

SUBLEASE

5820 Collin McKinney Parkway, Suite 105, McKinney, TX 75070

Office Building For Lease



PROPERTY DESCRIPTION

Currently school facility, but suitable for office spaces
4 independent rooms; one reception area; one lounge.

Located near the bustling Craig Ranch community
in Mckinney, Collin Mckinney Pkwy & Stacy Rd.
A half-minute drive to 121 Highway,
convenient transportation, surrounded by
complete facilities.
Walking distance to shops, restaurants, and
parks.

OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (Gross)
Number of Units:	1
Available SF:	1,060 SF
Building Size:	5,635 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	570	1,653	6,622
Total Population	1,630	4,517	16,318
Average HH Income	\$186,541	\$171,246	\$146,002

Presented By:

TRACY LI, CCIM

President

tracy.li@xcelcommercial.com

972.391.7016

XCEL Commercial Realty 13155 Noel Road, Suite 900 Dallas, TX 75240



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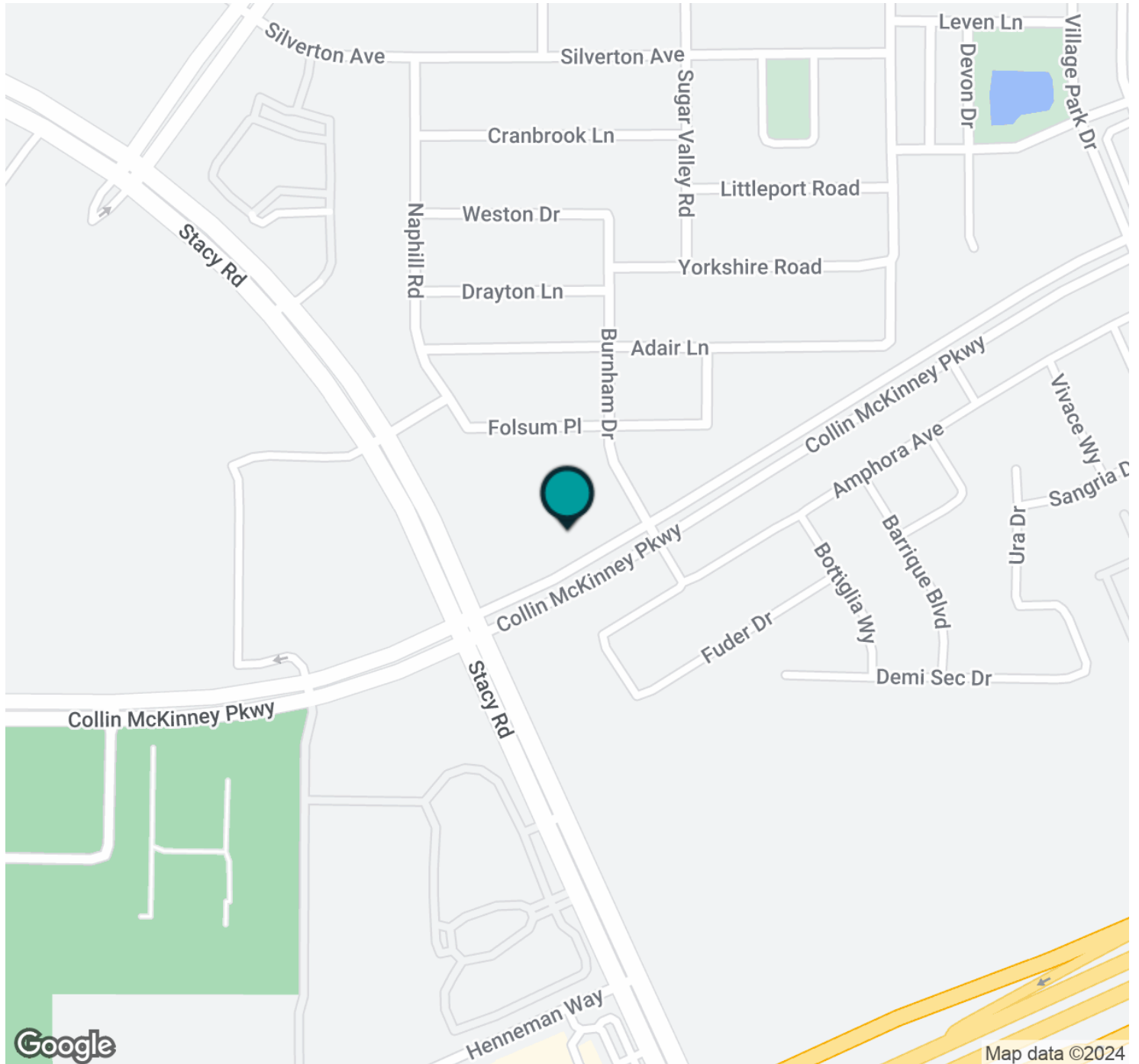


