

# FOR LEASE

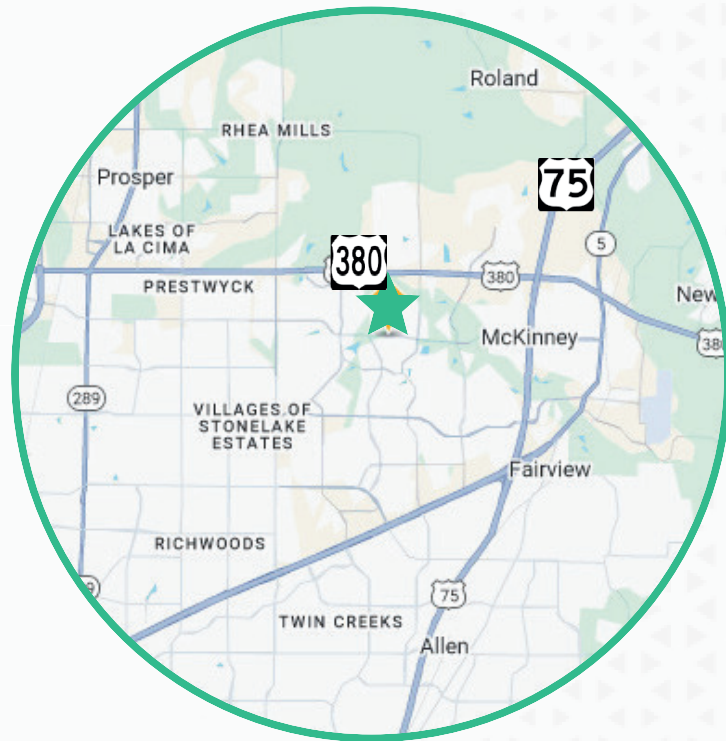
5601 - 5605 Virginia Parkway  
McKinney, Texas 75071

1,100 - 2,000 SF (3,100 SF contiguous)



## PROPERTY INFORMATION

- **5601 Virginia Parkway, Suite 1 – 1,686 SF**
- **5605 Virginia Parkway, Suite 4 – 2,000 SF**
- **5605 Virginia Parkway, Suite 5 – 1,100 SF**
- Second generation office / medical office spaces
- Monument sign
- Located in a medical office park
- Close to 75 Central Expressway & Baylor McKinney and Highway 380



SANOBER SYED | (972) 707-1171 | sanober@lionsgatemedical.com



The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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## PHOTOS



