

Crescent Parc Phase I

1400 N Coit Rd, McKinney, TX 75071



Presented By:
Zenappy Realty LLC



Crescent Parc Phase I

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Property Details

Class A, new construction, move-in ready professional services, medical or dental office space with a modern finish. Located near the corner of Coit & Hwy 380 in McKinney, TX, this Class A professional office park boasts 25 buildings. The space has never been occupied and is fully finished out. Building signage space is available. The landscaping is professionally maintained, with water included, and there is a common parking area. The interior features a reception area, conference room, five private offices, restroom, kitchenette break area, storage closet, and attic access. The finishes are modern and designer-selected, including a neutral paint palette, luxury vinyl plank floors, vaulted ceilings, and excellent natural light.

Price: \$32.00 /SF/YR

- Heavy foot traffic
- Lots of natural light

View the full listing here: <https://www.loopnet.com/Listing/1400-N-Coit-Rd-McKinney-TX/33886090/>

Rental Rate:	\$32.00 /SF/YR
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	87,326 SF
Walk Score®:	26 (Car-Dependent)
Rental Rate Mo:	\$2.67 /SF/MO

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Listing space

1st Floor Ste 604

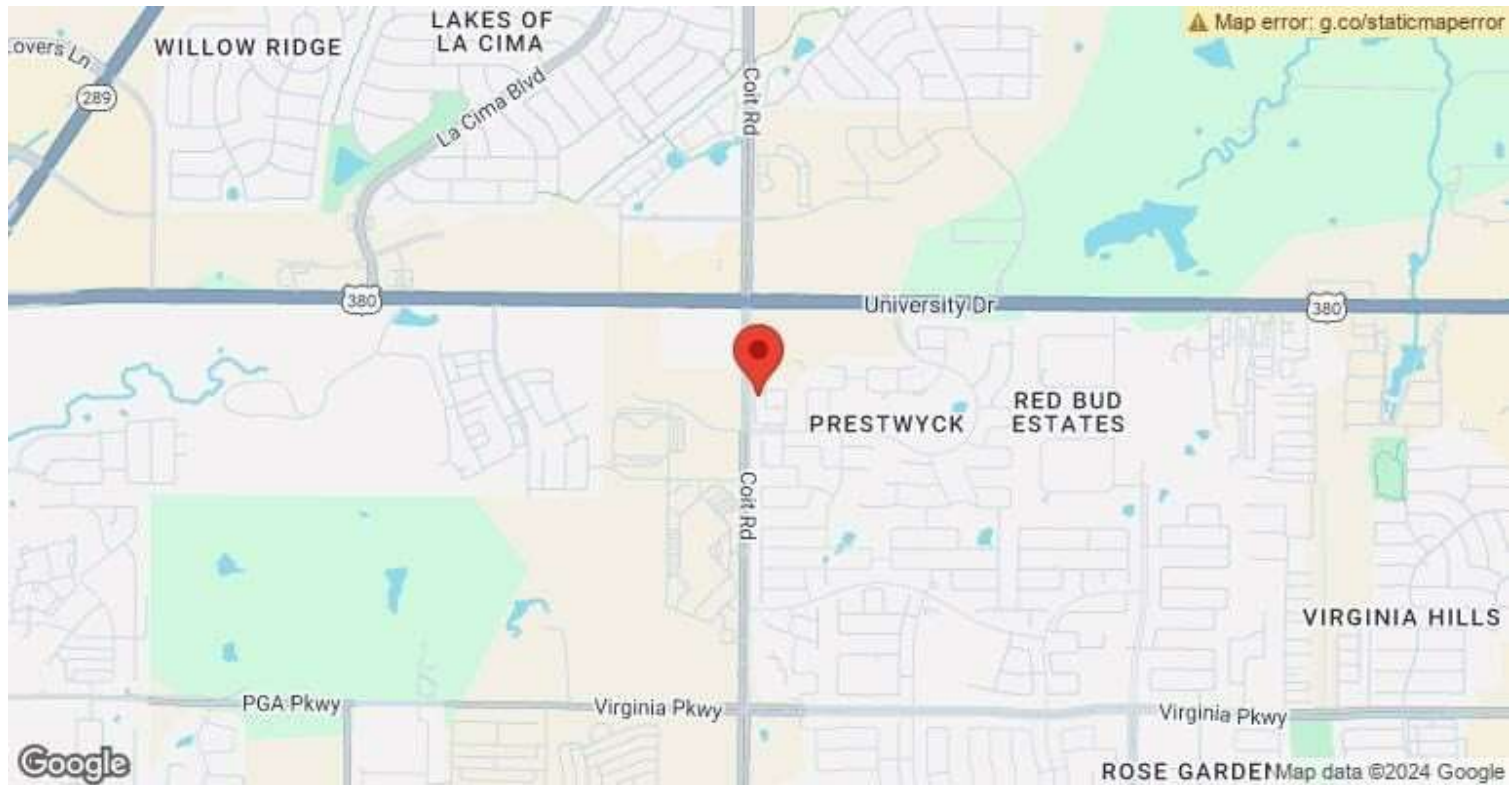
Space Available:	1,377 SF
Rental Rate:	\$32.00 /SF/YR
Date Available:	November 16, 2024
Service Type:	Full Service
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

