



# West Ridge

OFFICE CONDOMINIUMS

*McKinney, Texas*

302





**Golden Realty**

**Buy | Sell | Build | Manage**  
**Residential and Commercial**



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## Suite #302 Property Highlights

- Size: 1230
- Lease Rate: \$2,800
- Use: Professional Office
- Terms: 2-10 Years
- 4 Office Room
- 1 Break Room
- 1 RestRoom
- 1 Reception Space
- Building & Monument Signage
- HVAC
- Water included in the Rent



# Best Use:

- MEDICAL:  
Chiropractic, Physician, General Medical office ETC
- PROFESSIONAL:  
CPA, Accounting, Insurance Agency, Real Estate Agency, Financial, Attorney, Private Club, Studio, Loan Office, Administration Office, and more.
- EDUCATION:  
Day School, Training Center, Community Center



# Westridge Office Conddo

- Prime Location: Just minutes from Mckinney's major hubs for business, dining, and entertainment.
- Affluent Demographics: Located in a high-income, rapidly growing population center with a strong demand for professional services.
- Convenience: Close proximity to major retailers (HEB, Kroger, Walmart), banks, medical centers,.
- Accessibility: Easy access to 380 and SH 121, providing direct routes to Plano, Dallas, and DFW International Airport.
- Amenities: Walking distance to restaurants, Golf court that enhance work-life balance for tenants and their clients.





## Inside Photos

Reception





Office #1

A photograph of an empty office space. The room has light gray walls, a drop ceiling with a single rectangular light fixture, and a floor of dark wood-look laminate. A large window with a dark frame is on the back wall, showing a view of trees and a blue sky. A whiteboard is mounted on the right wall. The room is empty except for a few electrical outlets on the left wall.



Office #1

A photograph of an empty office space. The room has light gray walls, a drop ceiling with a single rectangular light fixture, and a floor of dark wood-look laminate. A whiteboard is mounted on the back wall. A doorway on the right side of the room leads to a hallway. The room is empty except for a few electrical outlets on the back wall.



Office #2

A photograph of an empty office space. The room has light gray walls, a drop ceiling with a single rectangular light fixture, and a floor of dark wood-look laminate. The room is empty except for a few electrical outlets on the left wall.



Restroom

A photograph of a restroom. The room has light gray walls and a white floor. A white toilet is on the left, and a white pedestal sink is on the right. A mirror is mounted above the sink, and a paper towel dispenser is on the wall above the toilet. A metal grab bar is mounted on the wall above the toilet. The room is empty except for a few electrical outlets on the right wall.

