

PROFESSIONAL OFFICE CORNER UNIT FOR LEASE | MCKINNEY, TEXAS  
1402 S. CUSTER ROAD, #504, MCKINNEY, TEXAS 75072

ROGERS HEALY  
AND ASSOCIATES COMMERCIAL

LUXE FULL CORNER UNIT FOR LEASE | PRIVATE ACCESS | AMPLE PARKING | WEST RIDGE OFFICE CONDOMINIUMS



**SUMMARY-**

LEASEABLE TOTAL SF: 1,230/plans  
STORIES: Single  
CONSTRUCTION: Stone/Masonry  
PARKING: Common, 168 spaces  
HOA (included): CAM, water, trash, exterior insurance  
YEAR BUILT: 2017  
ALL INCLUSIVE LEASE: \$3,000 mo yr 1 (\$2.44/SF/Month)  
includes water, trash, exterior insurance, CAM, landscaping

IDEAL ACCESS TO HIGHWAYS 75, 189, 121 & 380

**OVERVIEW-**

This 1230 square foot corner office is located in the West Ridge Office Condominiums among prestigious and recognized businesses. The exterior features a single story entrance and ample surface parking on landscaped and maintained grounds. Glass double doors make a statement and open to a luxe reception area with tray ceiling, modern silk chandelier, coordinated colors, crown molding and added details that ensure a great first impression. A spacious and modern meeting room is at the entrance and features natural light and additional outlets and connections to support presentations. The finishes throughout are elevated and on point. Engineered hardwoods add warmth and opulence to the reception, meeting and hall spaces. High-end textured carpet extends to the offices. Coordinated tile is featured in the lounge and restroom for a cohesive, upscale presentation. The use of space is efficient with storage in smart places, shelves and construction technologies were applied to ensure energy efficiency including sun filtering shades, and HVAC with separately metered electricity. Offices are stately with tall ceilings and panel doors, ledge window sills, natural light, some with shelves and monitor mounts already installed. As an added benefit, the HOA is included with the lease and includes water, trash, exterior insurance, maintenance and landscaping.

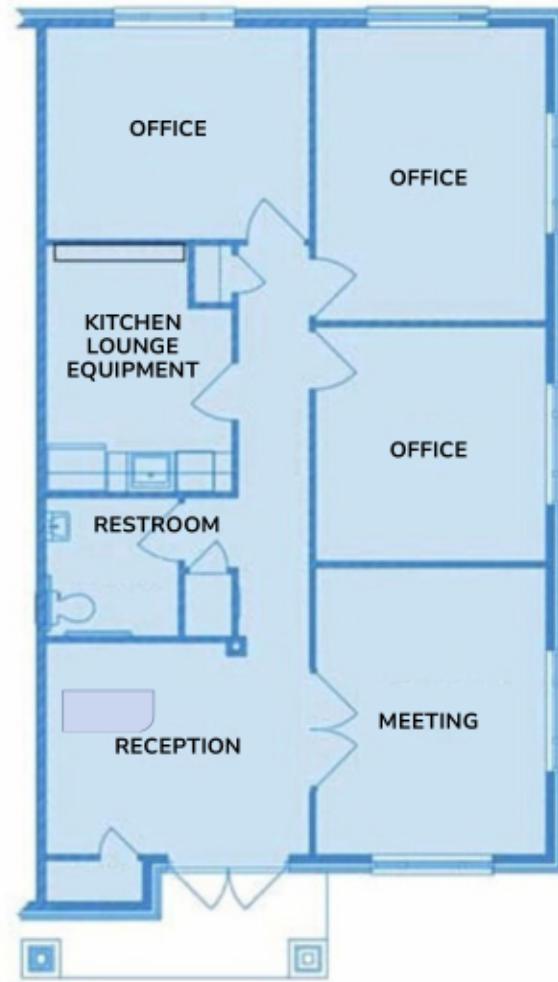
**HILLARY LEUTWYLER, AGENT | 214-683-7408**  
**[HILLARYL@ROGERSHEALY.COM](mailto:HILLARYL@ROGERSHEALY.COM)**