It's ideal for professional services, medical, or dental offices. The unit is ready for immediate occupancy and features modern finishes, including a welcoming reception area, a conference room, five private offices, a restroom, a kitchenette, and storage areas. With stylish vinyl plank flooring, vaulted ceilings, and abundant natural light, this space provides a professional yet comfortable environment. The property also offers signage opportunities, maintained landscaping, and shared parking facilities.

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Location



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Property Photos



Entrance door

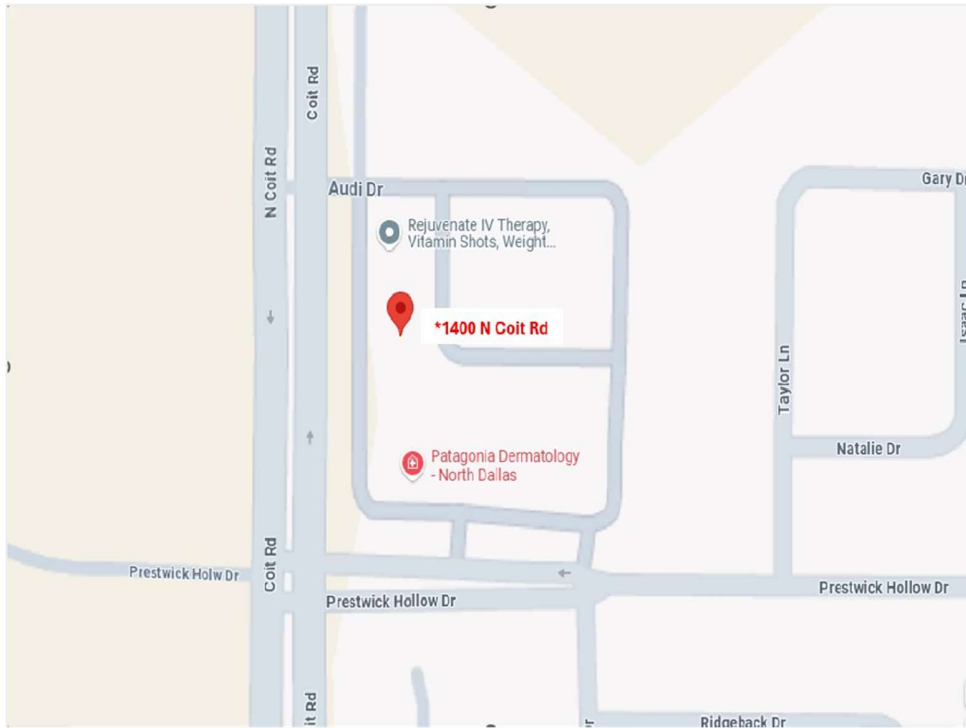


Aerial 3D View

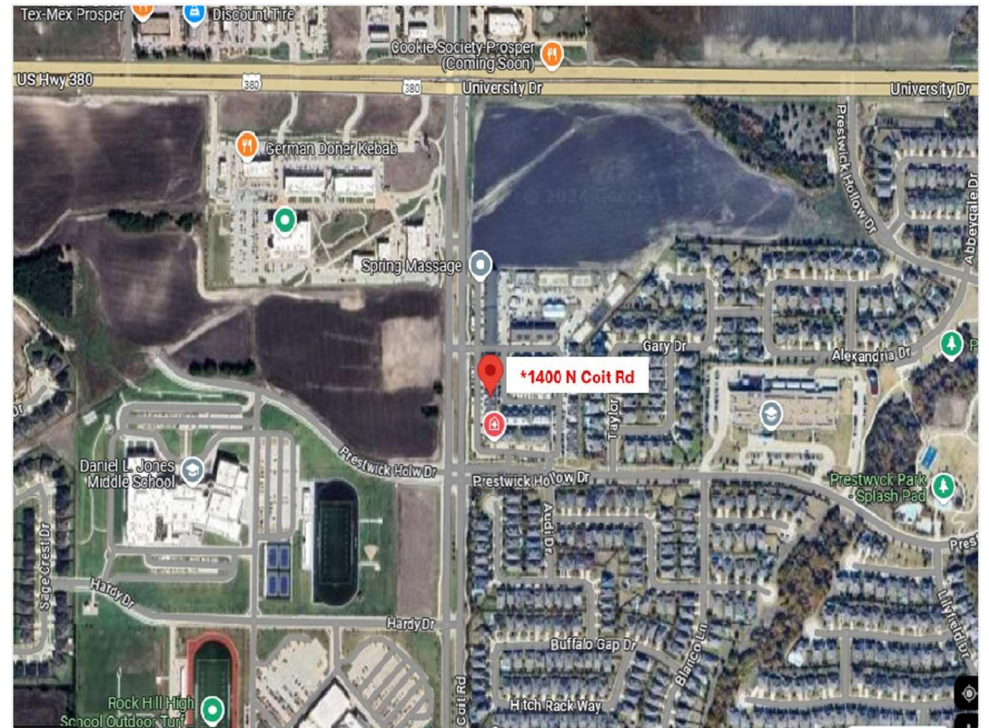
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Property Photos