Monument Sign



Suite 1

Suite 4 Suite 5



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## PHOTOS

5601 Virginia Parkway, Suite 1 - 1,686 SF



Main Entrance



Foyer Entry



Hallway



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## PHOTOS

5601 Virginia Parkway, Suite 1 - 1,686 SF



Common Area



Office



Break Room



Work Area



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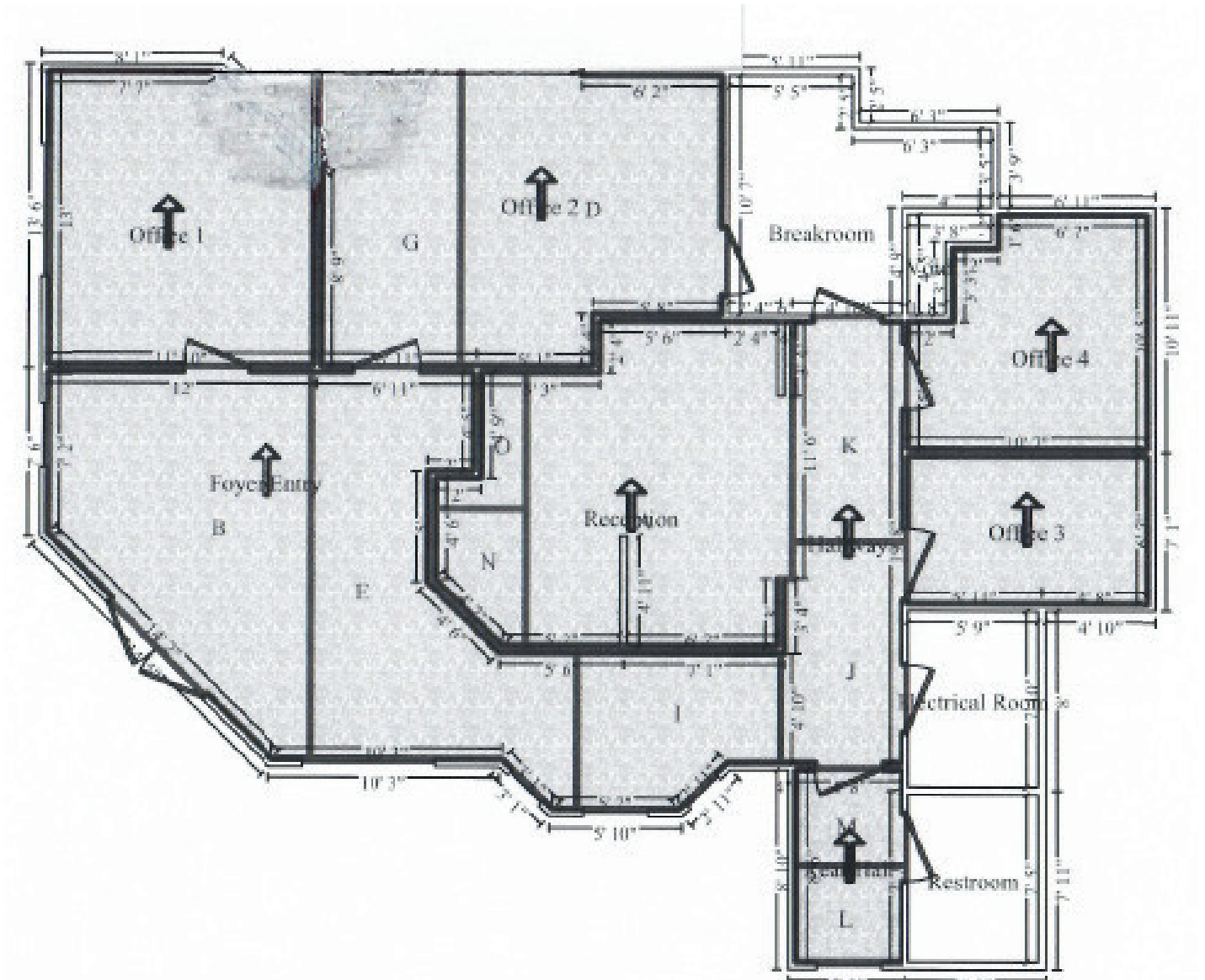
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## FLOOR PLAN

