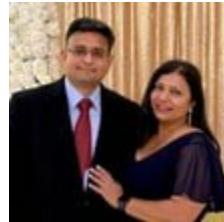




Building 4

6000 Alma Rd, McKinney, TX 75070



Viren Shah

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Building 4

\$29.33 /SF/YR

6000 Alma Rd – Building 4 is a professional multi-tenant office building located in North McKinney's growing commercial corridor. ?? The property offers flexible office layouts with excellent access to SH-121 and US-75, providing seamless connectivity to McKinney, Plano, Frisco, and the DFW Metroplex. ?? Conveniently located approximately 35 minutes from DFW International Airport and 30 minutes from Dallas Love Field, the building also benefits from nearby commercial rail access. ?? Ample on-site parking and proximity to retail and dining make this an ideal location for professional and medical users....



Rental Rate: \$29.33 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 4,900 SF

Year Built: 2025

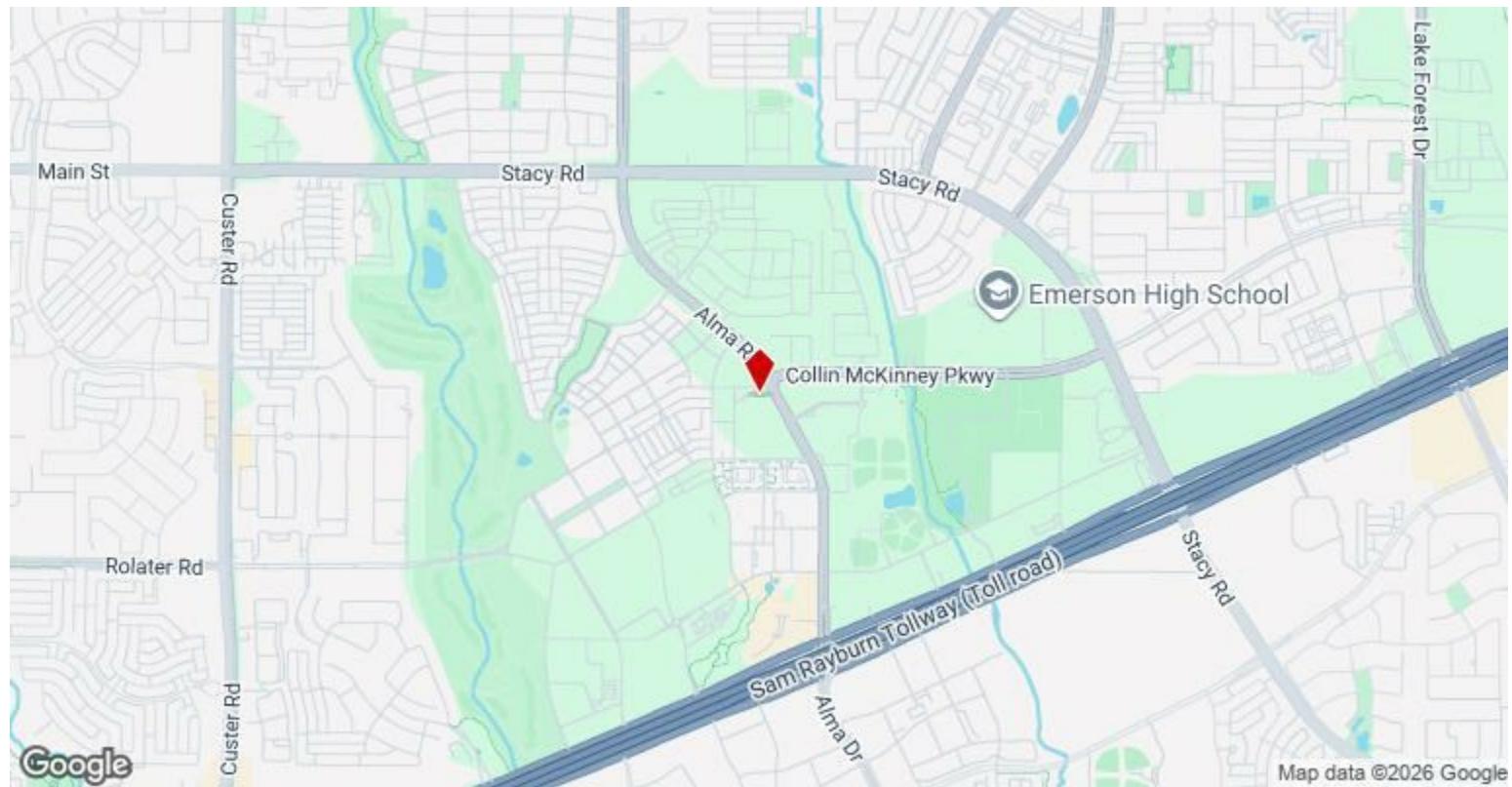
Walk Score ®: 24 (Car-Dependent)

Rental Rate Mo: \$2.44 /SF/MO

1st Floor Ste 402

Space Available	1,225 SF
Rental Rate	\$29.33 /SF/YR
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 3 Years

Welcome to Unit #402 at 6000 Alma Road — now available for lease at a flat \$2,995/month! This premium, professionally designed office condo is located in one of McKinney's most desirable and high-traffic commercial corridors, offering excellent visibility and convenience within a thriving professional business park. The building features a contemporary exterior with white stone and black trim, a prominent glass double-door entry, and direct access from a well-maintained parking lot with ample parking for clients and staff. Inside, the space features stylish finishes including tray ceilings with recessed lighting, modern circular fixtures, dark wood-style flooring in main areas, and patterned carpet in private rooms. The floorplan is designed for flexibility with Four private offices, open workspace areas, a center hallway for efficient circulation, and a welcoming reception area ideal for client-facing operations. Large windows bring in great natural light, contributing to a bright and professional environment. Additional highlights include an ADA-compliant restroom with tiled finishes and grab bars, a dedicated laundry and utility room with sink, granite countertop and built-in cabinetry, network ports for seamless connectivity, and essential safety features including EXIT signage, smoke detectors, and fire extinguisher. The unit is thoughtfully designed to support various business uses while maintaining low-maintenance functionality. Ideal for medical, real estate, insurance, finance, legal, therapy practices, or boutique professional firms seeking a high-quality workspace in a rapidly growing area. This unit offers both owner-user and investor appeal, combining prime location, professional curb appeal, and strong long-term value. Close to major thoroughfares, dining, retail, and residential growth — this McKinney office condo is an outstanding opportunity to elevate your business presence.



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