



**1400 N Coit Rd #2102, McKinney,  
TX 75071**

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# 1400 N Coit Rd #2102, McKinney, TX 75071

\$28.00 /SF/YR

1400 N Coit Rd, Unit 2102 is located on the NE corner of Coit Road and Prestwick Hollow Drive just south of U.S. Hwy 380 in McKinney. This location is ideal for any Professional / Medical Office with its close proximity to the Dallas North Tollway, Preston Road, & U.S. Hwy 380 to service North Frisco, Prosper, Celina, and McKinney markets. Close proximity to the Gates of Prosper, the future Market Street, the new PGA headquarters, and other multiple major shopping and entertainment venues. Minutes from the Baylor Scott & White Medical Center of McKinney. It is a short distance from the new Prosper school, Rock Hill High School on Coit Road. "1400 N Coit rd McKinney" has the perfect location for any Business / Medical Professional.

Key...

- New Construction & Move-In Ready with Phase II Unit#2102
- Located minutes drive from DNT & Highway 380
- 4 Private Offices, Reception, Kitchen and private restrooms
- Brand new building! Office with Street view

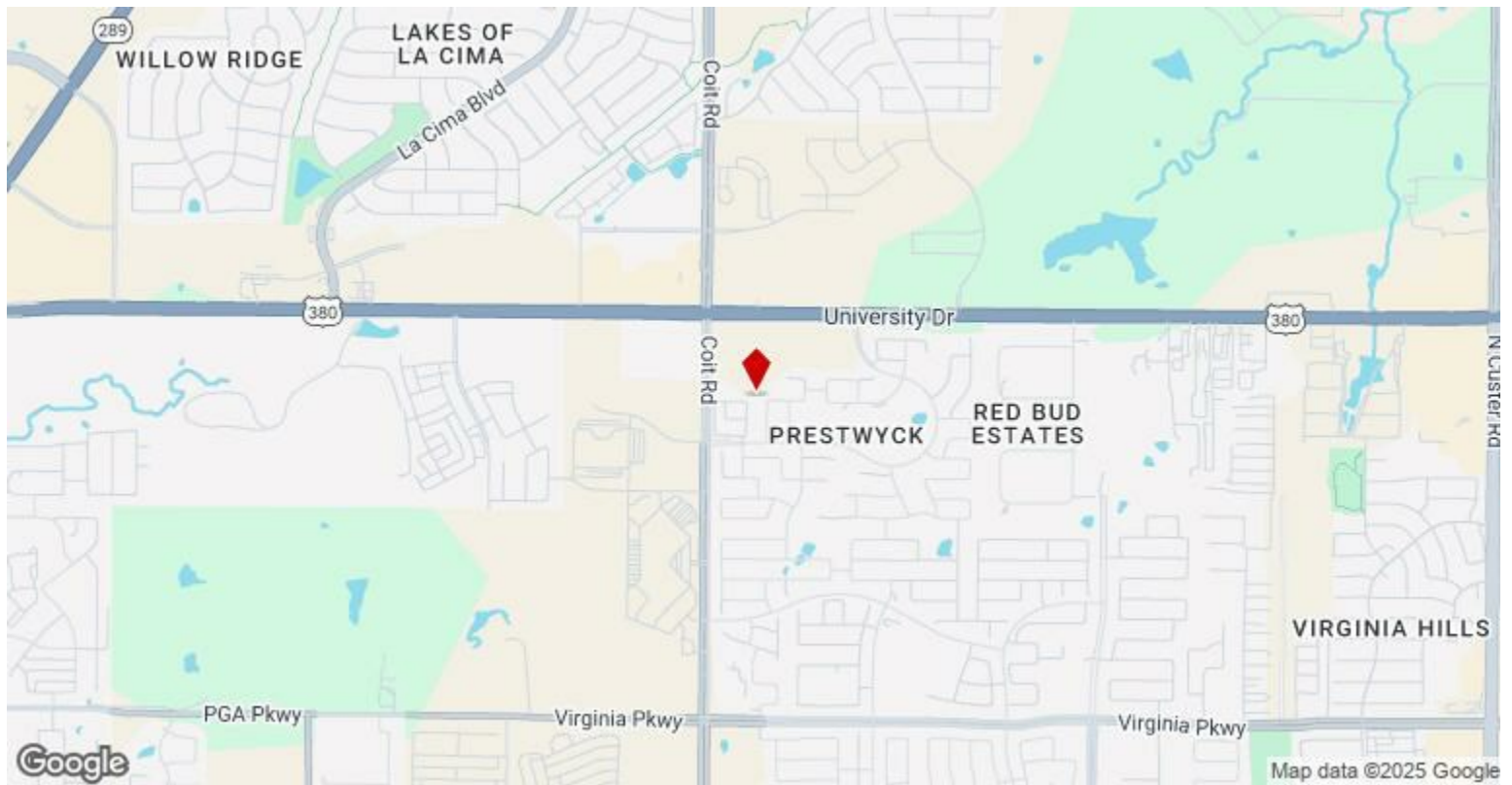


Rental Rate:	\$28.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	4,698 SF
Year Built:	2024
Walk Score ®:	13 (Car-Dependent)
Rental Rate Mo:	\$2.33 /SF/MO

## 1st Floor

Space Available	1,171 SF
Rental Rate	\$28.00 /SF/YR
Date Available	January 06, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

This office condo has a superior location in McKinney near the Hwy 380 & Dallas North Tollway, 1,171SF of upscale office space. Nicely appointed interior with functional floor plan. Private Entrance, Admin, Waiting areas, Nurse, 3-Exam rooms, break room, conference room or 4th office, 2 Toilets, 2-ADA restroom located off the main hallway leading to 3 private offices / exam rooms. Crown molding through-out. High ceilings. Large windows on the top & 2" blinds provide natural light. Attractive stone exterior. Security System. Lease rate does not include utilities, property