

Auburn Hills Office Park

2001 Auburn Hills Parkway Unit 903

McKinney, TX 75071

UNIT FOR LEASE BEGINNING MAY 2026!



SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING



Lease your brand new office suite at Auburn Hills Office Park! This site is located in a prime location in McKinney at US 380 and Auburn Hills Parkway, in front of the prestigious Auburn Hills subdivision. Each office condominium is 1,228 square feet and comes fully built out with a reception area, four offices, kitchen, and restroom. Perfect for any professional service business. These are going quickly! Contact Samantha today to discuss or schedule a model office tour.

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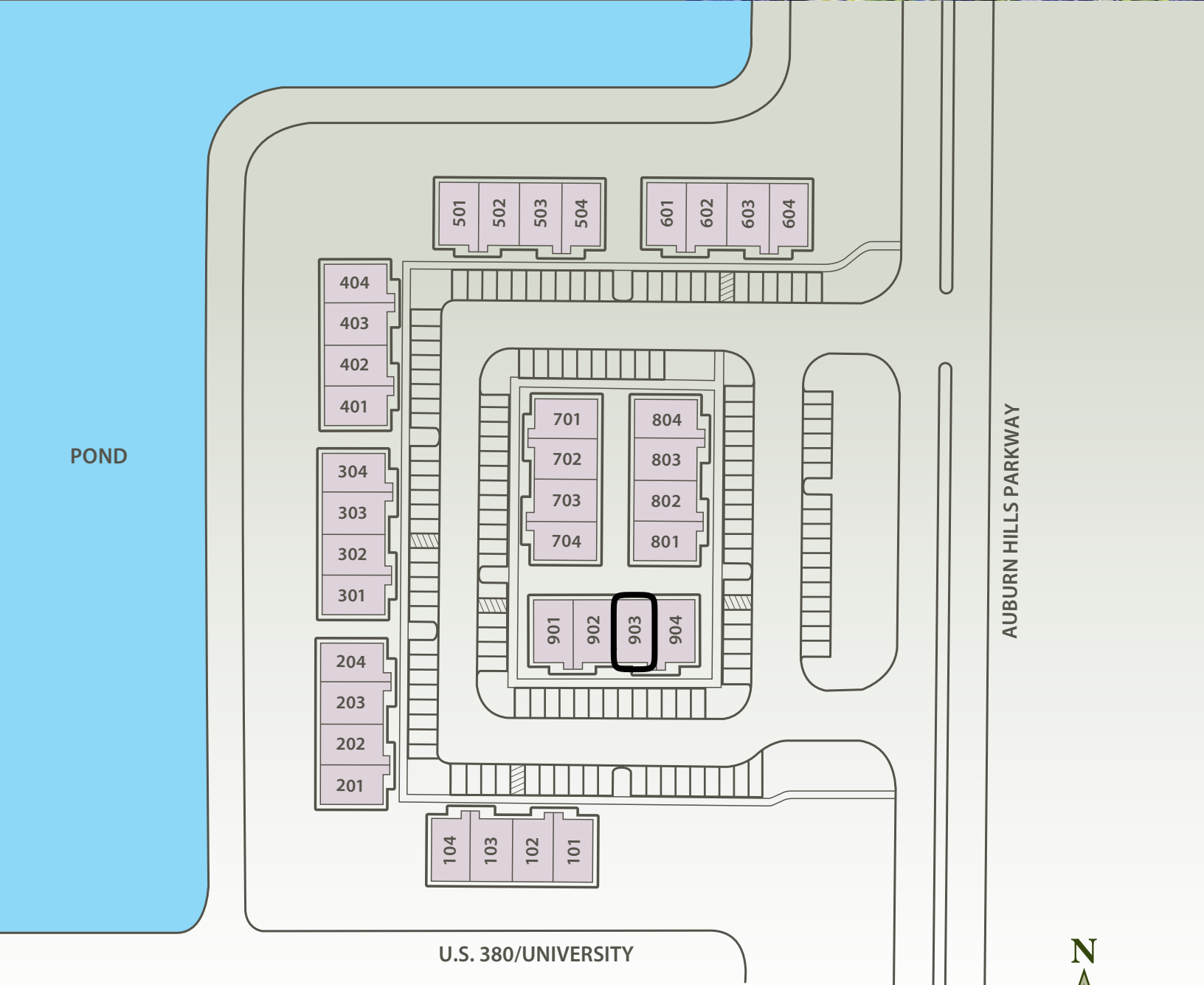
Auburn Hills

