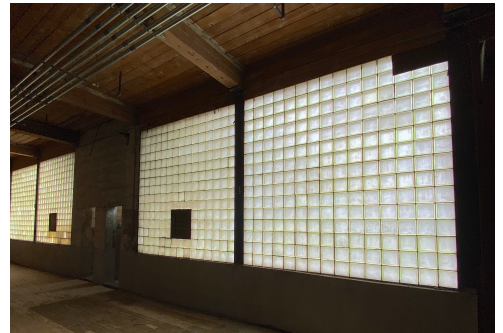


# The Cotton Mill

610 Elm St. McKinney, TX 75069

Suite 1400



Shell space located on the 1st floor of the building with natural light and hard wood floors.

- Rentable Square Footage  
4,204 square feet
- Price Per Square Foot ( No NNN charges as of today)  
\$25-28/sq. ft. + E and J (pricing subject to buildout finish)

- Parking Ratio

6.5:1000 with plans to add crushed granite parking on south side to accommodate new tenants



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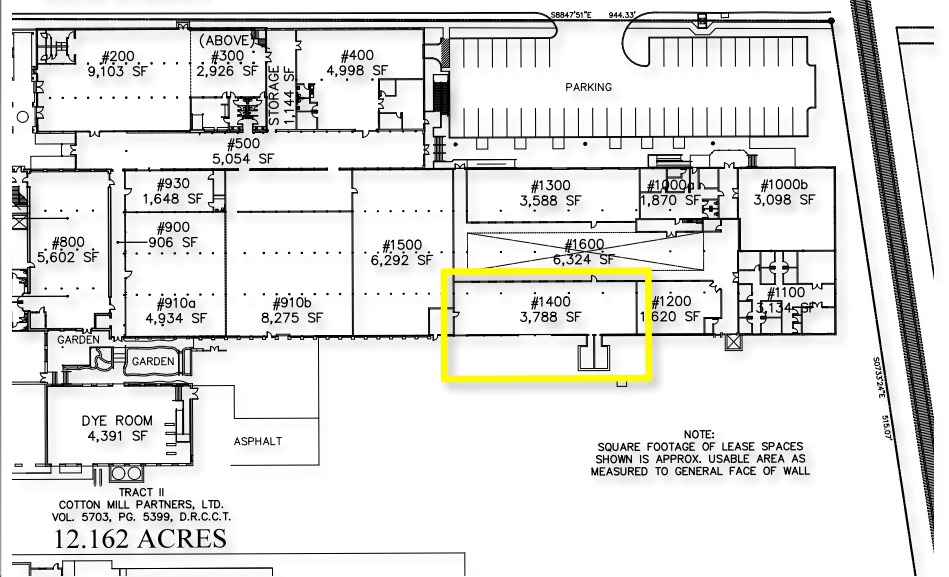
Entrance to Hallway



Performance Hallway



## ELM STREET



## Amenities

- Space can be built out for smaller, individual office space or for the whole space
- 2 rooms that can be turned into offices or storage space
- 2 bay garage doors that open to the south side of building, available for multi-use (i.e. shipping, possible patio area, etc.)
- Historic, opaque glass block windows on the north side of the space which allow great natural light to flood the space
- Future garden and patio area will be built on south side of building, giving tenants an area to eat and hang out
- Floors have original hard wood finish that match the uniqueness of the entire building.
- Space is located off the newly built “Performance Hallway” which will provide common area for all tenants
- Operating Event Hall for business/celebratory needs.
- Local Food Truck vendor on-site Fridays
- Building is located 1 mile south of downtown McKinney.



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