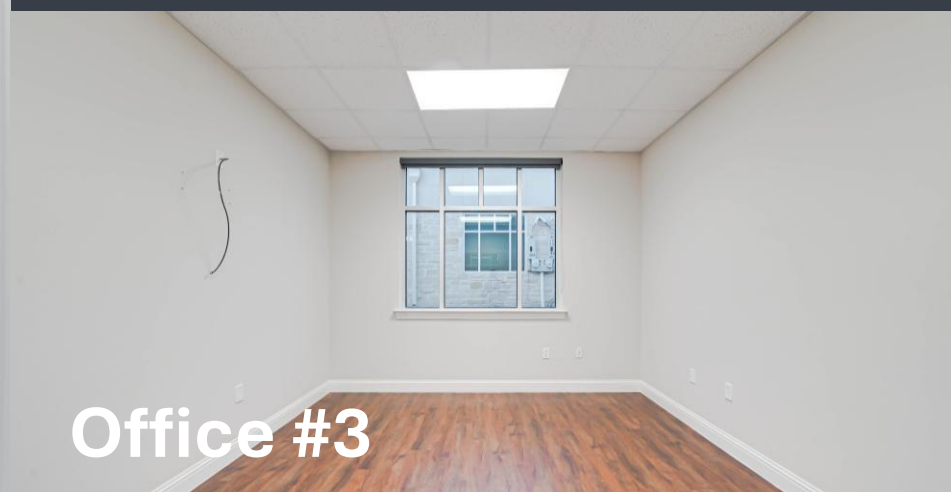




**Break Room**



**Break Room**

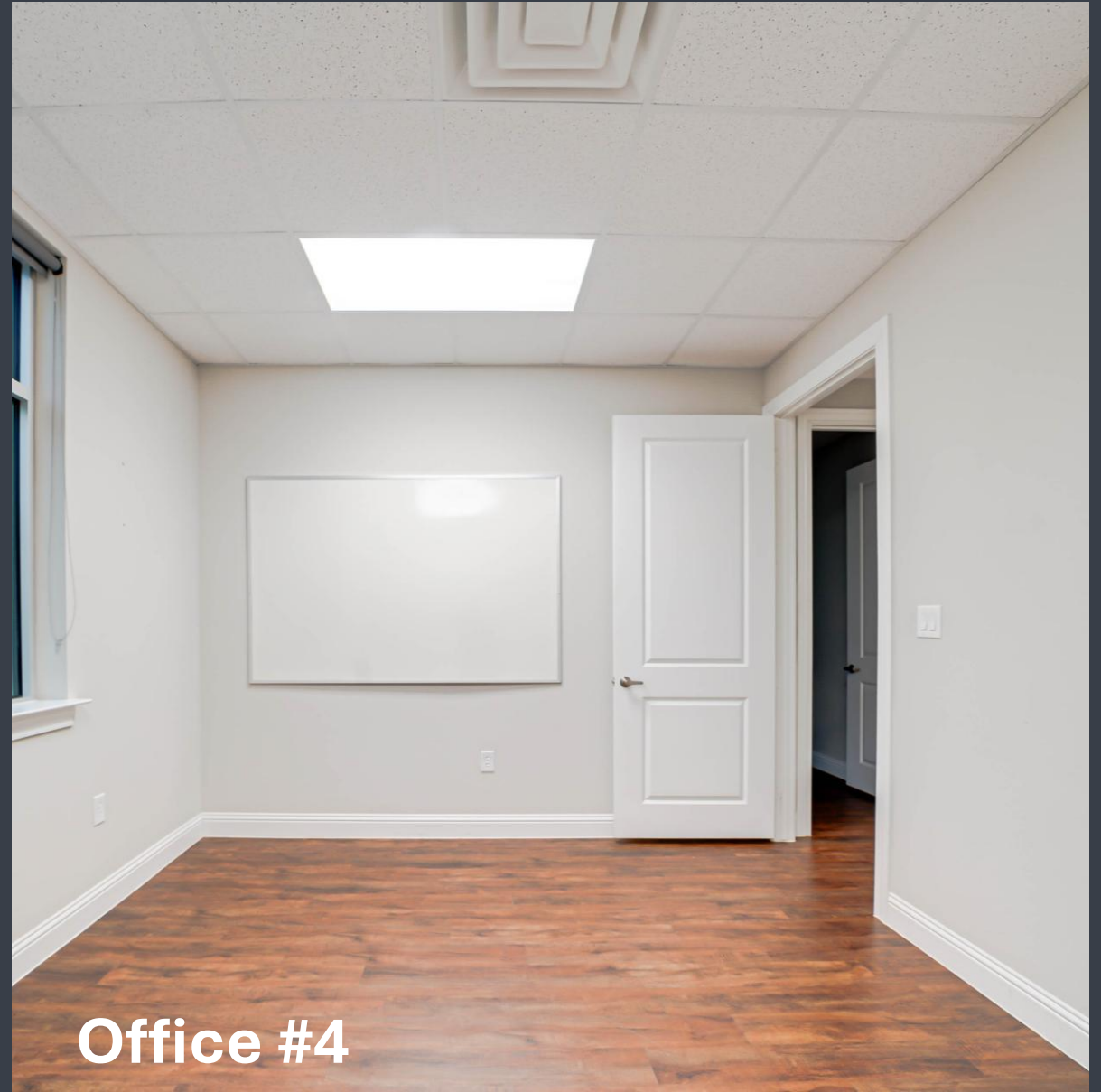


**Office #3**



**Office #3**





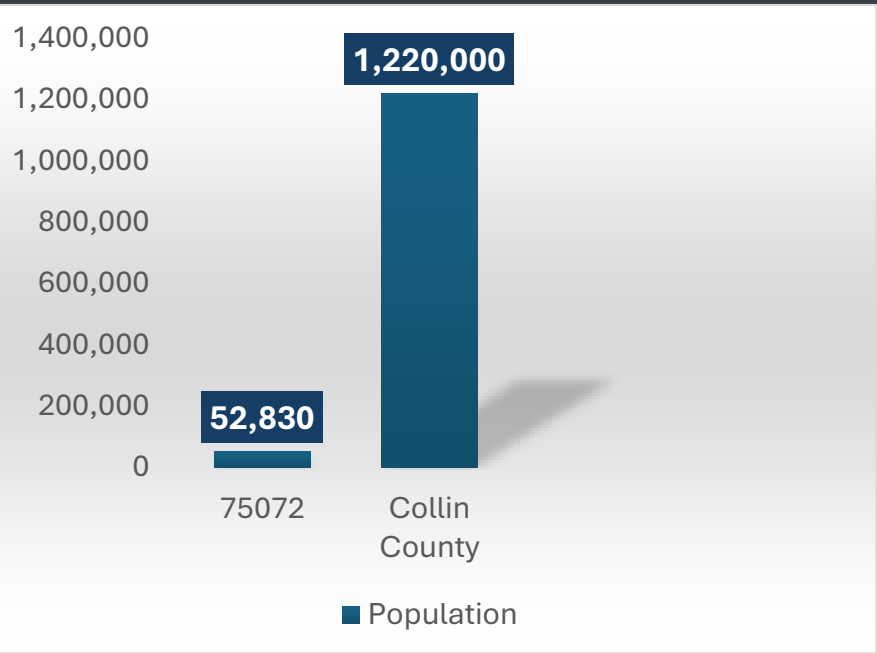
1, Average Household Income

\$ \$149,880

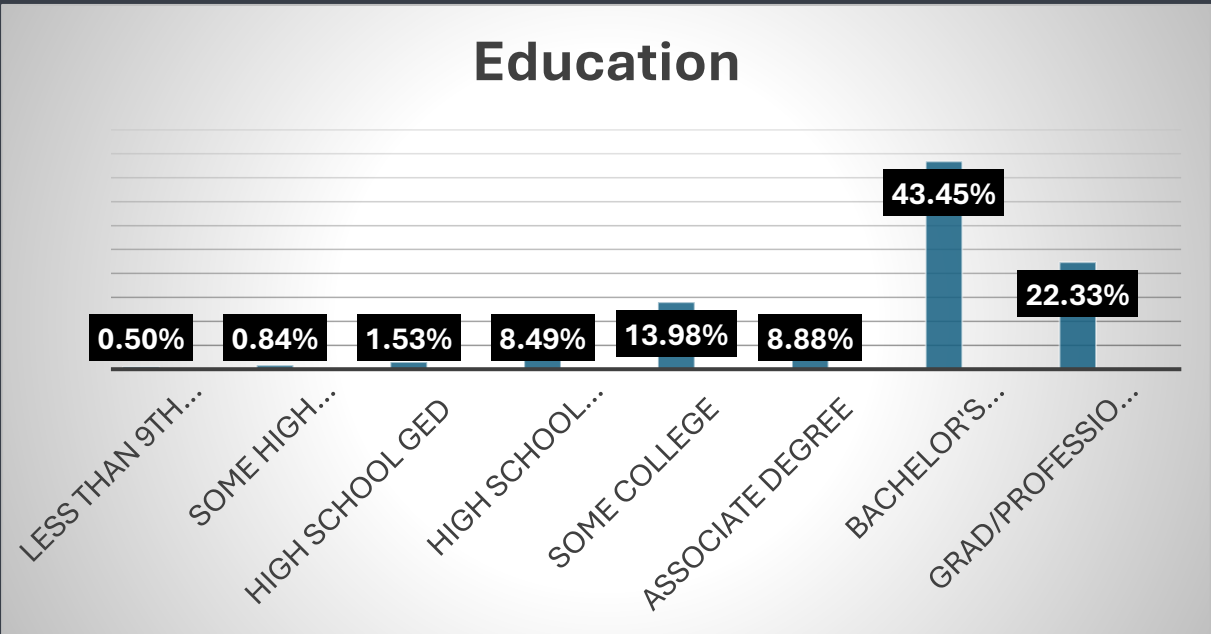
2, Living in Family Households