OFFICE PARK

McKinney, Texas



Prime Real Estate in McKinney, Texas



POND

AUBURN HILLS PARKWAY

U.S. 380/UNIVERSITY



Site Plan



Auburn Hills

OFFICE PARK

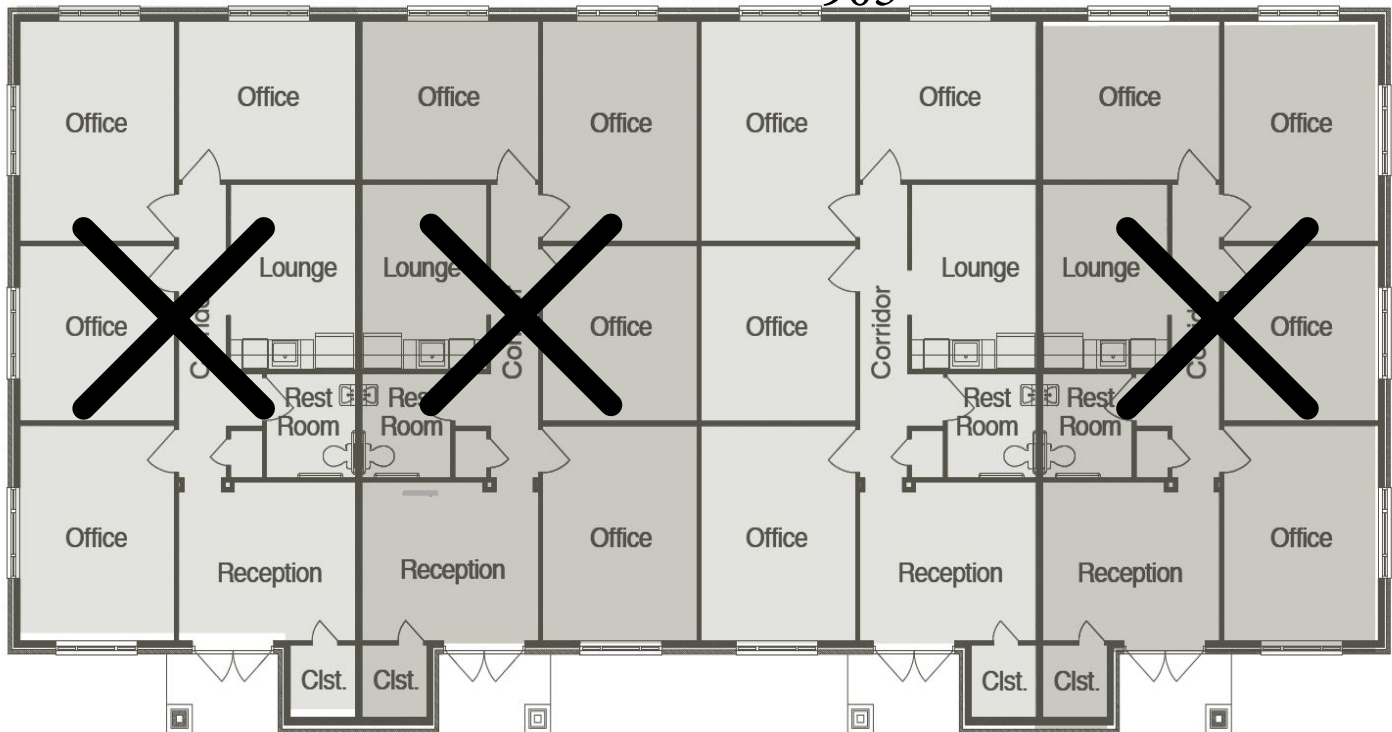
McKinney, Texas



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4-Unit Floor Plan

903



Included Features

Exterior Design Features:

- Combination stone and stucco
- Covered individual entries with porch light
- Individual corporate identity sign

Landscaping and Irrigation:

- Professionally designed landscape throughout community
- Automatic irrigation system and maintenance-free landscaping through Community Association Management

Quality Construction Features:

- Professionally engineered foundation and framing
- Reception area with 11' double tray ceilings
- 10' ceiling height throughout

Energy Features:

- Double Pane low-E windows
- R21 Batt insulation exterior walls
- R11 Batt insulation interior walls
- R38 Blown fiberglass insulation in attic
- Poly-sealant and caulking for energy efficiency

Heating and Air System:

- 16 SEER high-efficiency Carrier HVAC system

Cabinets and Countertops:

- Quality Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

Flooring:

- Quality commercial carpet in offices
- Ceramic tile in kitchen and restroom
- Luxury vinyl tile flooring in reception and hallway

Doors, Windows, Trim and Hardware:

- Commercial double doors at entry
- 8' raised-panel interior doors
- Elegant satin chrome lever hardware
- Energy efficient, double-paned 6' x 5' commercial grade windows
- 5" baseboard and designer casing
- Double step-down ceiling in reception area

Electrical:

- Elegant light fixture in reception area
- LED recessed can lights throughout
- Two conduits provided to each office for phone/computer and security

Plumbing:

- Stainless steel sink and chrome faucet in kitchen
- Sink, faucet and accessories package in restroom
- Elongated commode in restroom
- Ice-maker line to refrigerator