



Suite 2102 For Lease

1400 N Coit Rd, McKinney, TX 75071

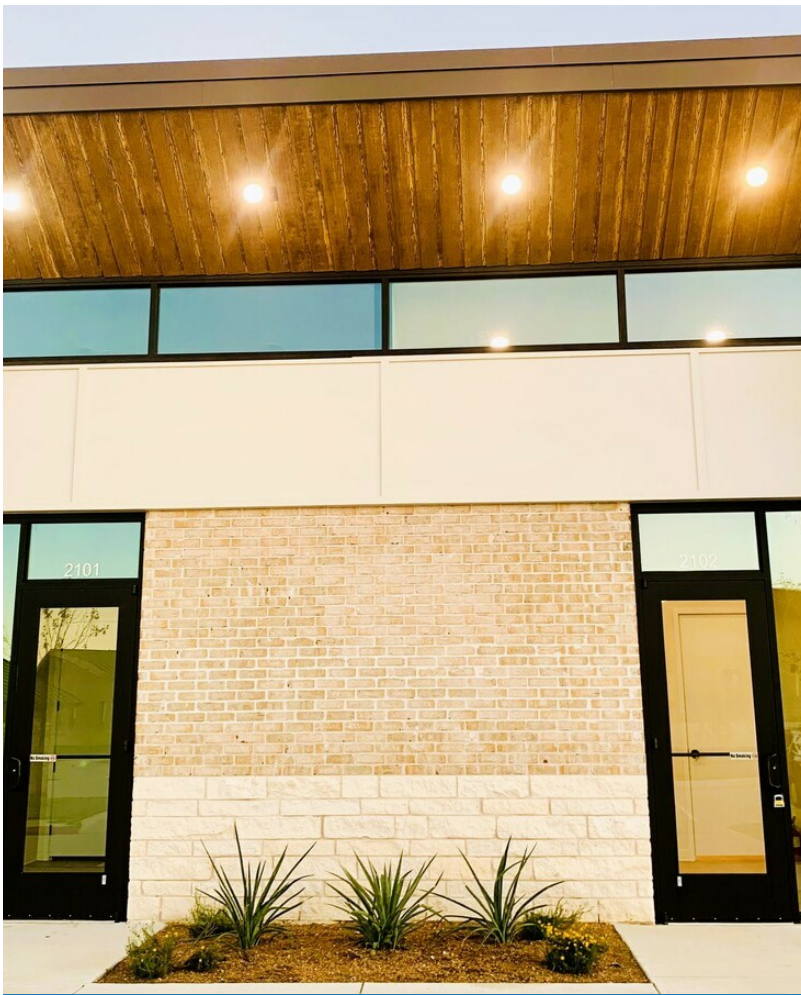
Namrata Patel

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Suite 2102 For Lease

\$28.00 /SF/YR

Suite 2102 is a 1,171 SF upscale Class A medical office located at the northeast corner of Coit Road and Prestwick Hollow Drive, just south of US Highway 380 in the highly sought-after McKinney–Prosper corridor. Built in 2024, this turnkey suite offers exceptional access to the Dallas North Tollway, Preston Road, and Highway 380, serving the rapidly expanding communities of North Frisco, Prosper, Celina, and McKinney.

