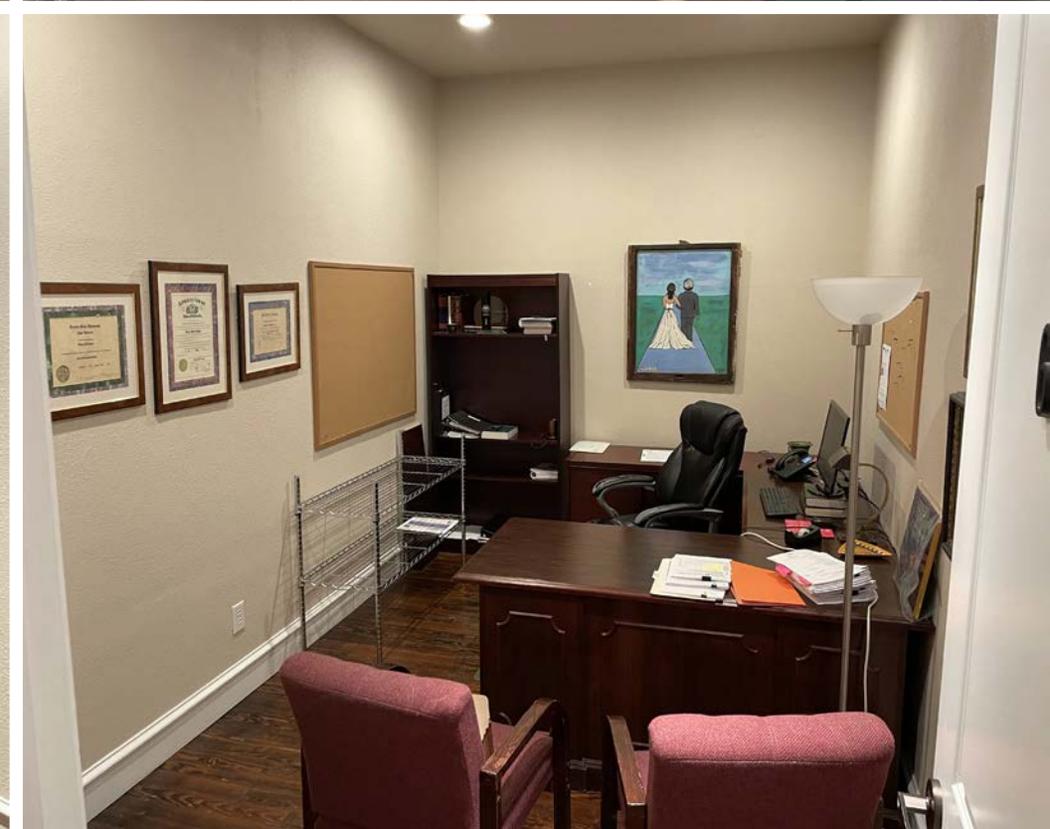
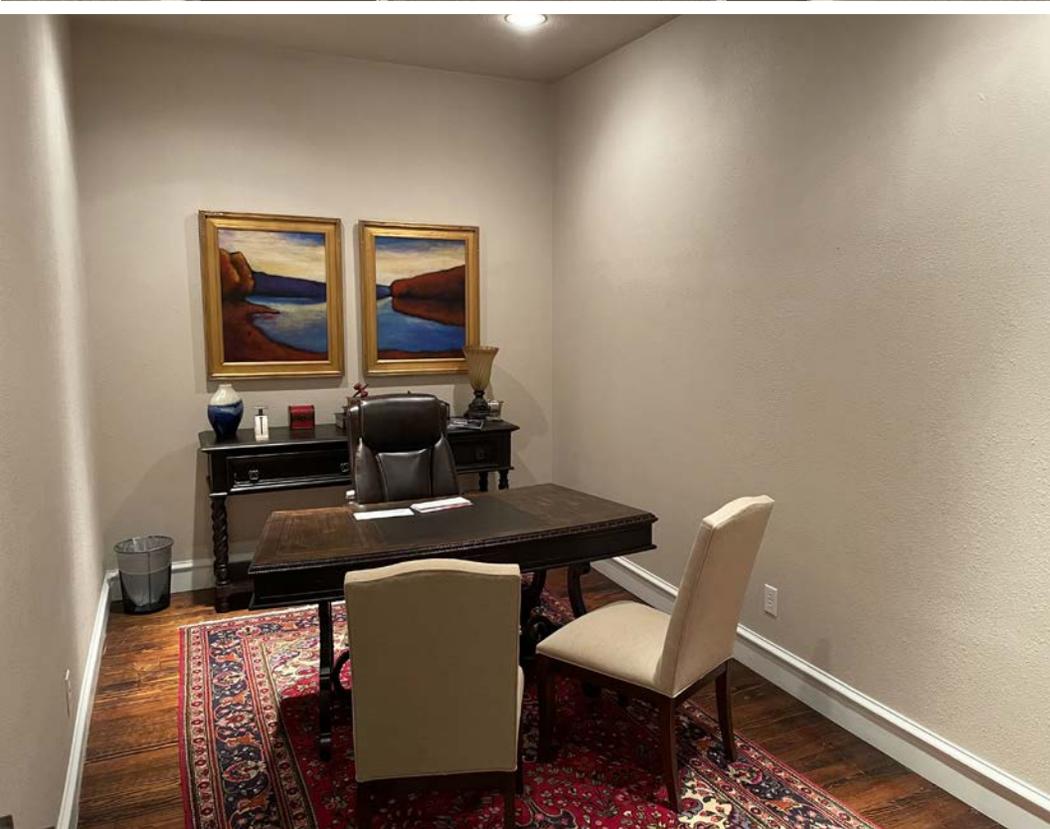
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1ST FLOOR EXECUTIVE OFFICE LAYOUT



