

DOWNTOWN MCKINNEY SPACE FOR LEASE

OFFICE SPACE ON THE SQUARE

119 W VIRGINIA ST. - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	13,752 SF
AVAILABLE SF	265 RSF
MINIMUM DIVISIBLE	265 RSF
MAX. CONTIG.	265 RSF
LEASE RATE	\$41.88 /SF
LEASE TERM	1 - 5 YEARS

FEATURES

ZONING	MTC - MCKINNEY TOWN CENTER
PARKING	PUBLIC PARKING LOT NEAR PROPERTY
TENANCY	MULTIPLE
RESTROOMS	2 PER FLOOR



AVAILABLE SUITES

SUITE 302

265 RSF

careycoxcompany.com / 972.562.8003

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

Jon Cox / 469.396.8307

joncox@careycoxcompany.com

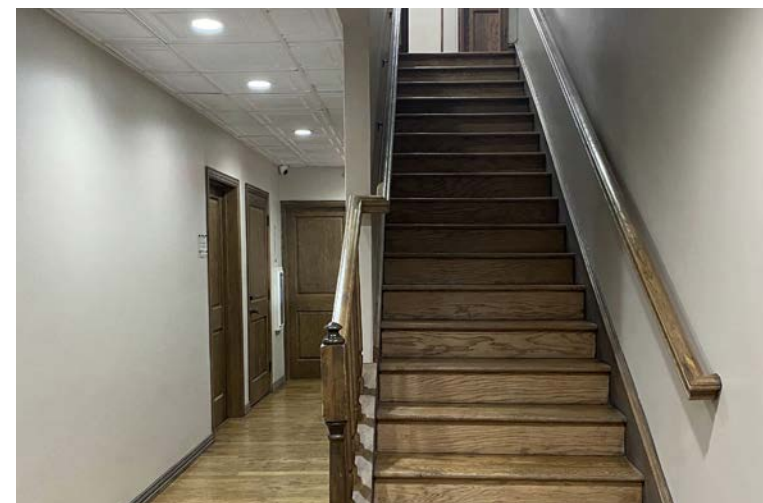
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These executive office suites offer a professional workspace in the heart of Historic Downtown McKinney, one of the city's most vibrant and walkable commercial districts. The suites feature updated flooring, shared restrooms on each floor, and available tenant signage, creating a polished environment ideal for attorneys, consultants, creatives, and other professional users. Surrounded by popular restaurants, boutique retail, and community events, tenants benefit from the energy and convenience of the downtown core. With nearby public parking and flexible lease terms, this location provides an excellent opportunity for businesses seeking a recognizable presence in McKinney.

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NEARBY BUSINESSES



DEMOGRAPHICS

2024 - Source CoStar

	1-Mile	3-Mile	5-Mile
Total Population	15,725	56,768	135,428
Median Household Income	\$59,724	\$71,021	\$93,477