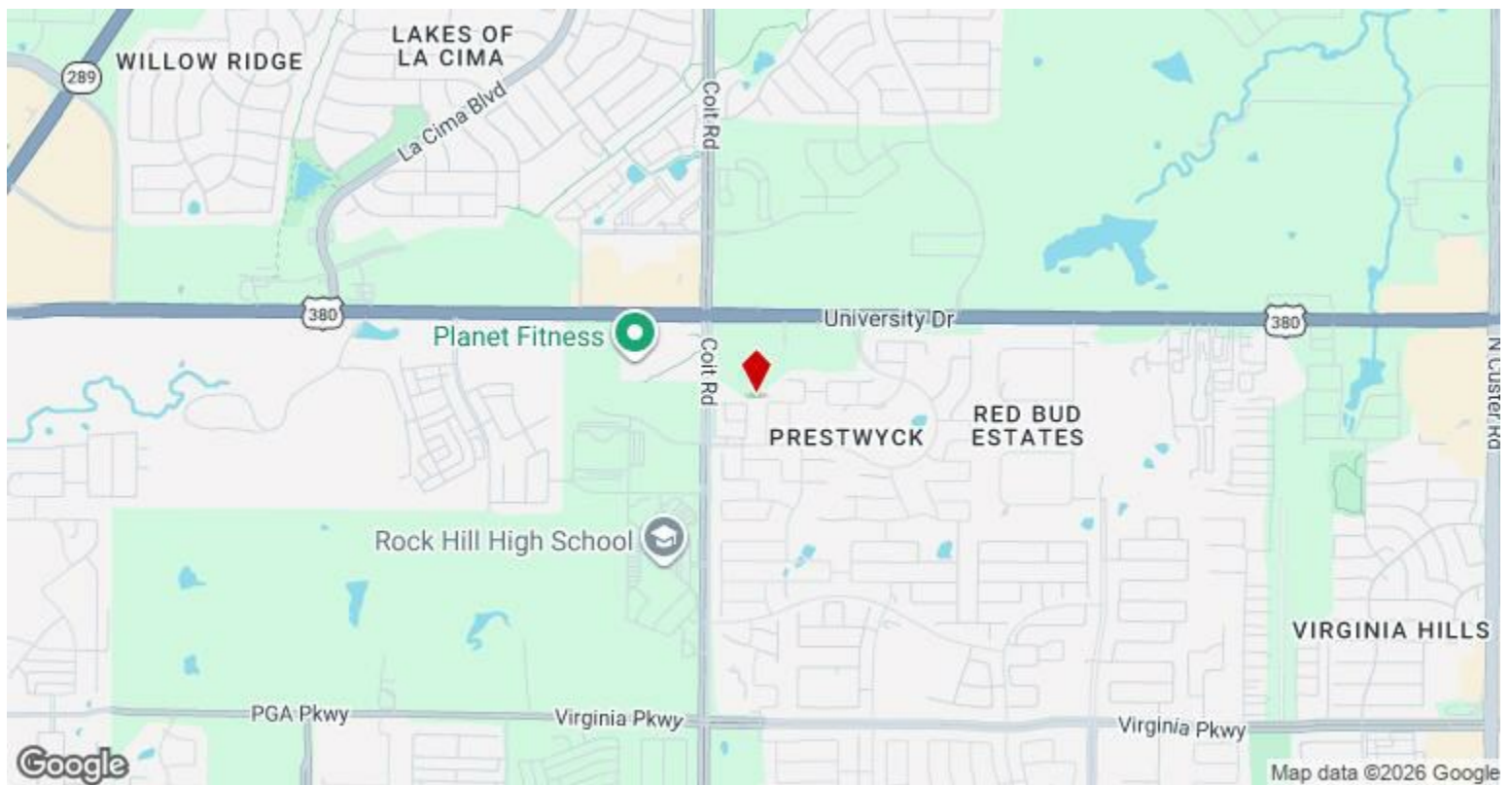
- 1,171 SF Class A medical office suite (Built 2024)
- Fully built-out and move-in ready
- Clinical Wing: 3 Exam Rooms (fully plumbed).
- Conference room convertible to 4th office/exam room
- Reception area with spacious waiting room
- 2 ADA-compliant restrooms



Rental Rate:	\$28.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	4,698 SF
Year Built:	2024
Walk Score ®:	17 (Car-Dependent)
Rental Rate Mo:	\$2.33 /SF/MO

1st Floor Ste 2102

Space Available	1,171 SF
Rental Rate	\$28.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable



1400 N Coit Rd, McKinney, TX 75071

Premier Class A Medical Suite | McKinney–Prosper Corridor

1400 N Coit Rd, Suite 2102 | 1,171 SF | Move-In Ready

Strategic Location & Demographics

Positioned at the NE corner of Coit Road and Prestwick Hollow Drive, this 2024-built suite offers immediate access to US-380, the Dallas North Tollway, and Preston Road. Located in one of the nation's fastest-growing residential corridors, it serves a high-income patient base across North Frisco, Prosper, Celina, and McKinney.

Target Reach: Minutes from 1,000+ HOA neighborhoods (Stonebridge Ranch, Craig Ranch, Westridge), 200+ multi-family communities, and 40+ senior living facilities.

