

PROFESSIONAL OFFICE SPACE

OFFICE SUITES-EASY ACCESS TO US 75

321 N CENTRAL EXPRESSWAY - MCKINNEY, TX 75070

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

TOTAL SF	49,562 SF
AVAILABLE SF	2,378 RSF
MIN DIVISIBLE	486 RSF
MAX CONTIG.	1,892 RSF
LEASE TERM	1-5 YEARS
RENTAL RATE	SEE FLOOR PLAN FOR PRICING

AMENITIES

PARKING	168 SPACES
KITCHEN	YES-COMMON
FULL SERVICE LEASE	SHADED PARKING
BANK ON 1ST FLOOR	GREAT RESTAURANTS
ALL UTILITIES INCLUDED	USE OF KITCHEN, BREAKROOMS & 2 CONFERENCE ROOMS
SUPERB ACCESS TO HIGHWAYS 75, 121 & 380	



AVAILABLE SUITES

SUITE 104	1,584 - 1,892 RSF
SUITE 208	486 RSF

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.632.5050
dcox@careycoxcompany.com

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company 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.

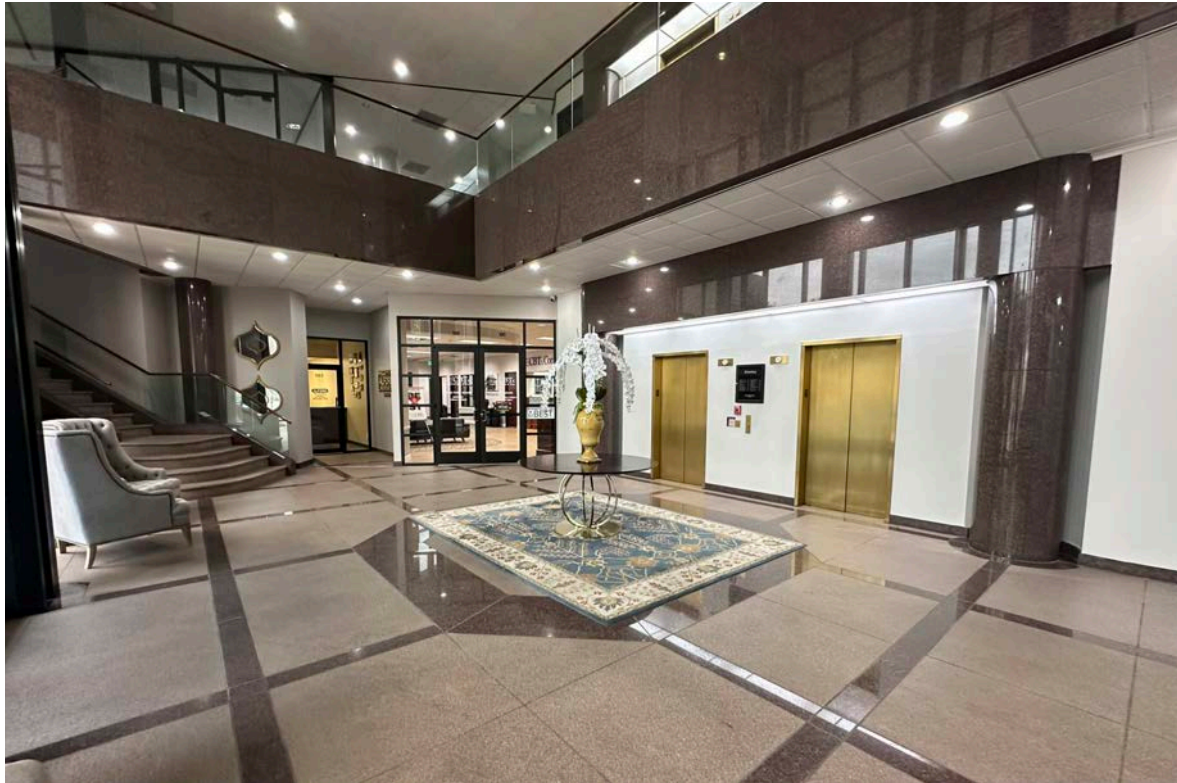
PROFESSIONAL OFFICE SPACE

OFFICE SUITES-EASY ACCESS TO US 75

321 N CENTRAL EXPRESSWAY - MCKINNEY, TX 75070

CAREY COX

A REAL ESTATE COMPANY



HWY 75 & VIRGINIA PKWY - OFFICE SPACE FOR LEASE