5601 Virginia Parkway Suite 1 - 1,686 SF



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## PHOTOS

5605 Virginia Parkway, Suite 4 -2,000 SF



Front Entry



Entry to Waiting Room



Waiting



Admin



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## PHOTOS

5605 Virginia Parkway, Suite 4 -2,000 SF



Hallway



Exam Room



Break Room



Office



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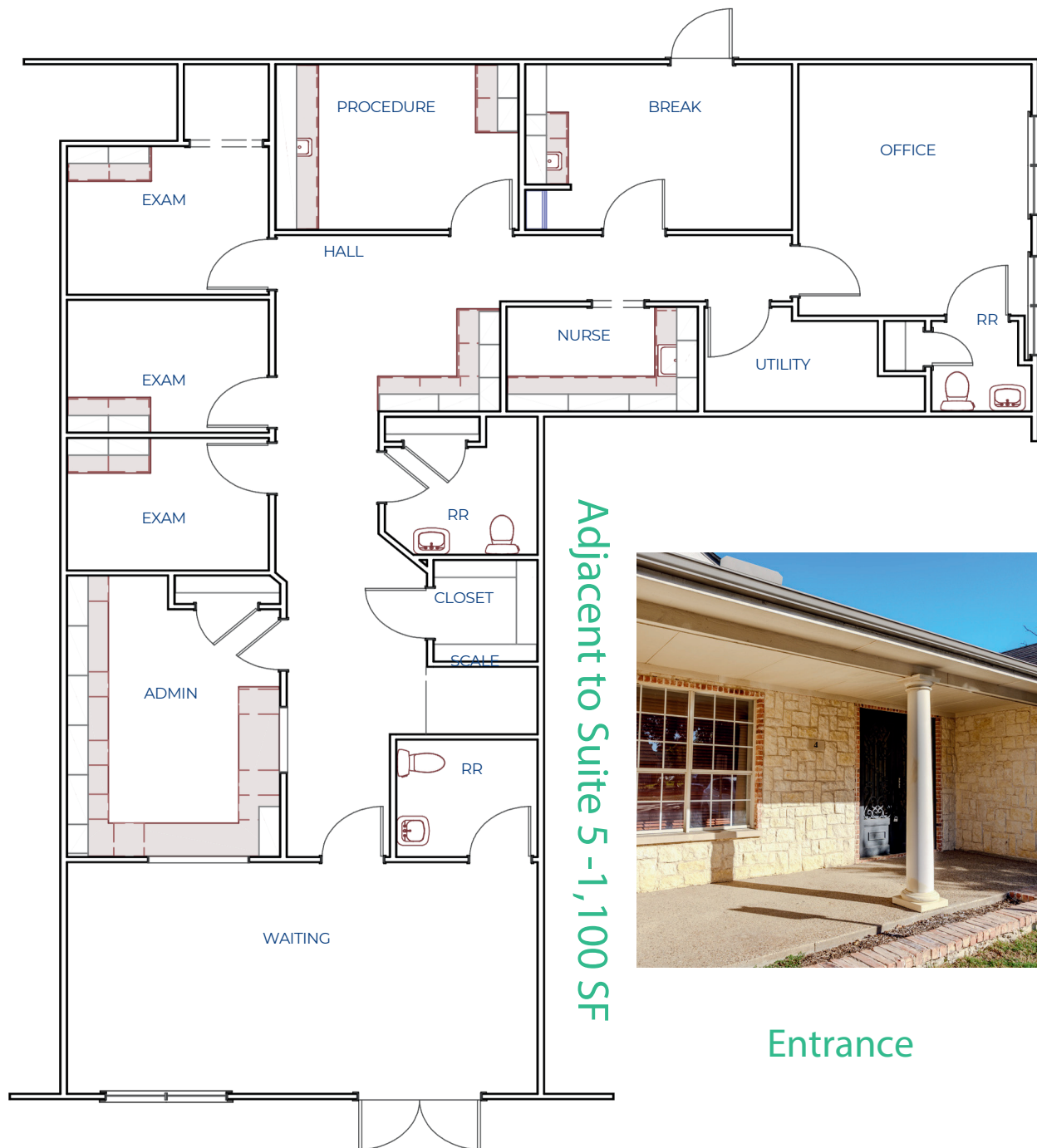
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## FLOOR PLAN 5605 Virginia Parkway, Suite 4 -2,000 SF