Location 1

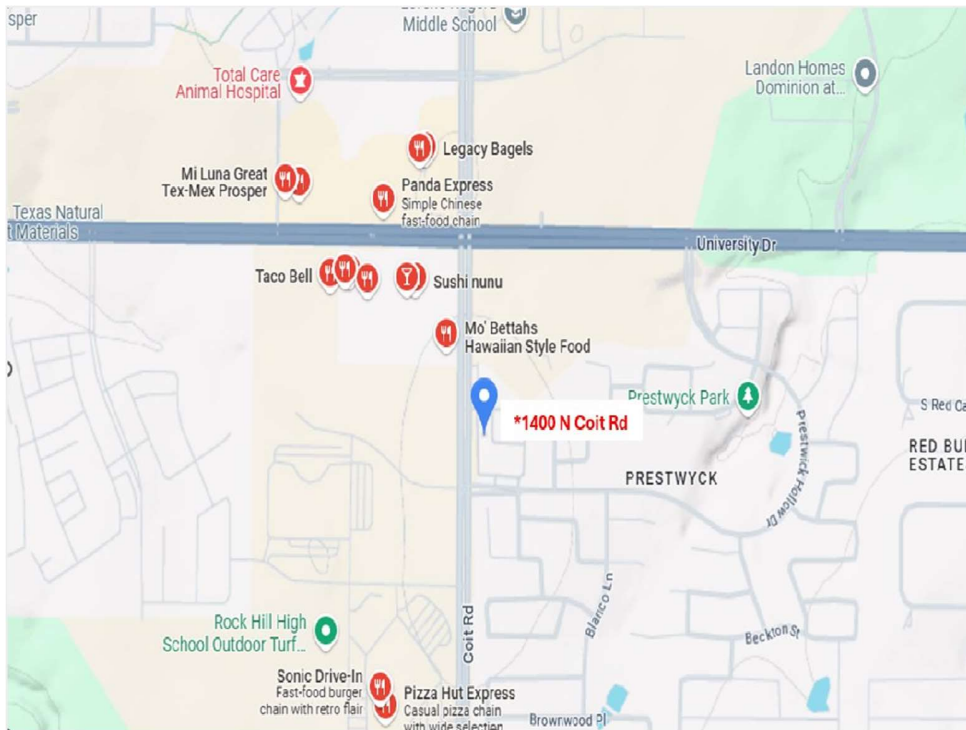


Satellite View

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Location 2



Front View

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Parking lot



Aerial

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Aerial View



Large Parking area

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Conference room



Room 1

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Room 2

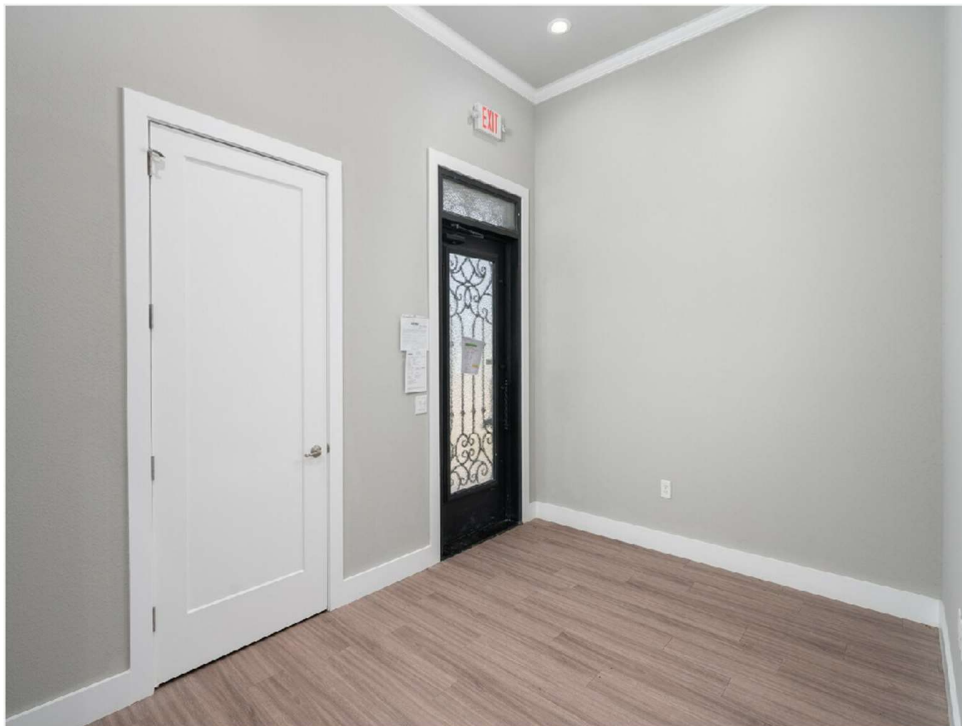


Room 3

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Property Photos



Interior Photo



Rest room

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Property Photos