expenses or building services Fully Built-Out as Standard Medical Space 3 Exam rooms 1 Private Office Space is in Excellent Condition Central Air and Heating Private Restrooms Crown Molding and Large Windows Natural Light with high foot Ceilings Private Entrance 1400 N Coit Rd, Unit 2102 is located on the NE corner of Coit Road and Prestwick Hollow Drive just south of U.S. Hwy 380 in McKinney. This location is ideal for any Professional / Medical Office with its close proximity to the Dallas North Tollway, Preston Road, & U.S. Hwy 380 to service North Frisco, Prosper, Celina, and McKinney markets. Close proximity to the Gates of Prosper, the future Market Street, the new PGA headquarters, and other multiple major shopping and entertainment venues. Minutes from the Baylor Scott & White Medical Center of McKinney. It is a short distance from the new Prosper school, Rock Hill High School on Coit Road. With approximately 45,809 vehicles per day (2021) on U.S. Hwy 380 and 18,883 vehicles per day (2021) on Coit Road, Crescent Parc has the perfect location for any Business / Medical Professional. Contact us today for a tour, Call @ 469-625-8645



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### Key Features:

- Medical-Grade Excellence: This space is meticulously designed to meet the needs of medical professionals. From the moment you step inside, you'll be impressed by the attention to detail and the top-notch facilities.
- Versatile Office Space: Whether you're a medical practitioner, an attorney, or any other professional, this space can be tailored to your specific requirements. With its open layout, you have the flexibility to create a workspace that suits your unique needs.
- Brand New office: Ready to Move in.
- Ample Parking: Your clients will have no trouble finding parking, with a spacious lot available right on-site.
- Contact us today for a tour! 469-625-8645

# Property Photos



IMG\_5040



IMG\_5038

# Property Photos



# Property Photos



IMG\_5034



IMG\_5032

# Property Photos





# Property Photos