LEASE RATES

OFFICE	SF	LEASE RATE	DATE AVAILABLE
4	252 SF	\$745/MONTH FULL SERVICE	4/1/26
5	239 SF	\$680/MONTH FULL SERVICE	4/1/26
6	239 SF	\$680/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

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A REAL ESTATE COMPANY

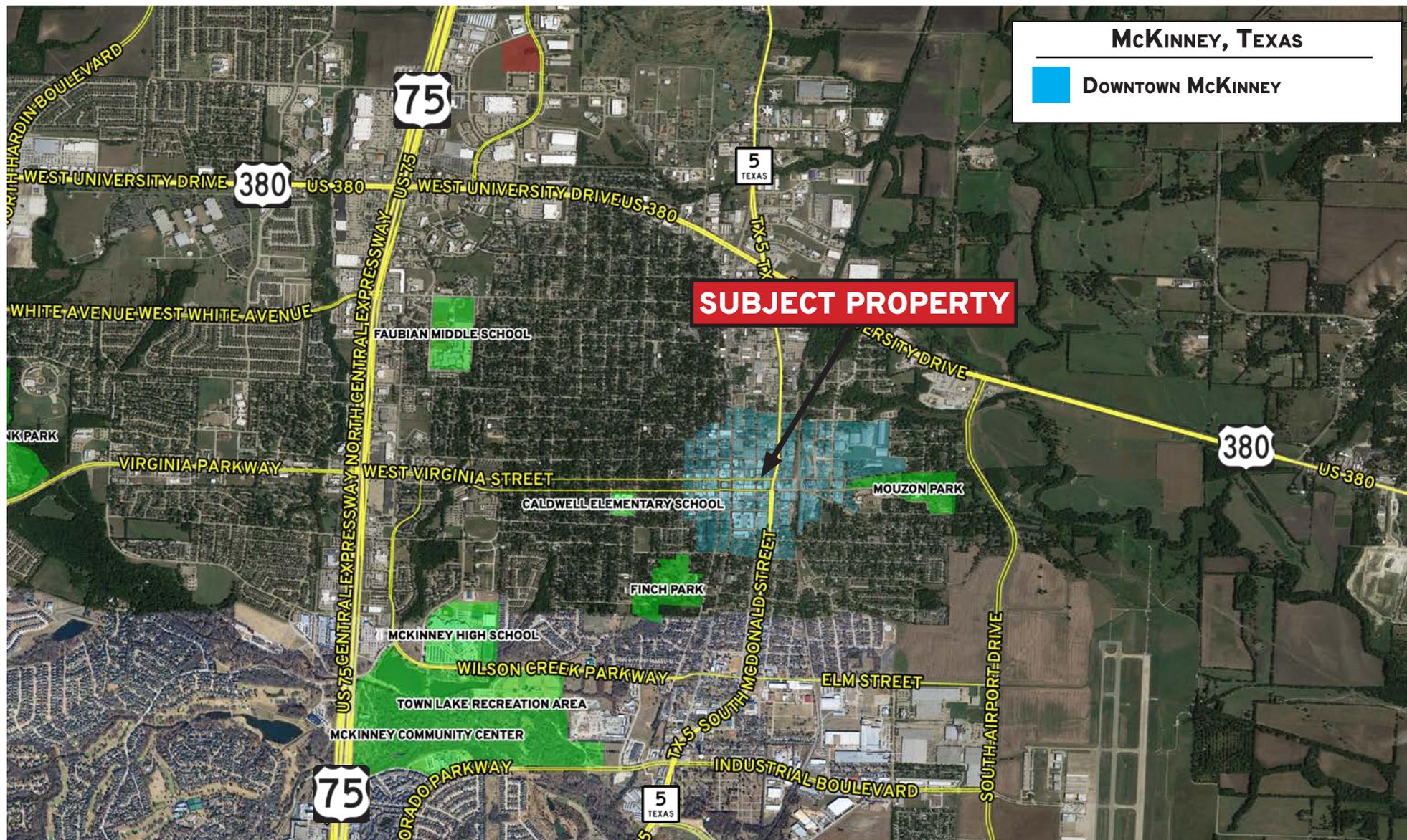


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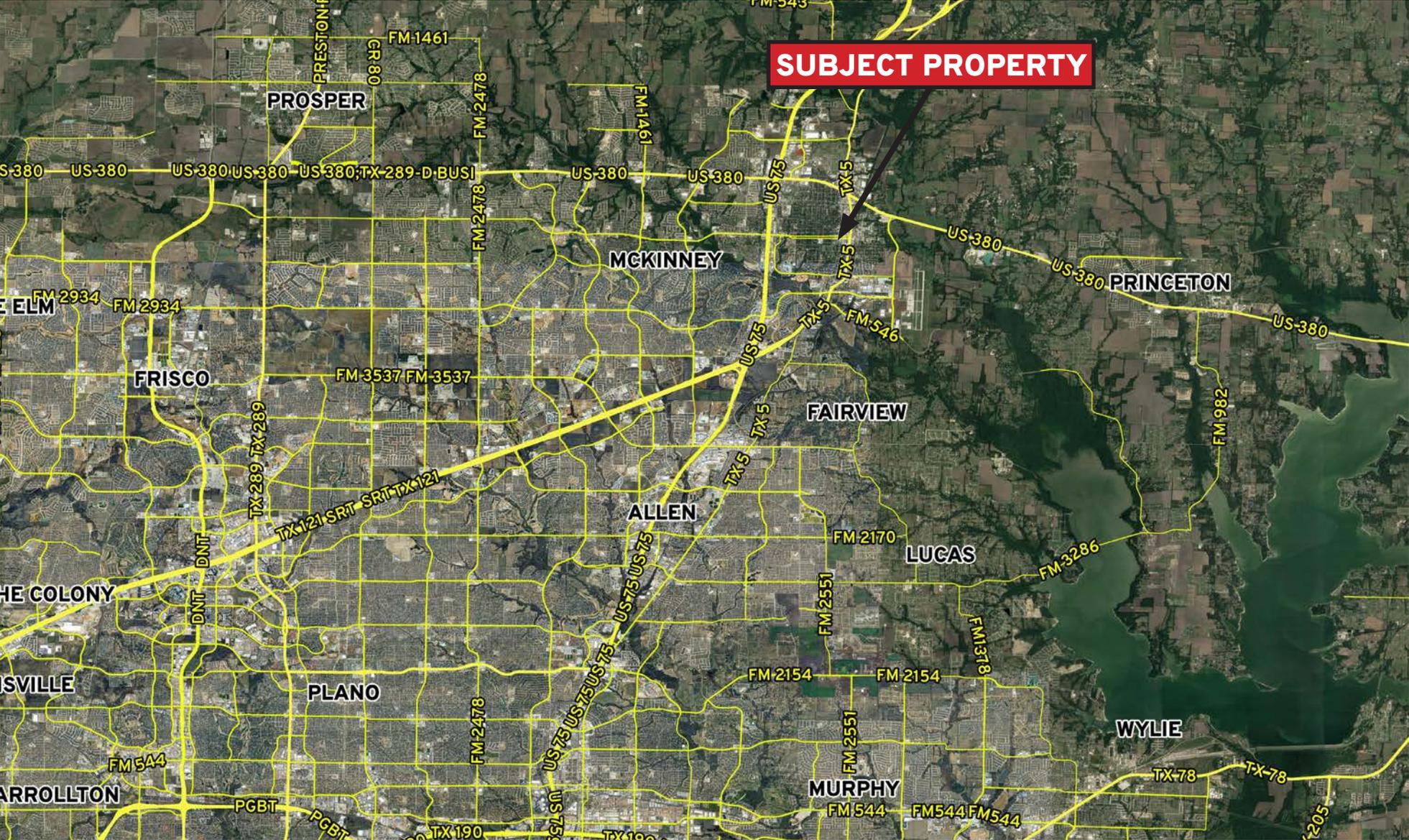
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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject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

PROPERTY LOCATION



METROPLEX LOCATION



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jon Cox</u>	<u>674118</u>	<u>joncox@careycoxcompany.com</u>	<u>972-562-8003</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date