

**A.M. Scott Real Estate**  
***Inc.***

**2720 Virginia Parkway**  
**McKinney, Texas**

**Professional Office**  
**Building**

**FOR LEASE**

**Presented by:**

**A.M. Scott Real Estate, Inc.**  
**Thad Helsley**

**(972) 977-5389**

**thad@amsrealestate.net**

1650 West Virginia • Suite 102 • McKinney, Texas 75069

Information furnished is from sources deemed to be reliable but is not in any way guaranteed by us and is subject to change in price, corrections, errors and omissions prior sales or withdrawal without notice.

**2720 Virginia Parkway  
McKinney, Texas**

**Suite 500**

**Size:** 2,846 + or - Square Feet

**Finish Out:** Space is finished for an Oral Surgeon, Dental, Orthodontic, other Medical or General Office.

**Allowance:** Space is offered as-is. Landlord will touch up paint, clean carpets and fix any minor blemishes.

**Rental Rate:** \$24.00 per square foot plus Taxes, Insurance, Utilities, Janitorial and Interior maintenance. Taxes and Insurance estimated to be \$6.60 per square foot.

**Lease Term:** Five (5) year lease term.

**Availability:** Immediate

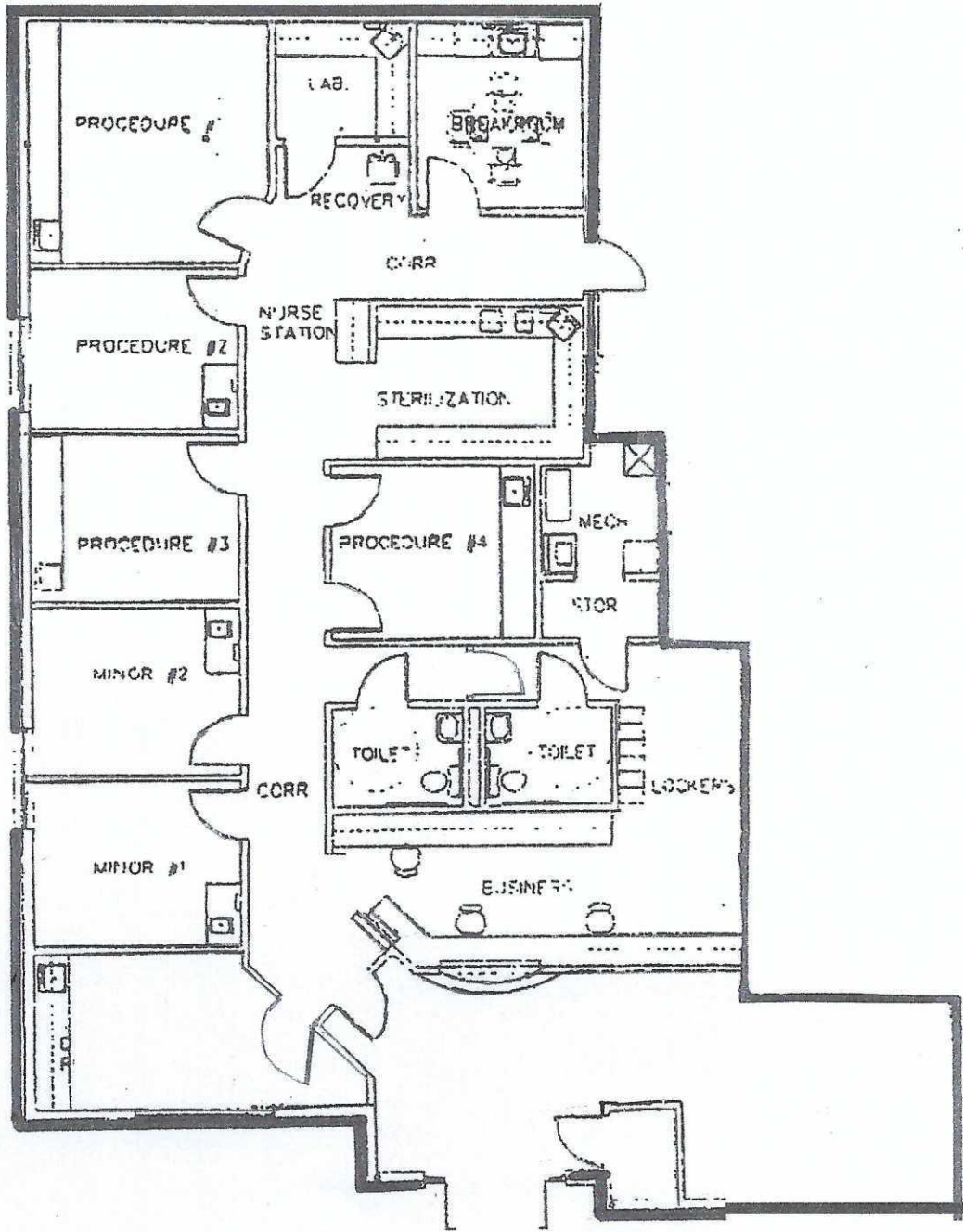
**Suite 500 provides for excellent exposure to Virginia Parkway traffic.**