Lot Image



Drone View

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Drone View Image



Drone View Image

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Property Photos



Site View



Kitchen

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Property Photos



Interior Photo



Interior Photo

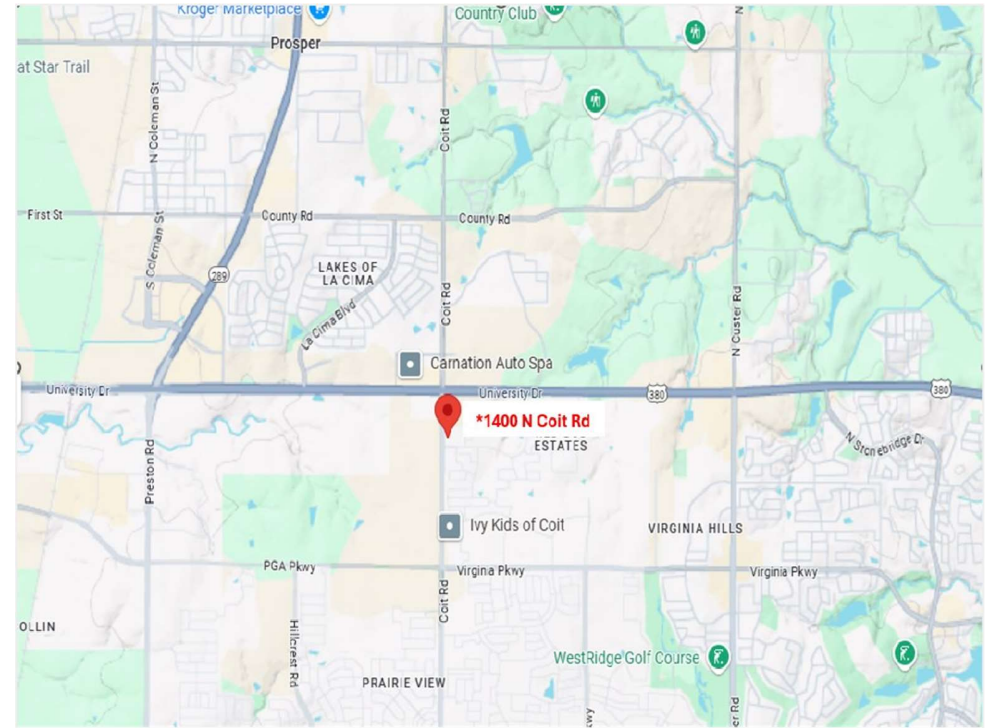
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Property Photos



Building Photo



Location 3

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Shashi Kaligotla

shashi@zenappy.com

(214) 430-2895

Zenappy Realty LLC

8992 Preston Rd,
Suite 101-404

Frisco, TX 75035