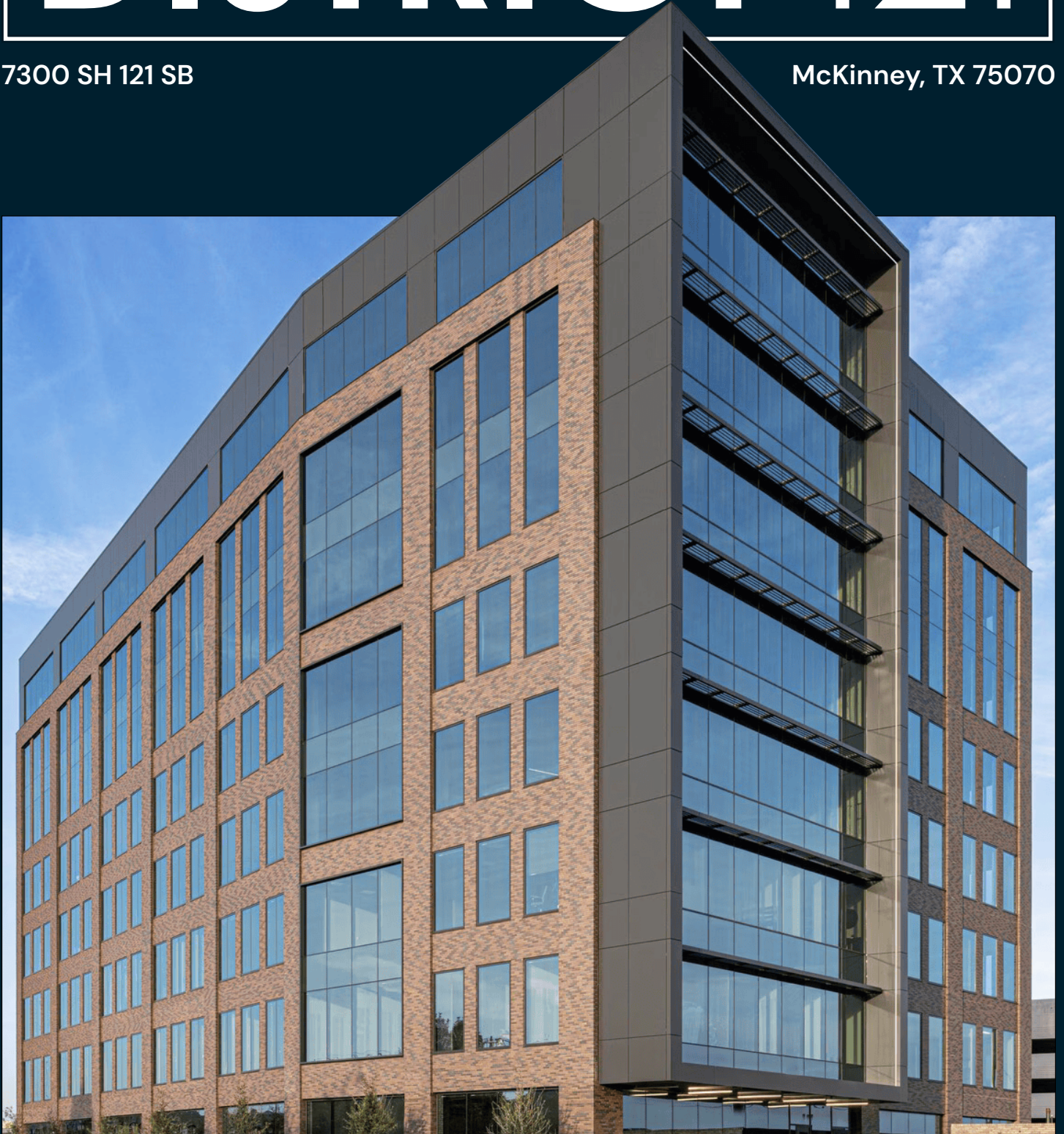


# DISTRICT 121

7300 SH 121 SB

McKinney, TX 75070



Colliers

 **ECKARD**  
ENTERPRISES

# Where McKinney *Means Business*

Experience the pinnacle of professional excellence at this prestigious Class AA office building in McKinney, where elegant convenience meets modern functionality.





# Elevated *Interiors*

This design brings the feel of a luxury hotel to a grand scale, blending furniture inspired by mid-century modern style with high-contrast architectural textures. The result is a sophisticated environment tailored for the modern enterprise.





Experience a masterclass in corporate artistry where book-matched marble, warm wood-slat ceilings, and sculptural lighting converge.

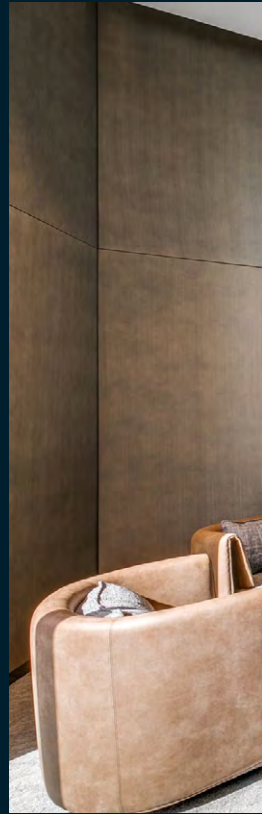


# Curated On-Site Amenities



## The Arrival Experience

An expansive, secure garage with a generous 5:1,000 parking ratio. Enjoy seamless transitions via direct, climate-controlled access and intuitive entry points.