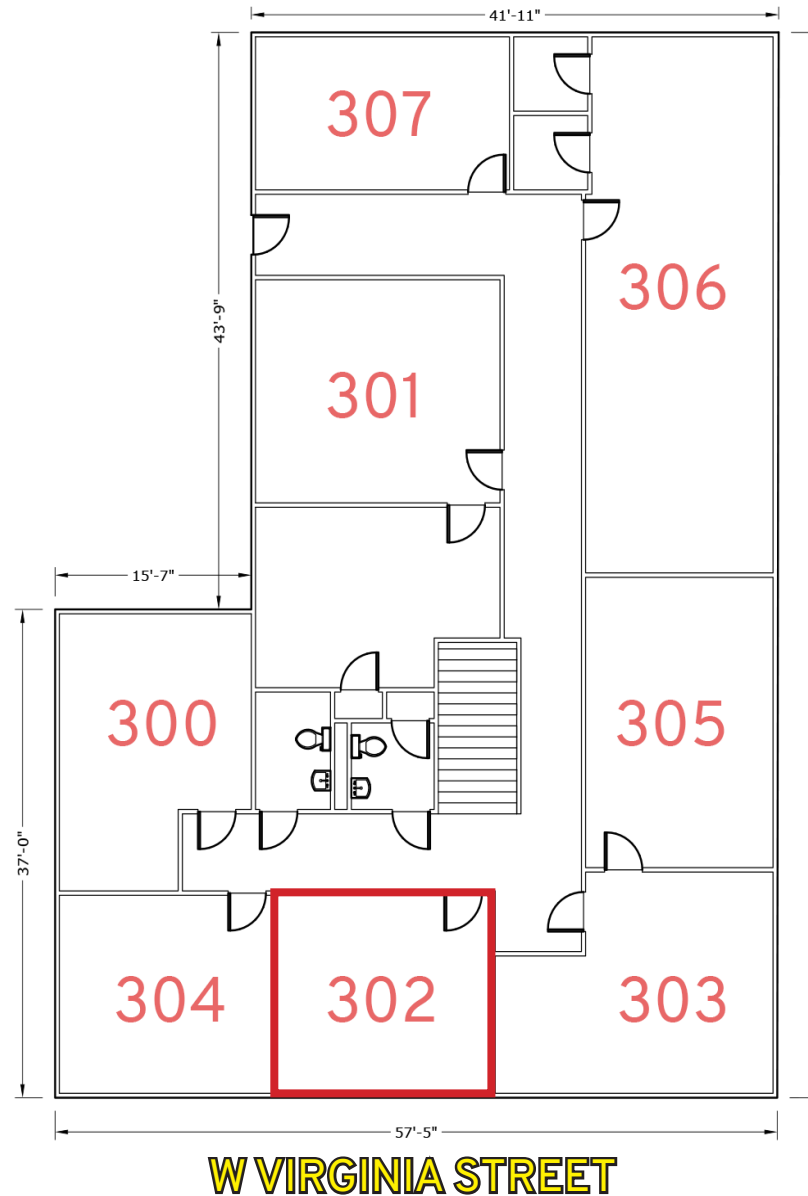
TRAFFIC COUNTS

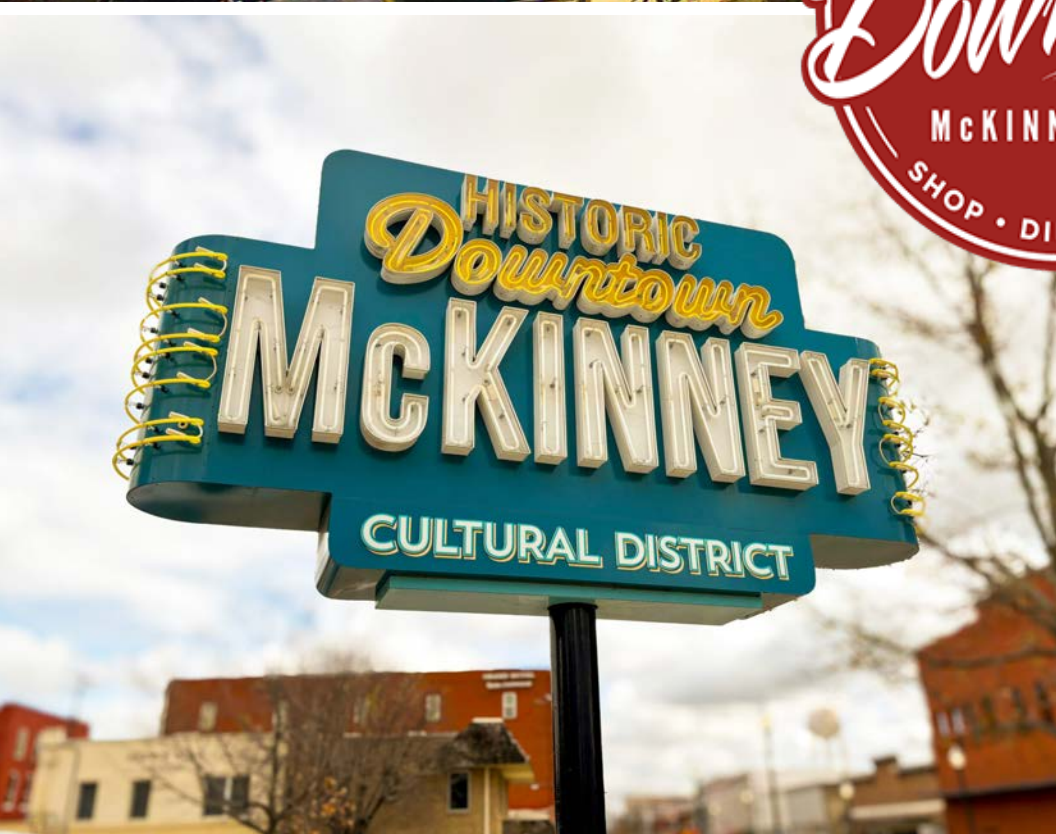
VIRGINIA @ TENNESSEE	10,470 VPD
E LOUISIANA @ W LOUISIANA	7,315 VPD