**There is individual tenant signage both on the face of the Building over the front door and on the monument sign located along the Virginia Parkway frontage.**

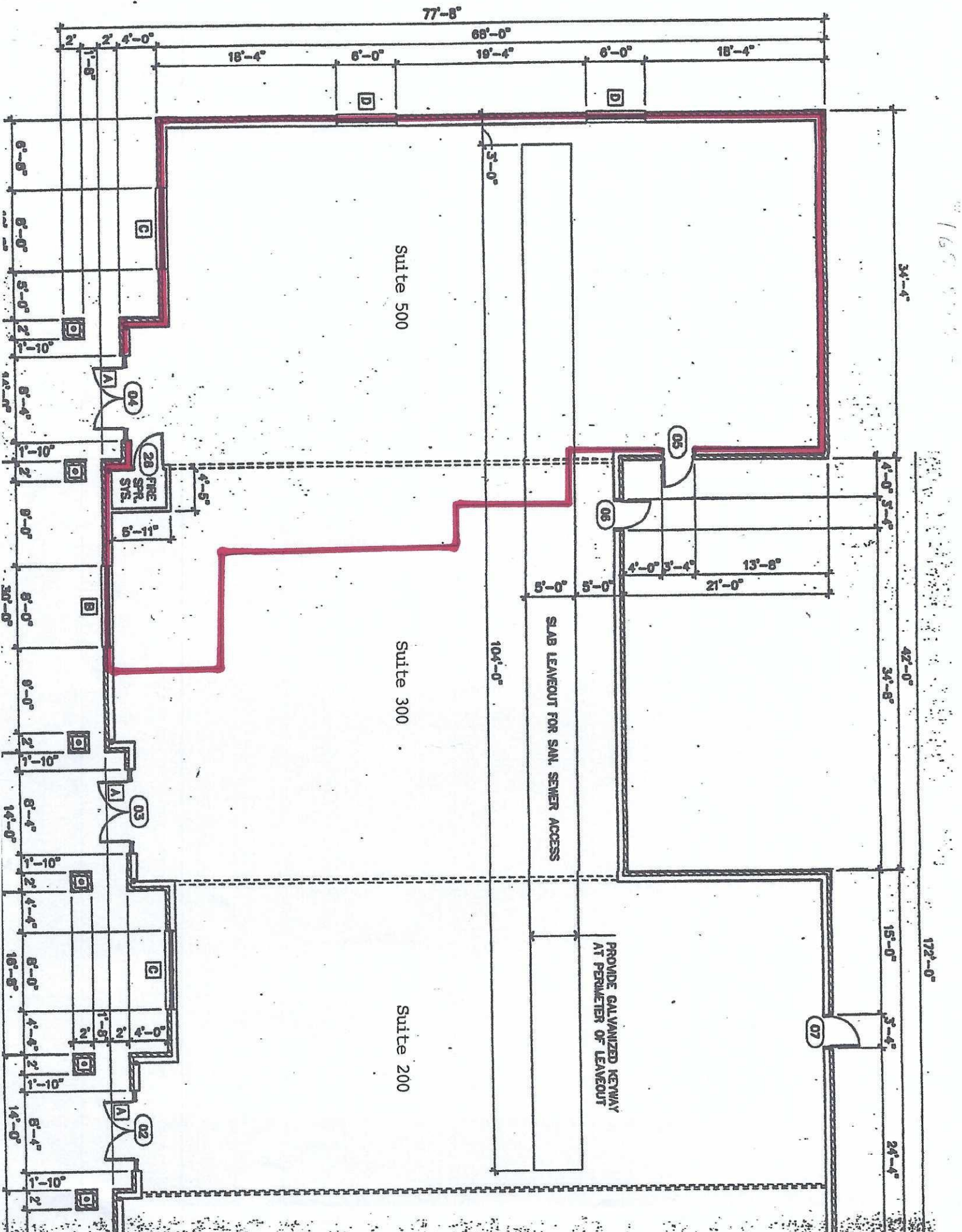
**Contact:** A.M. Scott Real Estate, Inc.  
Thad Helsley  
(972) 977-5389  
thad@amsrealestate.net