The information contained herein was obtained from sources believed reliable; however buyer and buyer's agents to verify all specifications, measurements, zoning or suitability specific to your end use. Listing broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof and will not be held responsible for any inaccuracies. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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REPRESENTATIVE IMAGES OF INTERIOR -

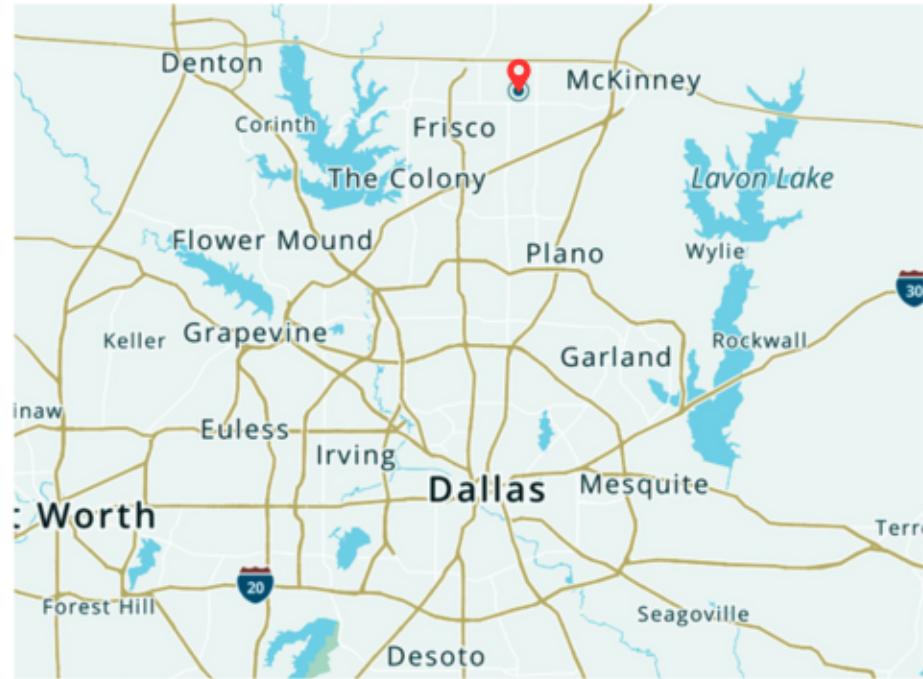
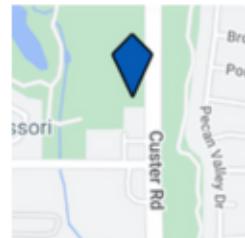


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LOCATION -

- Hwy 380/University (3 mins, 1.5 miles)
- 289/Preston Rd. (7 mins, 4 miles)
- SH-121/Sam Rayburn Tollway (9 mins, 5 miles)
- US-75/Central Expressway (10 mins, 5.5 miles)
- Dallas North Tollway (10 mins, 5.8 miles)



DEMOGRAPHICS, 7/23 (75072)-

• Population:	56,004 (100%)
• Population in Households:	55,762 (99.6%)
• Population in Families	50,669 (90.5%)
• Total HU (Housing Units)	19,817 (100%)
• Owner Occupied HU	14,395 (72.6%)
• Renter Occupied HU	4,847 (24.5%)
• Vacant Housing Units	575 ( 2.9%)
• Median Home Value	\$432,172
• Average Home Value	\$485,552
• Median Household Income	\$127,204
• Average Household Income	\$166,386
• % of Income for Mortgage	20%
• Wealth Index	176
• Total Households	19,242
• Average Household Size	2.90
• Family Households	15,402
• Average Family Size	3.00

**McKinney boasts a booming economy with robust job growth** and a diverse business landscape, making it an ideal destination for professionals and entrepreneurs alike. With its excellent schools, low crime rate, and high quality of life, McKinney consistently ranks as one of the best places to live in the United States. McKinney's business-friendly environment, strategic location, and access to a skilled workforce make it a prime choice for companies seeking expansion and growth in North Texas.