Visibility: High-traffic corner with premium stone exterior and professional curb appeal.

Turnkey Medical Build-Out

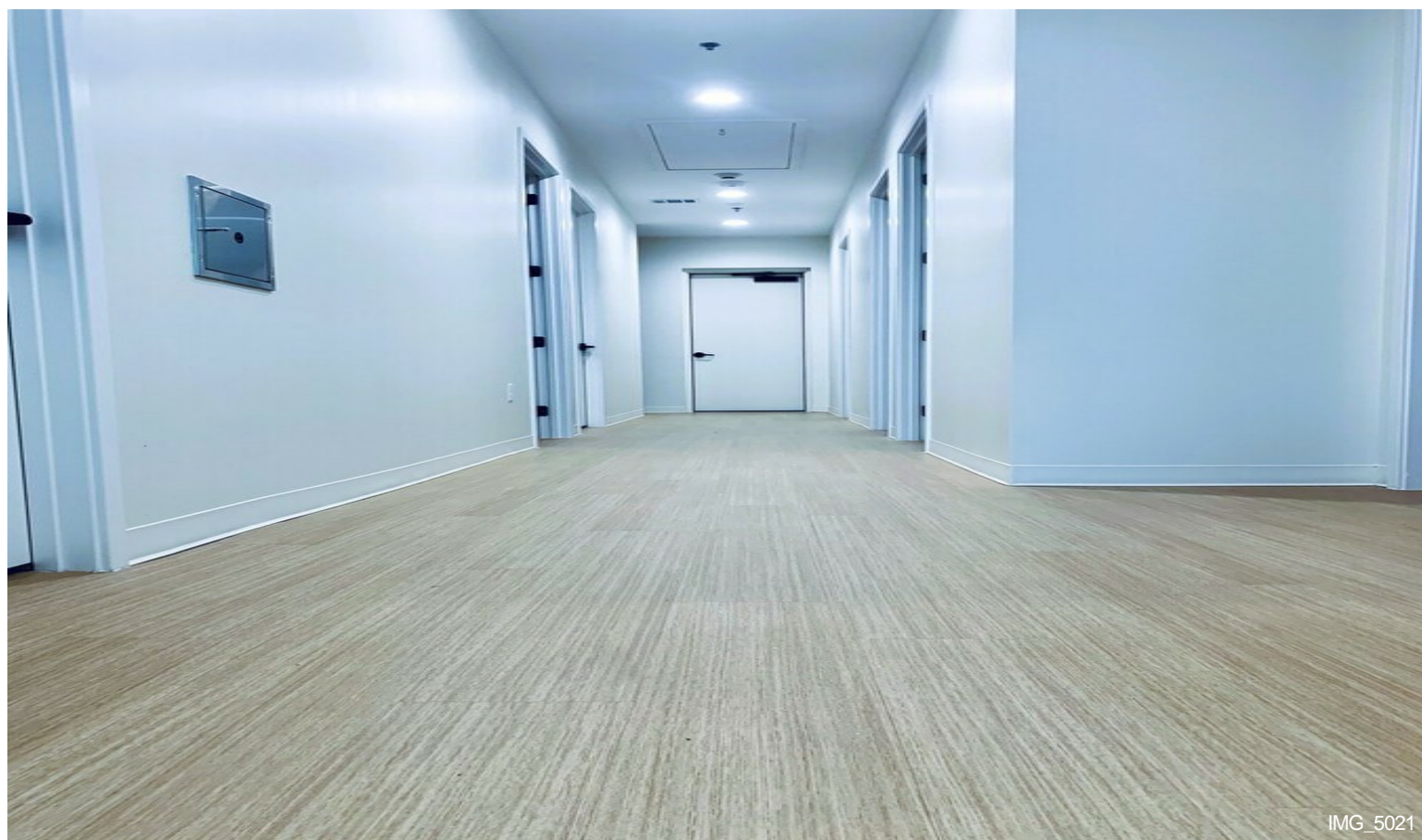
Designed to strict medical specifications, this suite eliminates costly plumbing and construction expenses. The efficient, upscale layout includes:

Exam Rooms: 3 fully plumbed rooms + 1 conference room easily convertible to a 4th exam/office.