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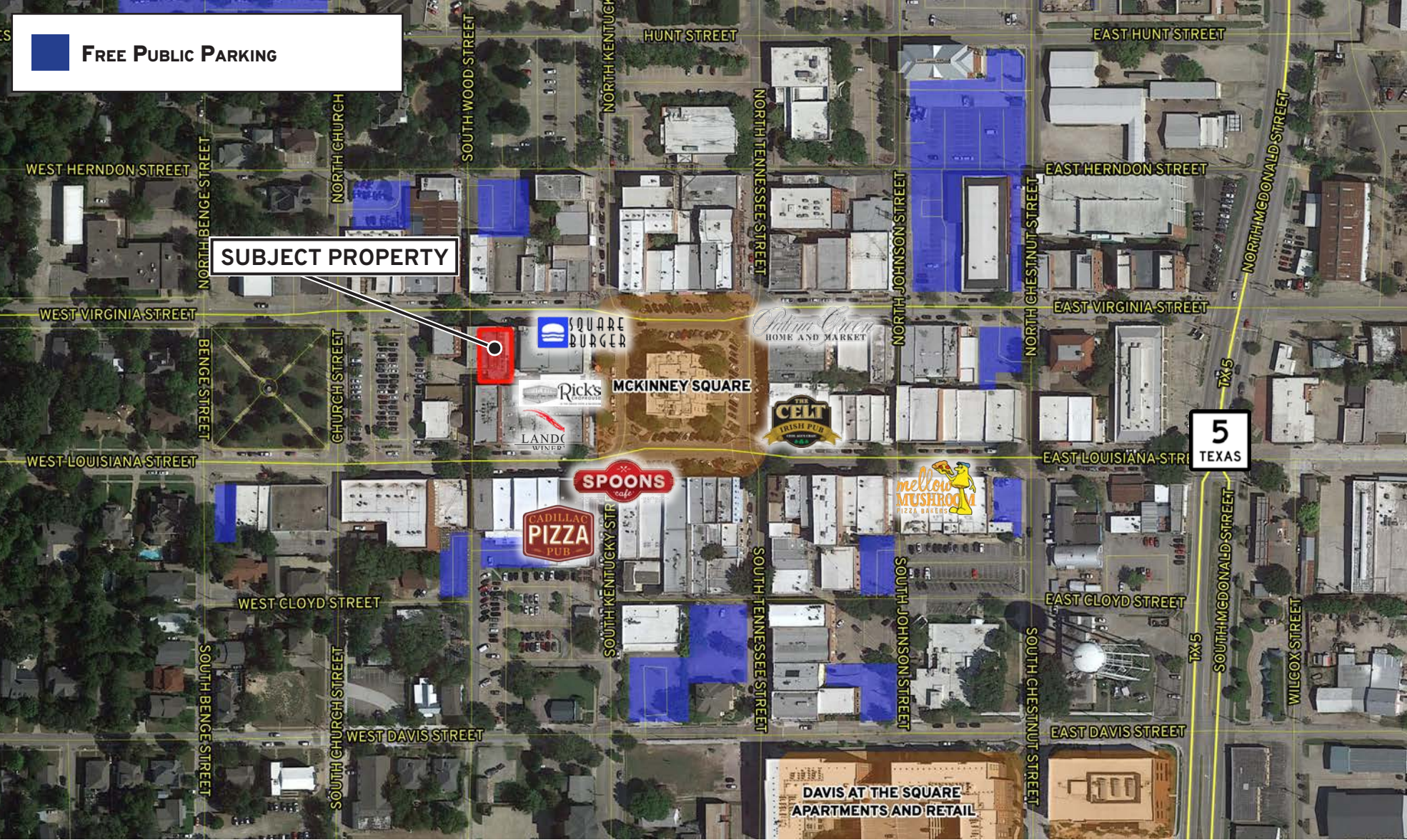
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3RD FLOOR PLAN