Adjacent to Suite 5 -1,100 SF



Entrance



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## PHOTOS

5605 Virginia Parkway, Suite 5 -1,100 SF



Hallway



Office



Reception



Office



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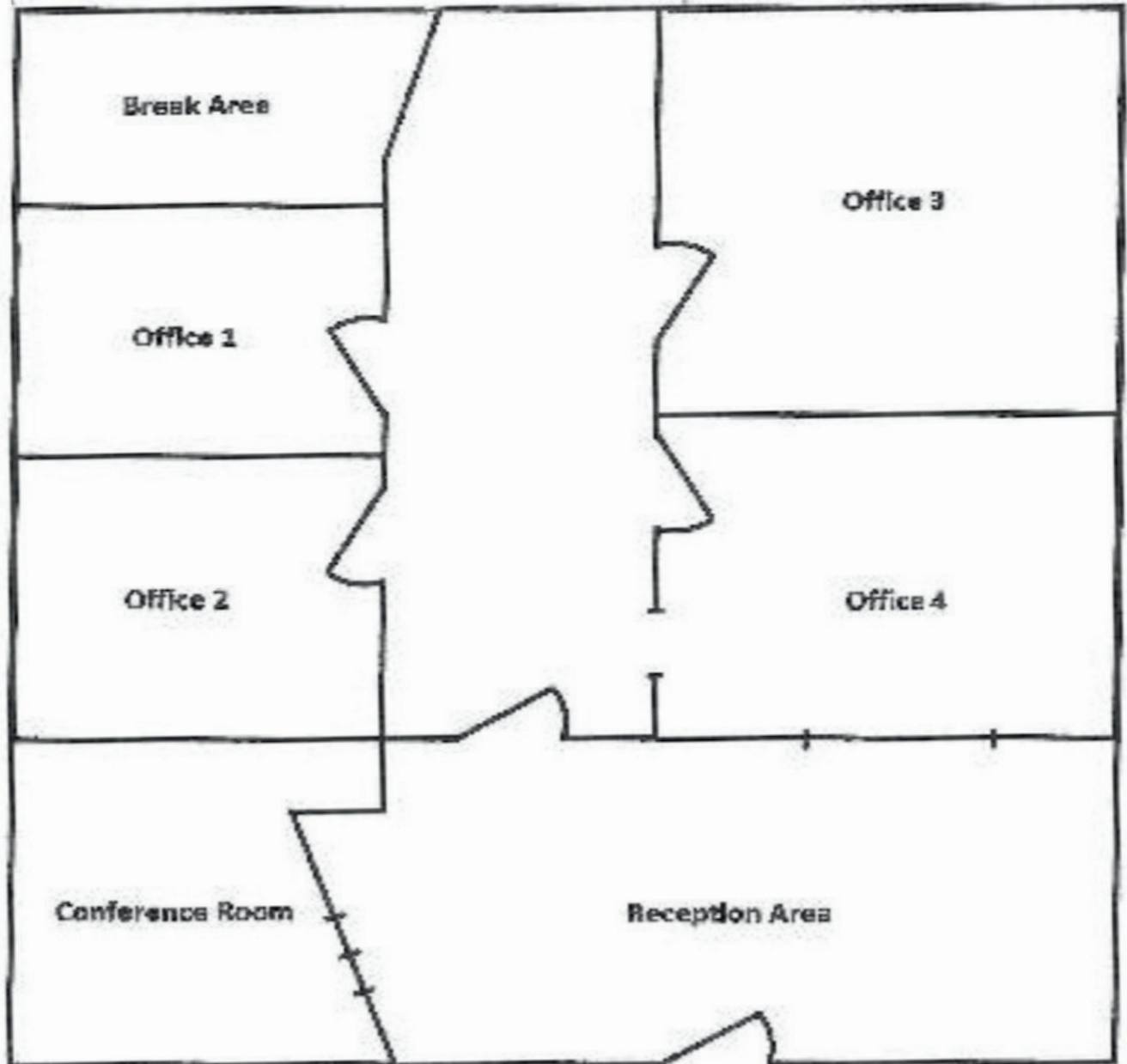
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## FLOOR PLAN