 47,660

3, Area Population VS Collin County



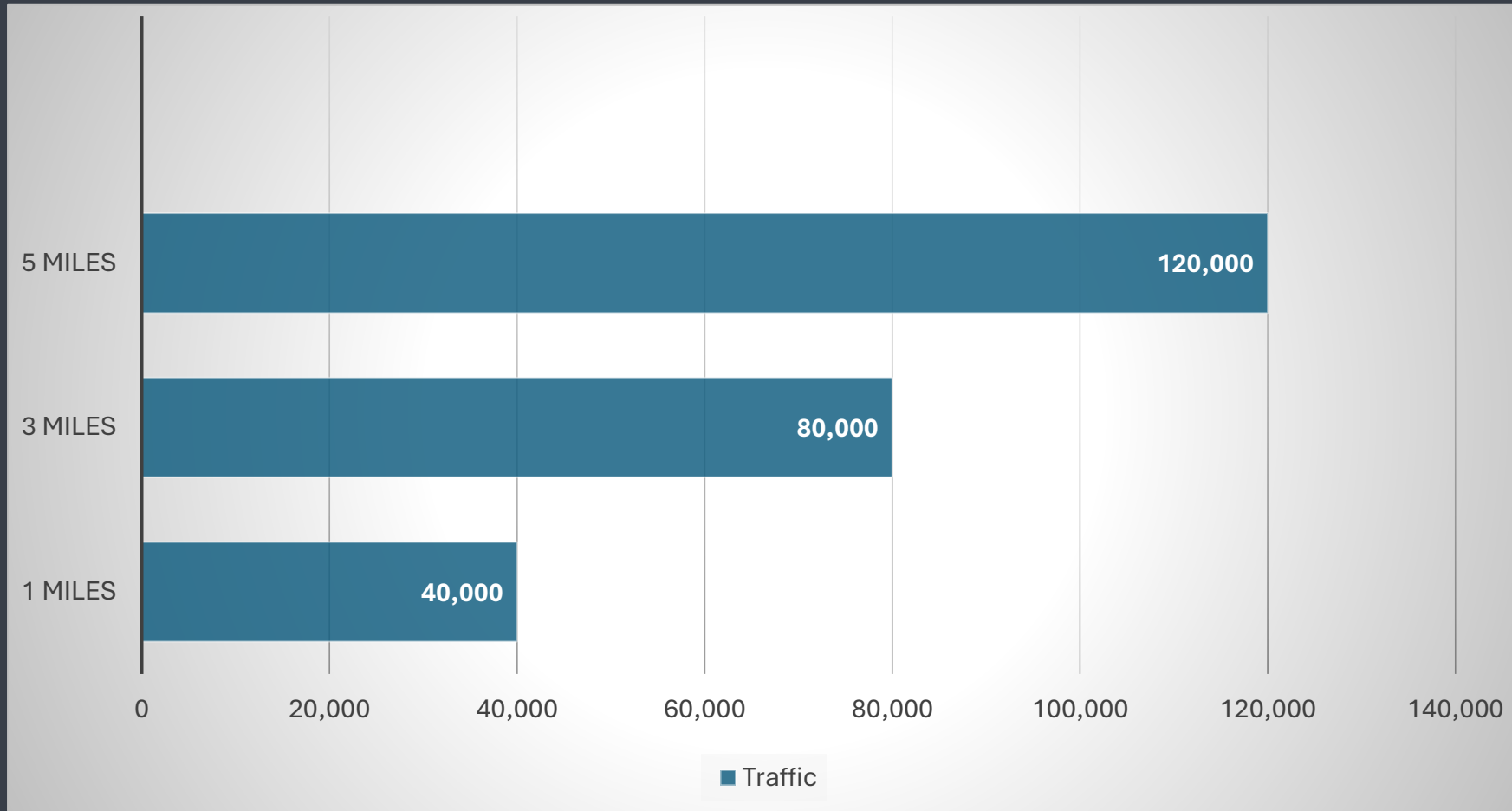
4, Education



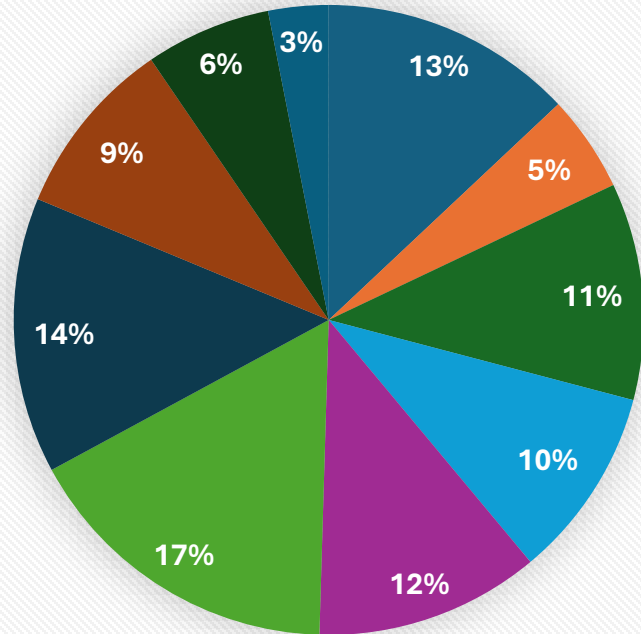




# Traffic Count



## Age



■ Children ■ Tweens ■ Teens ■ 20s  
■ 30s ■ 40s ■ 50s ■ 60s  
■ 70s ■ Over 80

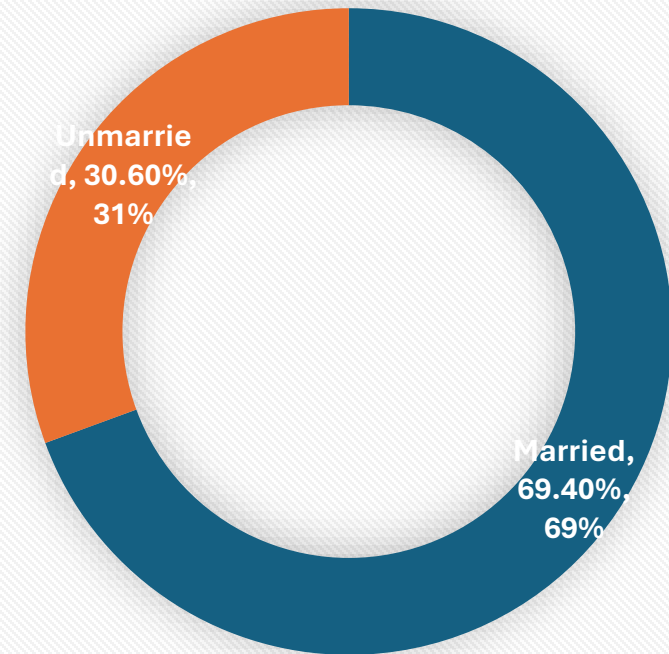


33.8%



66.2%