## The Strategy Suites

Versatile, tech-forward meeting environments equipped with high-definition AV. These spaces are engineered for everything from intimate board sessions to grand presentations.





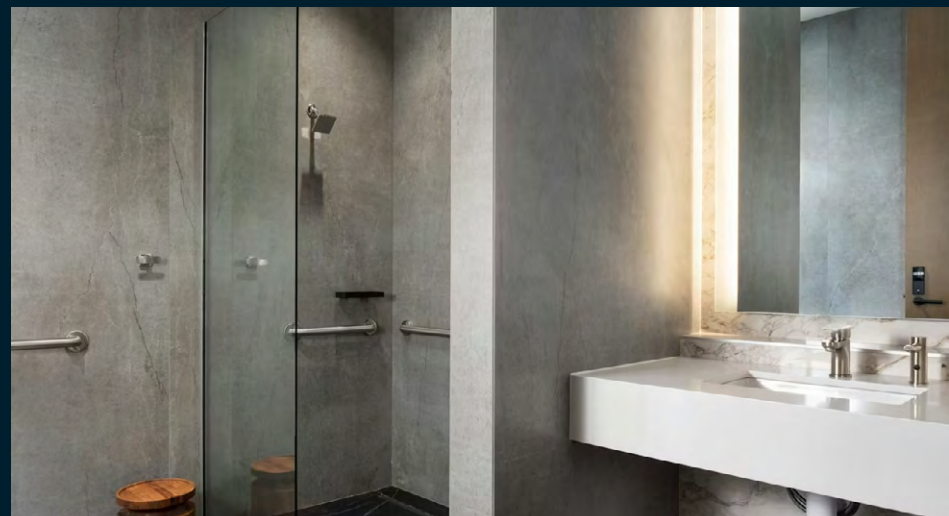
## The Fairway

A premium indoor golf experience featuring industry-leading simulation technology. Bring the club to the office for mid-day practice or high-stakes client entertainment.



## The Performance Club

A contemporary wellness sanctuary featuring state-of-the-art strength and cardio equipment, private executive locker rooms, and spa-inspired showers.





# Ready for *Business*

Accelerate your timeline with impeccably designed spec suites that mirror the building's Class AA standards. These move-in ready environments feature high-end finishes and efficient layouts, allowing you to bypass the construction process and transition your team into a premier workspace immediately.





**CRAIG RANCH**  
AT&T BYRON NELSON

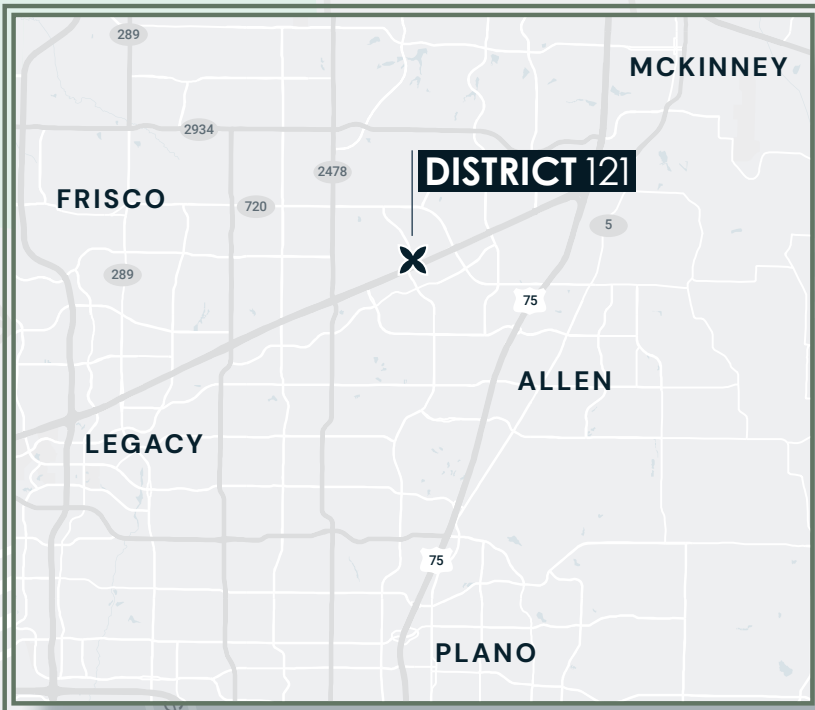
**HUB 121**

**CHOPSPORTS** SPORTS GARAGE  
**THE ELWOOD** BEER • FOOD • DRINK  
Jersey Mike's SUBS  
pizzatwist  
néktar JUICE BAR  
Wine & Little  
Valerie's TACO SHOP  
E.S.C.

The Sports Cabana  
**SR**  
McKinney, TX  
Bernard's Grill and Bar • The Ranch

Crossroads Park & Trail

**DISTRICT**



SAM RAYBURN TLWY

The Avenue



McKinney Soccer Stadium at Craig Ranch

STACY RD

1

3

4

1

CT 121



HOTELS

1 DENIZEN

2 AC HOTELS MARRIOTT

3 IHG HOTELS & RESORTS

4 WYNDHAM HOTELS & RESORTS

MULTIFAMILY

1 COLE PARK APARTMENTS 416 Units

2 AXIOM HUB 121 285 units

3 PARKSIDE AT CRAIG RANCH 751 Units

4 CENTRAL PARK AT CRAIG RANCH 280 Units

5 MAA TIMES SQUARE 313 Units

FUTURE DEVELOPMENTS



# DISTRICT 121

For Leasing Information

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