5605 Virginia Parkway, Suite 5 - 1,100 SF

Adjacent to Suite 4 - 2,000 SF



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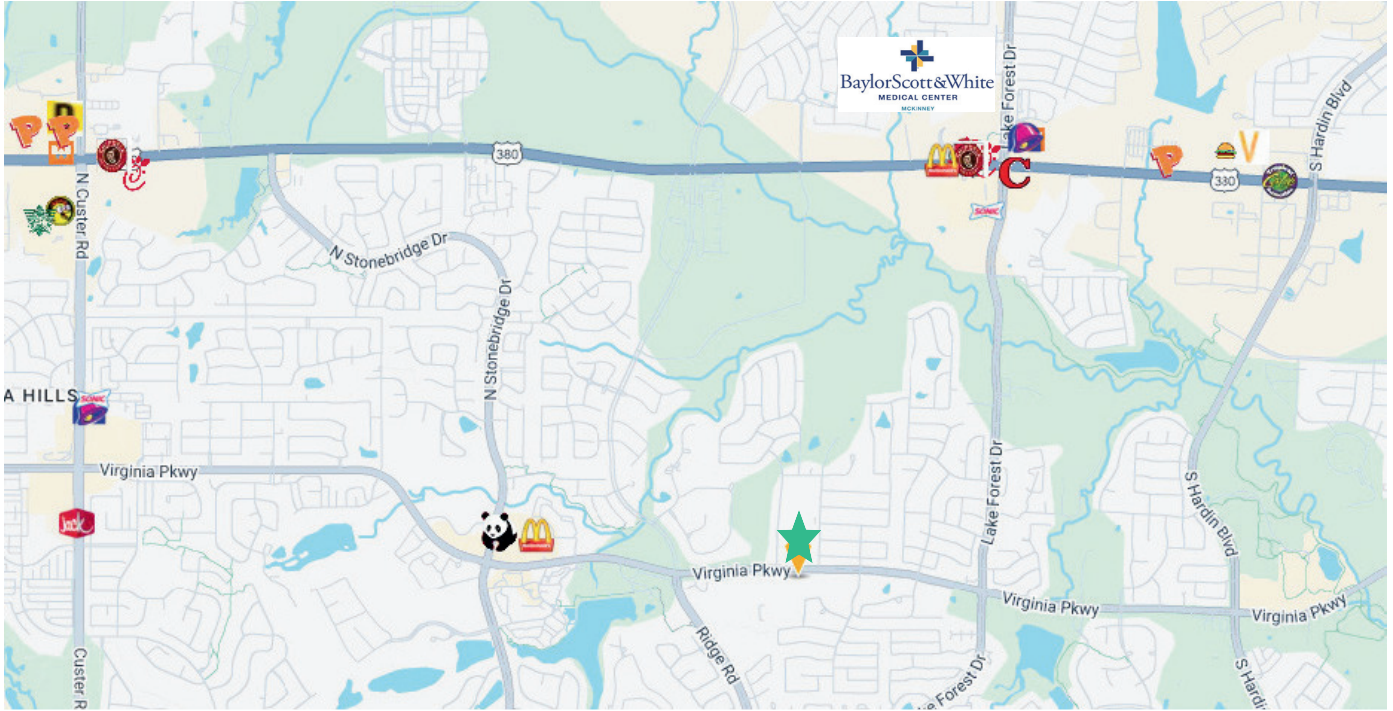
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## AREA MAP & DEMOGRAPHICS



### 2024 Population

2 miles 47,084

5 miles 259,323

10 miles 722,987

### 2024 Households

2 miles 15,962

5 miles 89,089

10 miles 249,603

### 2024 Avg Household Income

2 miles \$165,668

5 miles \$141,735

10 miles \$144,640

### 2025 Traffic Count Estimate

Virginia Parkway Cross St: 21,042

Joplin Dr E



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Lion's Gate Medical

2-10-2025



## 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.



### 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.

Lion's Gate Commercial Medical LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010229 License No.	sanober@lionsgatemedical.com Email	(972)737-2503 Phone
Sanober Sofia Syed Designated Broker of Firm	576984 License No.	sanober@lionsgatemedical.com Email	(972)707-1171 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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)  
IABS 1-1

OWNER: \_\_\_\_\_ Date: \_\_\_\_\_

### EXCLUSIVE LISTING AGREEMENT

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