## Marital Status



■ Married ■ Unmarried





# Explore Mckinney

McKinney's Historic Downtown  
Popular attractions, restaurants & nightlife



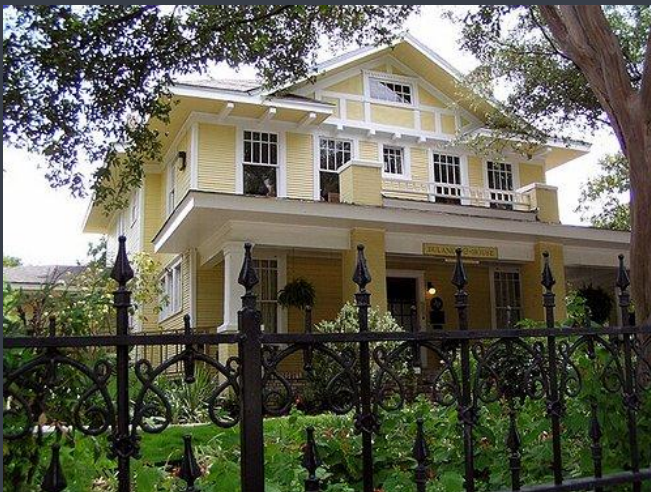
Heard-Craig Center for the Arts



Erwin Park Hike & Bike Trail



Heard-Craig Center for the Arts



Adriatica Village



Heard Natural Science Museum & Wildlife Sanctuary







## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Xueling Jordan</b>	<b>0693195</b>	<b>xnjr@yahoo.com</b>	<b>(972)815-7644</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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TXR 2501

Listing for Lease