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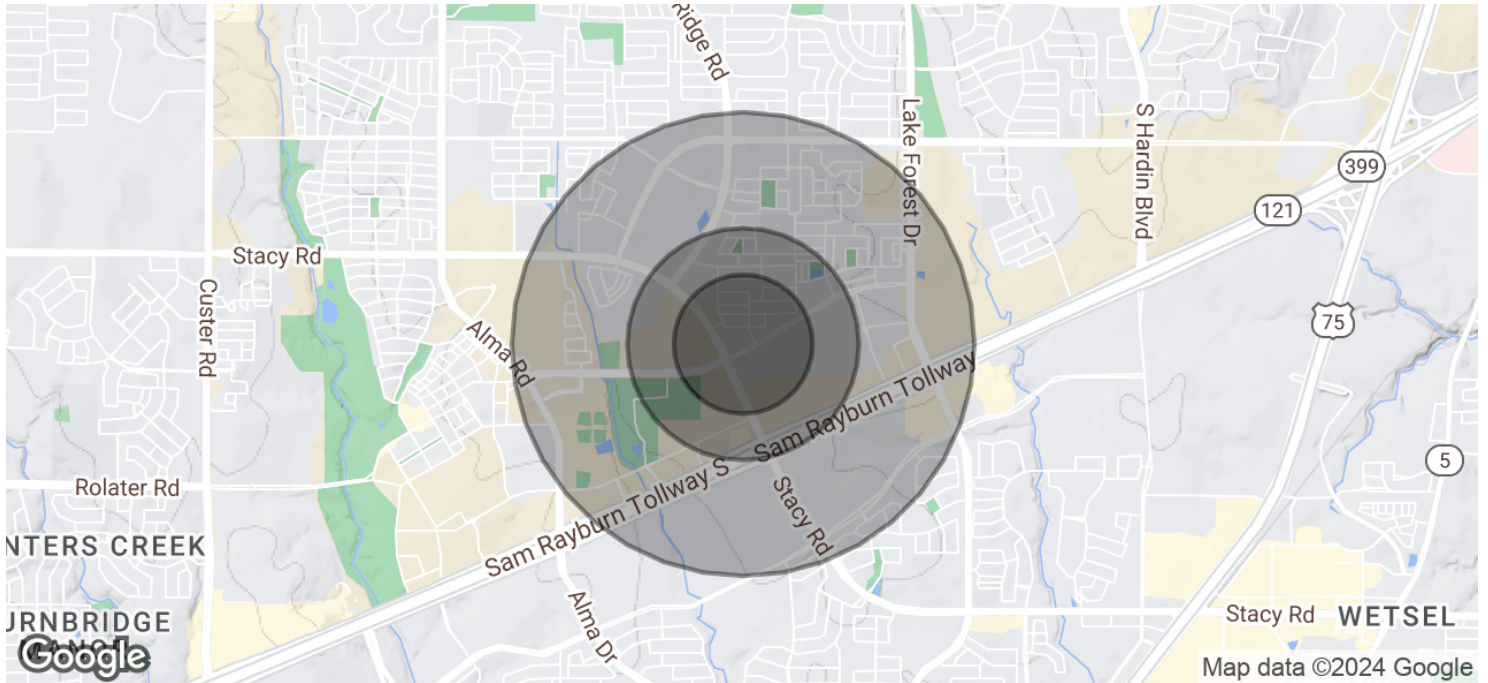


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,630	4,517	16,318
Average Age	33	33	33
Average Age (Male)	33	32	33
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	570	1,653	6,622
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$186,541	\$171,246	\$146,002
Average House Value	\$589,479	\$577,755	\$564,934