Quality professional space in a prominent three-story suburban office building positioned at the northwest corner of U.S. Highway 75 and Virginia Parkway, one of the city's most visible and accessible commercial nodes. The building provides flexible lease options, ample surface parking, and signage opportunities, making it ideal for medical offices, professional services, and administrative users. Surrounded by strong residential density and major retail amenities, the location delivers excellent connectivity and daily traffic exposure. With the management company onsite, tenants benefit from responsive service, attentive maintenance, and a professionally managed environment that supports long-term success.

NEARBY RESTAURANTS



DEMOGRAPHICS

2024 - Source LoopNet	1-Mile	3-Mile	5-Mile
Total Population	14,382	83,897	176,680
Median Household Income	\$72,090	\$83,034	\$99,547

TRAFFIC COUNTS

VIRGINIA @ US 75	150,712 VPD
VIRGINIA @ WESTPARK DR	23,669 VPD

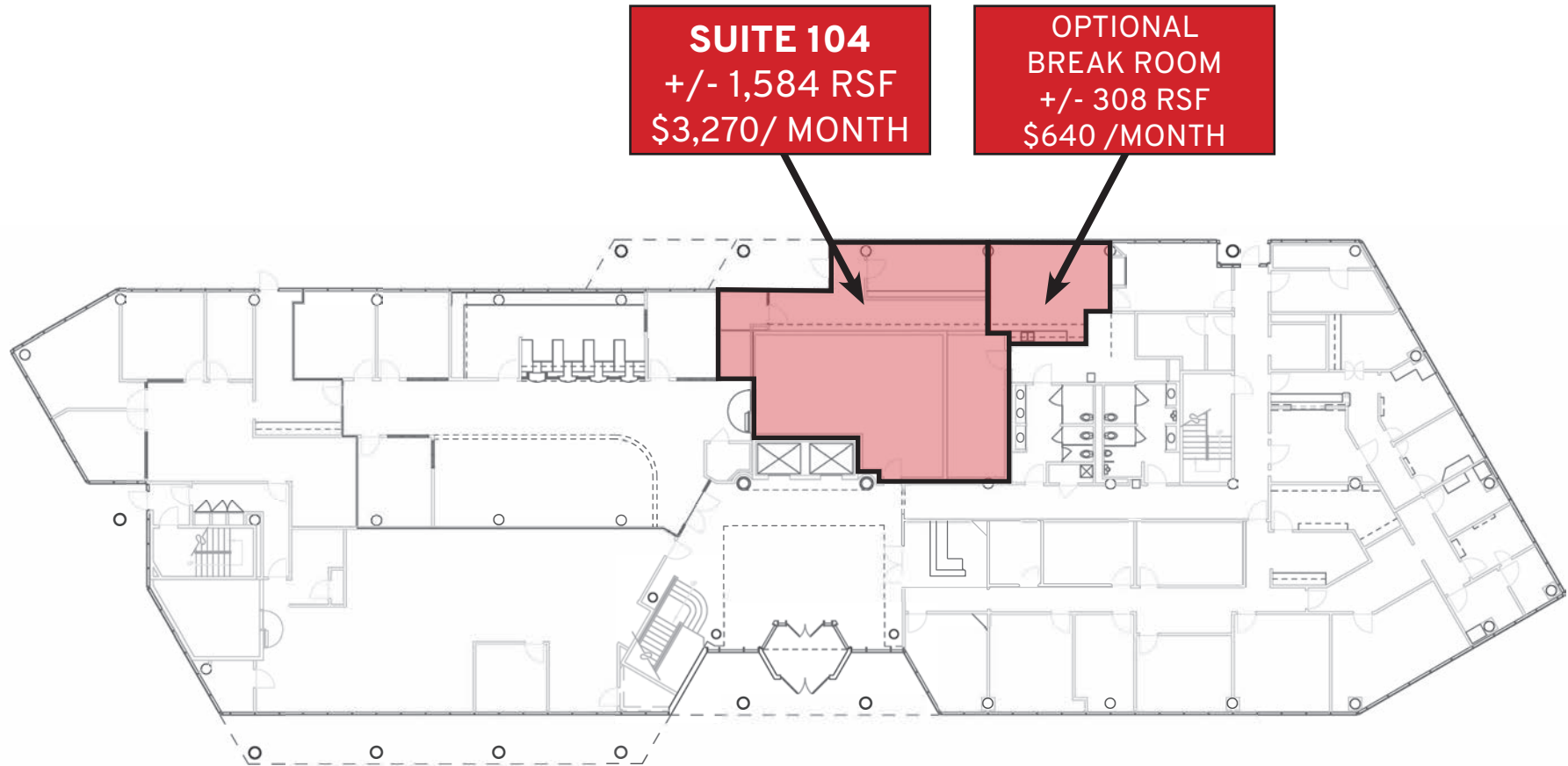
careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.632.5050
dcox@careycoxcompany.com