Patient Comfort: Private entrance, 10-foot ceilings, crown molding, and a welcoming reception/waiting area.

Provider Essentials: Centrally located nurse station, staff break room, ample storage, and 2 ADA-compliant restrooms.

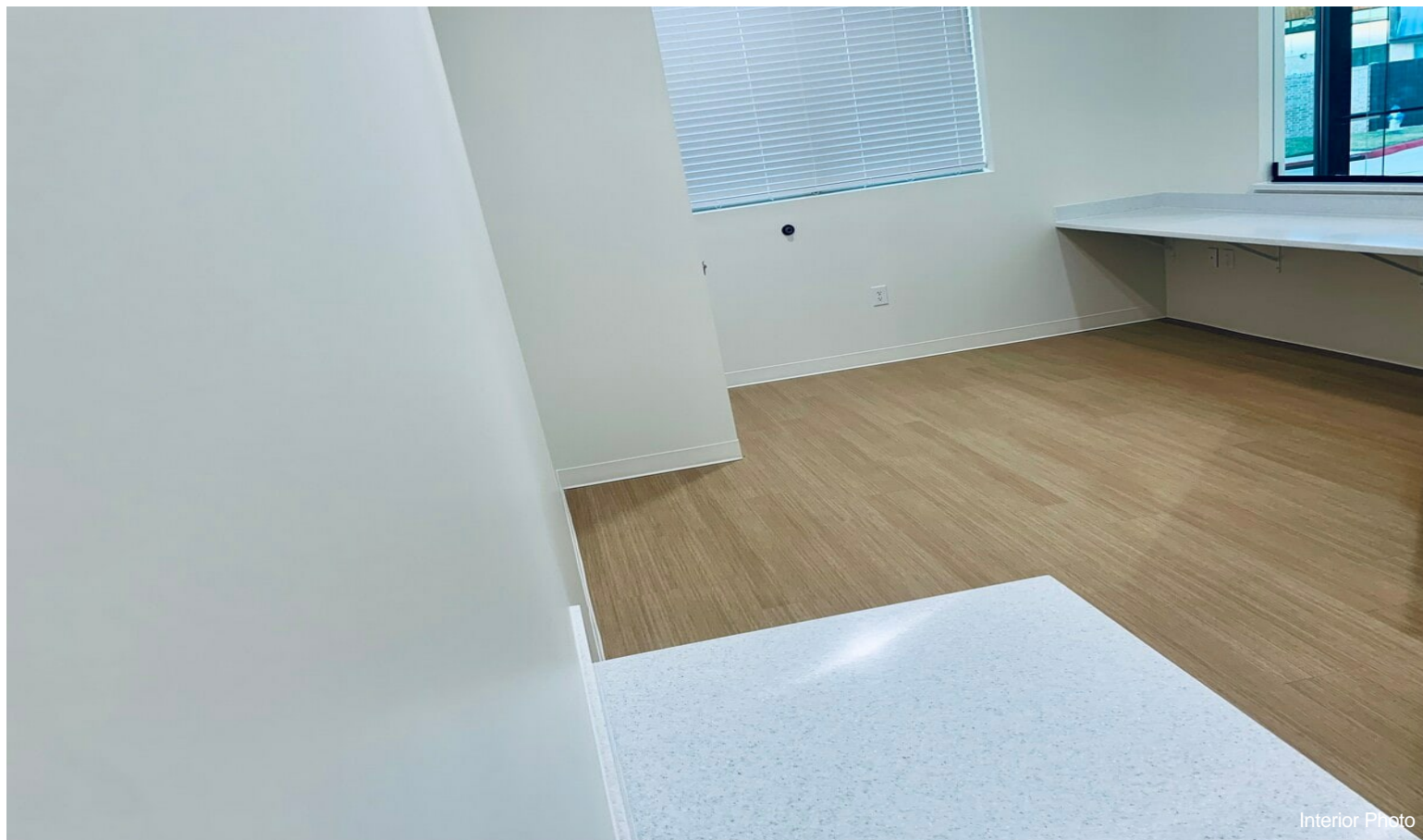
Property Photos



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Interior Photo



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Interior Photo

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Interior Photo

Property Photos



Bathroom



Interior Photo

Property Photos