**Shown by appointment only**

2720 Virginia Parkway, Suite 500, McKinney, Texas



① FLOOR PLAN



77'-8"

18'-4"

6'-0"

19'-4"

6'-0"

18'-4"

34'-4"

42'-0"

15'-0"

24'-4"

172'-0"

Suite 500

Suite 300

Suite 200

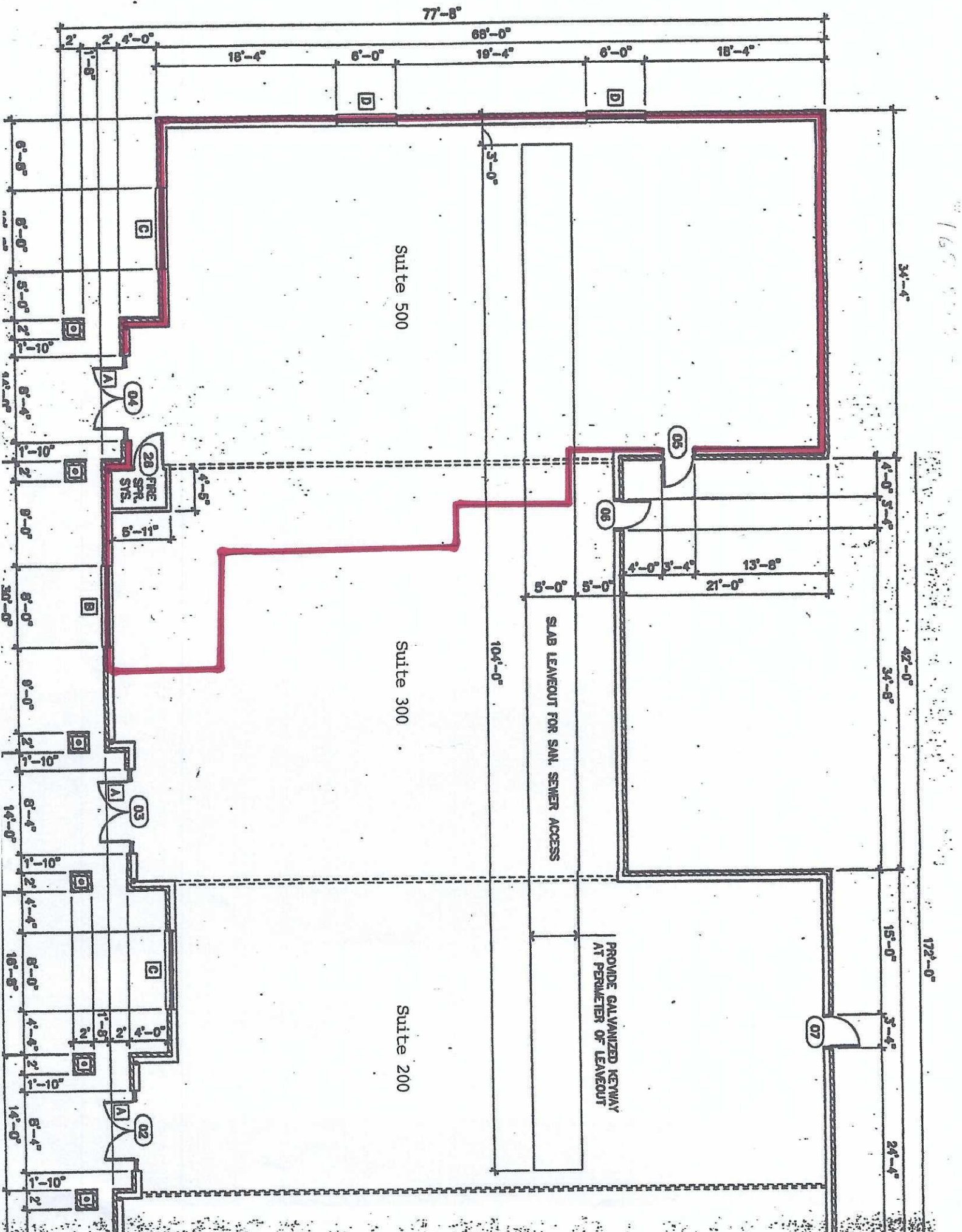
SLAB LEAVEOUT FOR SAN. SEWER ACCESS

PROVIDE GALVANIZED KEYWAY AT PERIMETER OF LEAVEOUT

28 FIRE SYS.

104'-0"

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