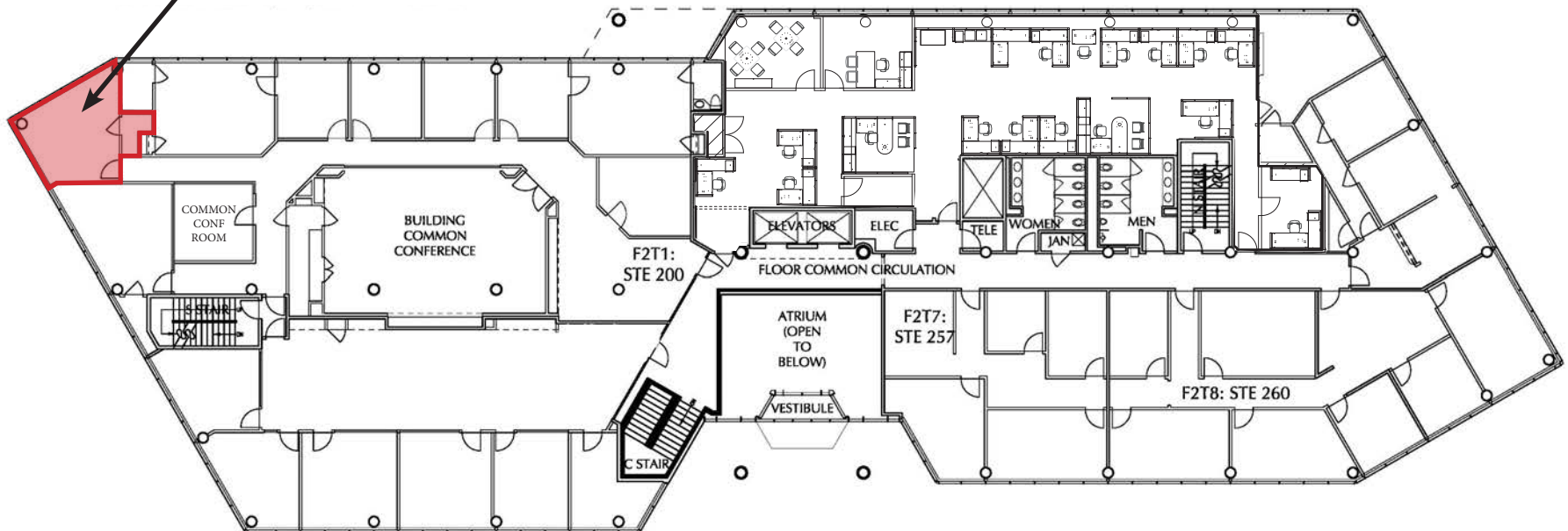
The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions,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

FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR

SUITE 208
+/- 486 RSF
\$1,400/ MONTH



PROPERTY SURROUNDINGS



careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.632.5050

dcox@careycoxcompany.com