Demographics data derived from AlphaMap

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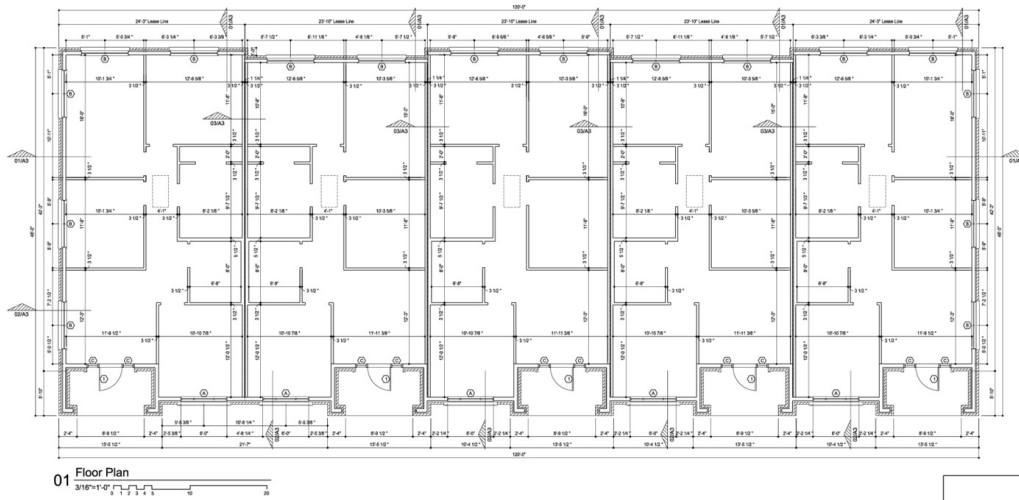


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Plot Top Overlay ID: 0012148024132068-0100401079



BUILDING TOTAL:
5336 SQ. FT. AC
299 SQ. FT. COVERED ENTRY
5635 TOTAL SQ. FT.

NOTES:

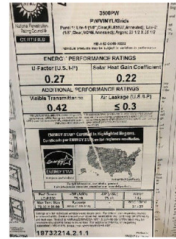
- ALL WALLS AND CEILINGS TO BE 5/8" TYPE "X" GYPSUM BD.
- BEDROOM AND BREAK ROOM FLOORS TO BE CERAMIC TILE.
- ALL OTHER FLOORS TO BE GLEU-DOWN CARPET.
- ALL SPACES TO BE FULLY ACCESSIBLE IN ACCORDANCE WITH APPLICABLE ITYAS ACCESSIBILITY STANDARDS.
- REFER TO SHEETS A-4 AND A-5.
- ALL DOORS ARE 3068 SOLID CORE WOOD WITH 6 PANEL.
- ALL WINDOWS ARE DOUBLE HANG LOW "C" STYLE.
- ALL CLOS. TO BE 9'-0" - OFFICE #2 TO BE 11'-0"

DOOR SCHEDULE : WHOLE BUILDING

MARK	SIZE	R.O.	DESCRIPTION	NO. OF UNITS
(1)	3'-0" X 8'-0"		SOLID WOOD DOOR / TEMPERED INSULATED WINDOW	5

WINDOW SCHEDULE : WHOLE BUILDING

MARK	SIZE	R.O.	TYPE	DESCRIPTION	NO. OF UNITS
(A)	6'-0" X 7'-0"		PICTURE WINDOW	VNXL WITH INSULATED GLAZING	5
(B)	3'-0" X 6'-0"		PICTURE WINDOW	VNXL WITH INSULATED GLAZING	16
(C)	10' X 8'-0"		FIXED	WOOD WITH TEMPERED INSULATED GLAZING	10



2018 MCC Compliance Checklist

Verify that the building is in compliance with the requirements of the 2018 International Energy Conservation Code by review of the responsible party's construction documents.

Building Details	Model	Commissioning Officer
MECH and MEP systems match/track requirements	18	
MEP Commissioning requirements	19	

Commissioning Officer

MECH and MEP systems are installed as specified

Insulation R-values installed as specified

Building envelope details, materials specified

Pay and assembly completed

Verify thermal envelope details match permit or submittal

And installed and finished above as Constructed

Light fixture type and every wattage match the Commissioning

Track the energy performance is completed

Building Commissioning Certificate of Completion

Verify compliance with all energy laws

Verify proper installation of lighting

Verify proper location of HVAC controls, on/off and setpoint

Verify proper location of fire responsible alarm

Verify energy saving measures are completed

SITE2020-0006

BEVERLY CORP. OFFICE CONDOS
5820 COLLIN MCKINNEY
MCKINNEY, TX

ARCHITECT
T.W. SANDER ASSOCIATES, LLC
ARCHITECTURAL MANAGEMENT
1915 CLEGG WALTER LN
TUCKER, GA 30084

THE TARRANT COUNTY DEPARTMENT OF PUBLIC WORKS
1000 W. WASHINGTON
AUSTIN, TEXAS 78701
03-27-20



ISSUE FOR PERMIT
03-27-20

SHEET
A1
FLOOR PLAN

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