PROPERTY AERIAL

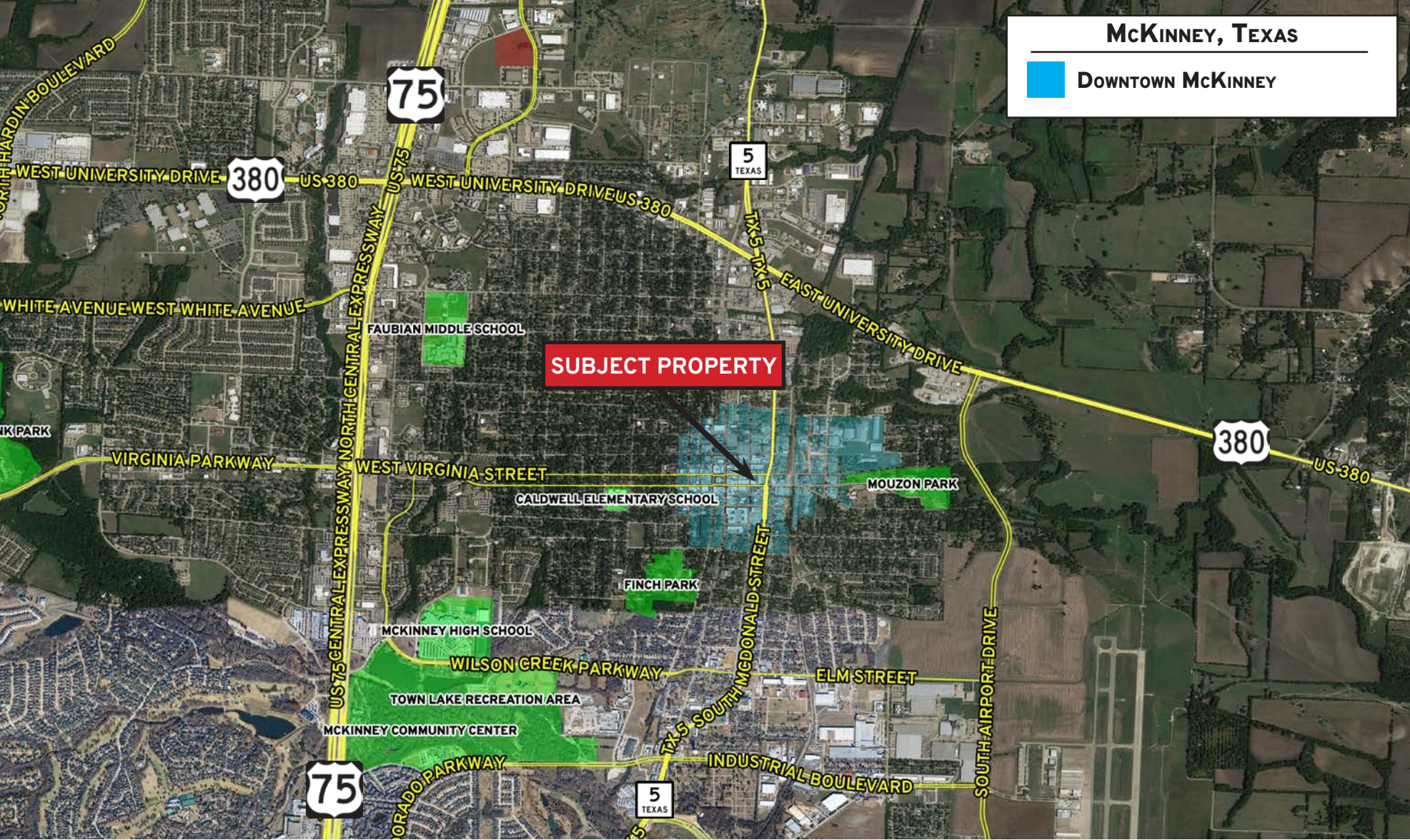


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PROPERTY LOCATION