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## AMENITIES-

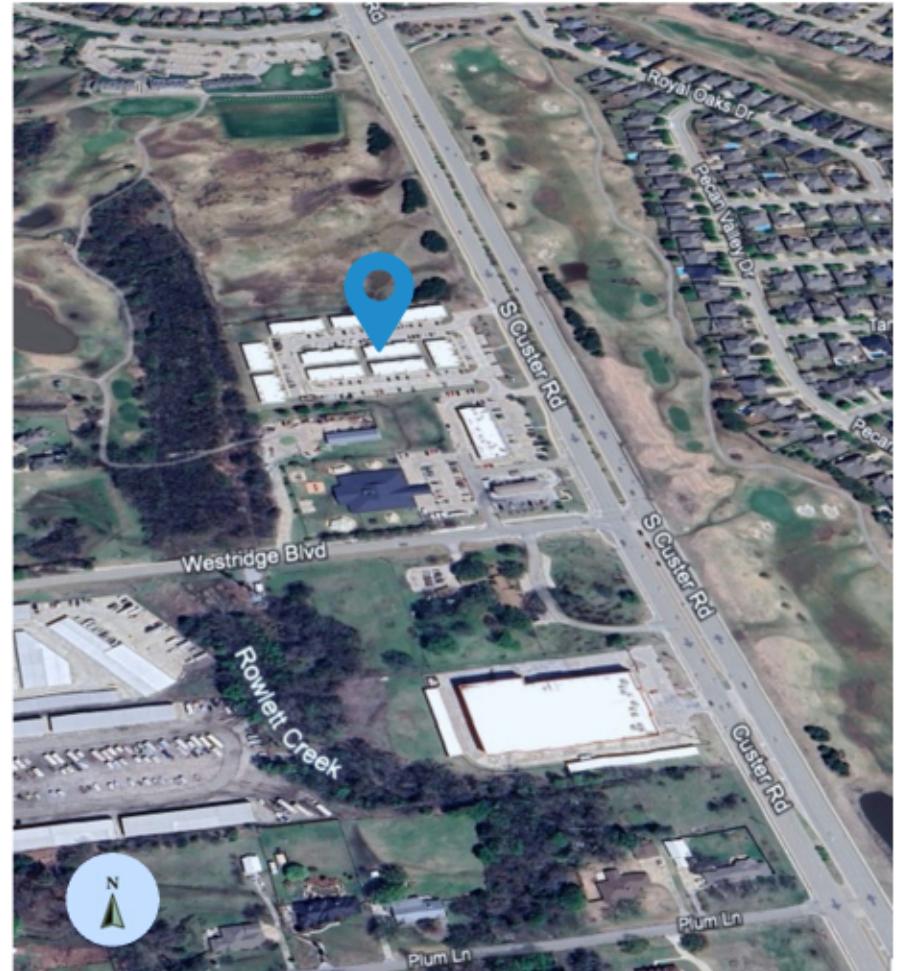
- Energy efficient construction technologies throughout
- Durable and upgraded commercial finishes and floors
- Private double-door exterior entrance
- New 2017 construction of stone and masonry
- Luxe reception with architectural details throughout
- Grand entry meeting room with wall connections for media
- Oversized offices with monitor mounts, filtering shades
- Kitchen lounge with tall cabinetry and granite
- ADA restroom with 5' toilet access
- Ample unassigned common lot parking of 168 spaces
- Includes CAM, water, trash, and exterior building insurance
- Be among established, prestigious, known-name tenants



TIMELESS EXTERIOR



AMPLE PARKING & AMENITIES



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