



# Virginia Ridge Professional Park

2,300 SF Medical  
Office Suite Available

\$24.00 NNN

NNN \$8.33 (est)

175 S Ridge Rd, Suite 200 | McKinney, TX

# VIRGINIA RIDGE PROFESSIONAL PARK



FARMERS  
INSURANCE

MIKE CRISE  
AGENCY



Dr Stephanie Crise  
& Associates

SCOTT CHIROPRACTIC



FEATURED  
WEALTH

Lee Family Dentistry



ACADEMICS PLUS



EARTHBOUND  
SKIN SPA

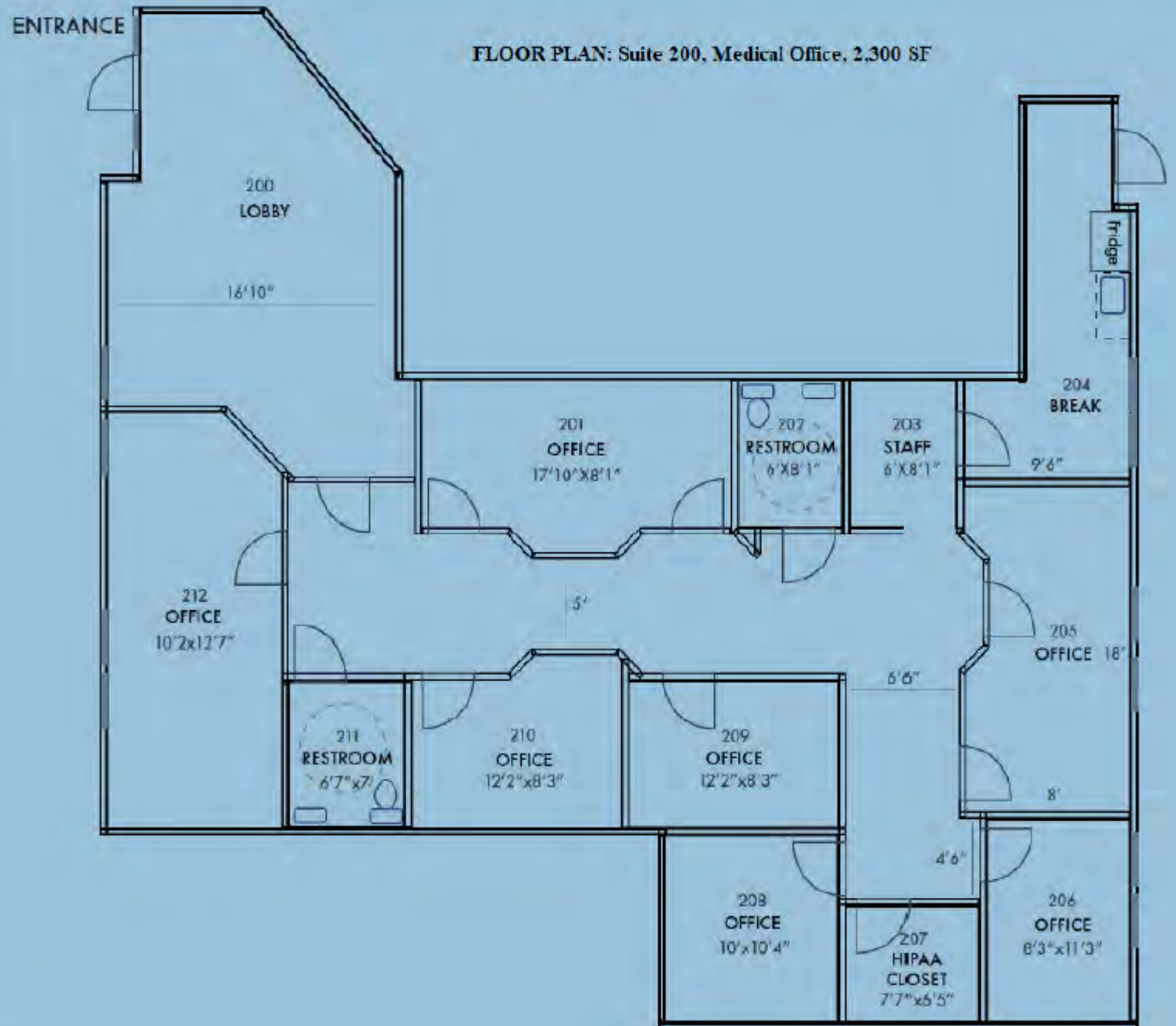


ellio

MENTAL

# FLOORPLAN

- Large Spacious Reception Area
- Open Check in Area to Reception
- 2 Restrooms
- 8 Offices
- Kitchen
- Server/Telco Room
- Note: This suite was formerly occupied by a clinical medical practice and was designed with extensive plumbing throughout the space. While the plumbing has been capped, it can be easily reactivated to accommodate additional sinks or clinical needs. Several offices were previously expanded, offering flexibility to either maintain larger office layouts or reconfigure them into efficient exam rooms as needed. See next page





## Large reception area

2,300 SF Suite

/ Above-Standard Finishes

/ Flexible Medical Layout



Large room suitable for consulting  
group session or conference

/ 2,300 SF Suite

/ Above-Standard Finishes

/ Flexible Medical Layout






## Private Office Exam Rooms Kitchen Server/Telco Room

Private Offices | Exam Rooms | Support Spaces

A photograph of a medical-use infrastructure room. The room features built-in white cabinetry with a sink and open shelving. The floor is light wood-look laminate, and the ceiling has recessed lighting and air vents. A dark door is visible on the right side of the room.

## Medical-Use Infrastructure

Existing Sink Area  
Built-In Cabinetry & Storage

The image shows a bright, modern interior space, likely an exam or consulting room. The room features a white wall on the left with a built-in dark wood shelving unit. A dark wood door is visible in the background. The right wall is painted a vibrant blue and has two electrical outlets. The floor is made of light-colored wood-look laminate. A large window on the right side provides natural light and a view of the outdoors. The ceiling is a white grid with recessed lighting.

# Exam & Consulting Room

/ Natural Light / Built-In Shelving / Private Setting  
/ Flexible for Consultation / Therapy / Medical Use




# Exam & Consulting Room

/ Natural Light / Built-In Shelving / Private Setting  
/ Flexible for Consultation / Therapy / Medical Use



EXIT



A photograph of a modern, compact employee kitchenette. The space features white cabinetry, a white countertop with a stainless steel sink and chrome faucet, and a white paper towel dispenser mounted on the wall. A water cooler is positioned on a shelf above the counter. The floor is made of light-colored wood-look laminate. In the background, a hallway leads to a door with a red "EXIT" sign. The lighting is bright, coming from a recessed ceiling light fixture. A large, frosted glass partition is visible on the right side of the frame.

Convenient staff break area  
**Employee Kitchenette**







Two ADA-Compliant Restrooms  
**Accessible Design for Employees and Visitors**

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# AREA DEMOGRAPHICS



737,656 RESIDENTS  
WITHIN 10 MILES



MEDIAN HOME PRICE

2 MILE	5 MILE	10 MILE
\$431,187	\$431,281	\$433,638



2024 INCOME

2 MILE	5 MILE
\$165,958	\$144,385



POPULATION WITHIN 10 MILES

2020	2024	2029
631,749	737,656	903,618





## FOR LEASING INFORMATION CONTACT:

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