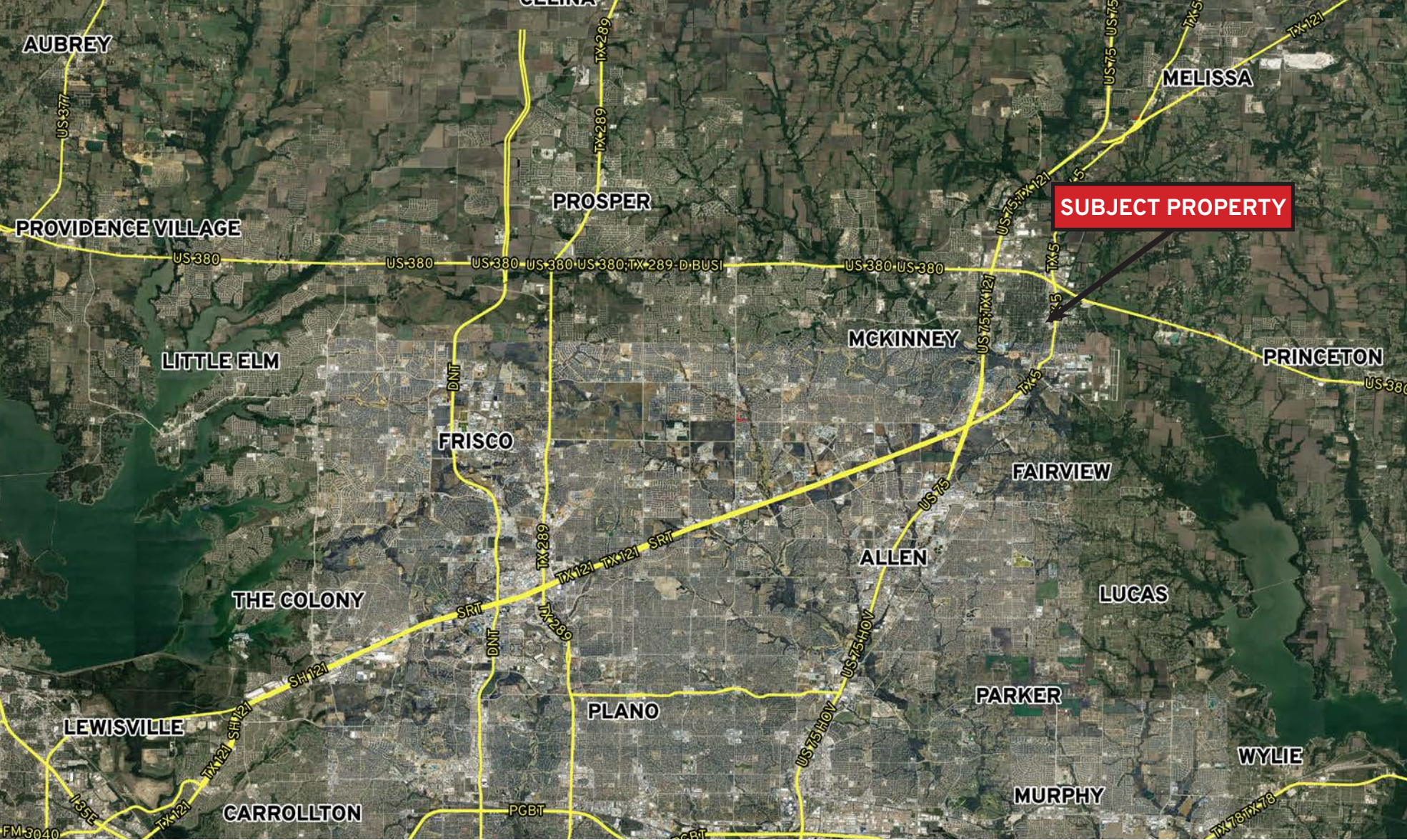


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DFW METROPLEX LOCATION



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