

# OFFICE FOR LEASE

3900 S Stonebridge Dr, Suite 503 · McKinney, TX 75070 · Stonebridge Ranch Office Park

**\$3,900 / Month**

Gross + E · 1,225 SF

Available Immediately

2016 Build · 5,500 SF Building · Cross Streets: S Stonebridge Dr & S Custer Rd · Collin County



Suite 503 · 3900 S Stonebridge Dr · Stonebridge Ranch Office Park · McKinney, TX

**\$3,900**

Monthly Rate

**1,225 SF**

Available

**Gross + E**

Lease Type

**2016**

Year Built

## PROPERTY OVERVIEW

A rare opportunity to lease a **move-in ready, character-rich office suite** in one of McKinney's most prestigious professional addresses. Located in **Stonebridge Ranch Office Park**, minutes from the Sam Rayburn Tollway, this 1,225 SF suite blends modern rustic design with practical function. Reclaimed barn wood feature walls, tray ceilings, barn-door hardware, and dark hardwood floors create an impressive first impression for clients and staff alike.

## INTERIOR HIGHLIGHTS



Reception Entry — Barn wood, tray ceiling, pendant light



Conference Room — Barn wood wall, flat screen TV included



Kitchen/Lounge — Barn doors, granite counters, stainless appliances

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Large Office — Barn wood accent wall, natural light



Office — Greenbelt views, black-frame windows



Hallway — Dark hardwood, wainscoting detail

## PROPERTY DETAILS & SPACE FEATURES

**Address:** 3900 S Stonebridge Dr #503,  
McKinney TX 75070

**County:** Collin County

**Cross Streets:** S Stonebridge Dr & S Custer  
Rd

**Building Size:** 5,500 SF total

**Available:** Immediately

**Rate:** \$3,900 / Month · Gross + E

**Year Built:** 2016

- 3 Private Offices
- Conference Room — flat screen TV included
- Reception Area
- Kitchen / Lounge — refrigerator & microwave included
- Private Restroom
- Extra Storage — 3 closets
- Reclaimed barn wood accent walls throughout
- New tile — kitchen and restroom
- Barn-door hardware · Tray ceilings · Dark hardwood
- Greenbelt views from select offices

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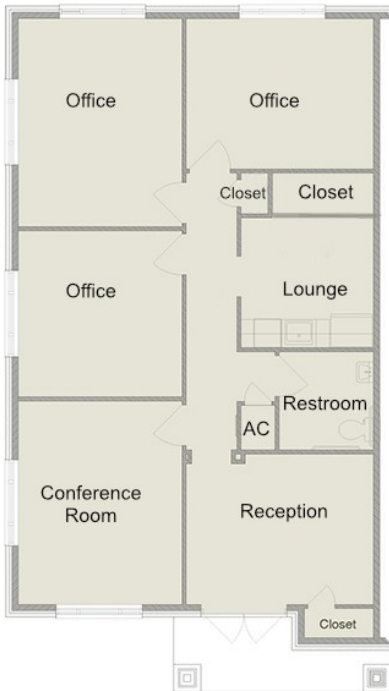
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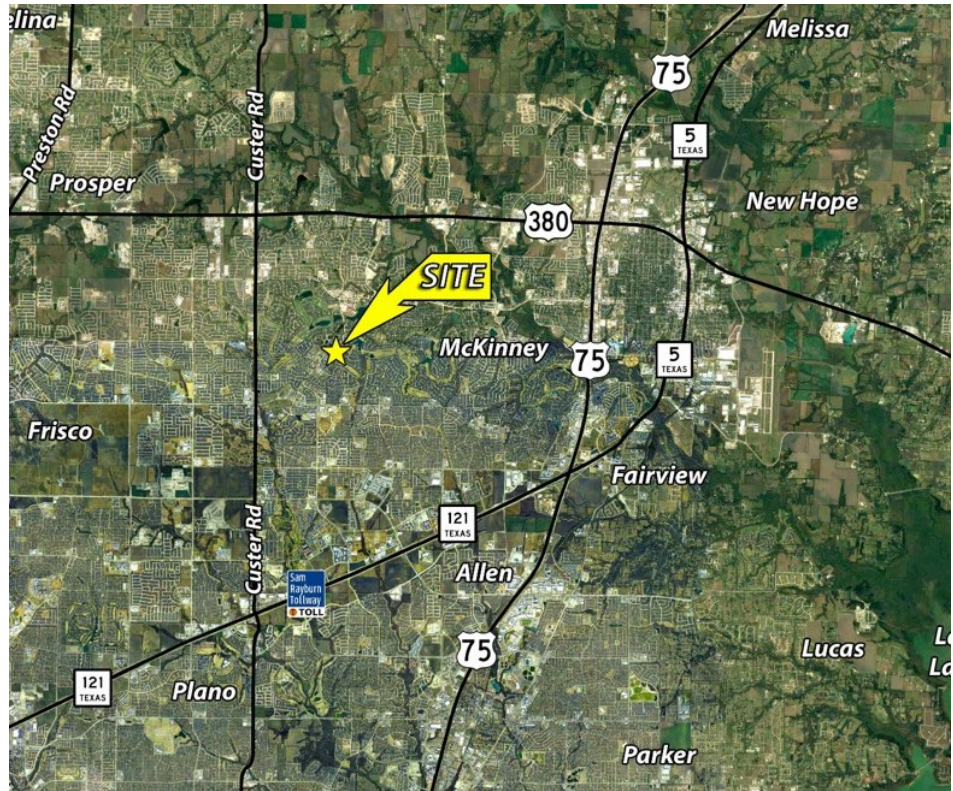
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## FLOOR PLAN & LOCATION MAP

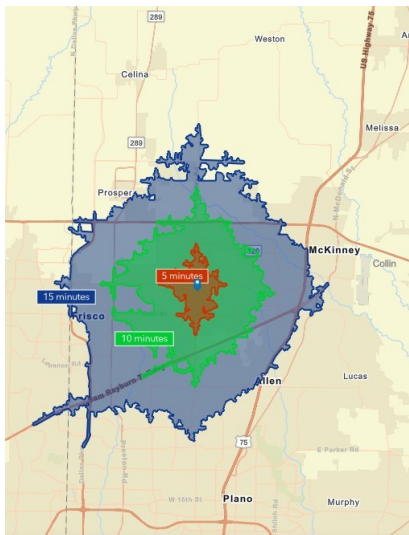


Suite 503 Floor Plan · 1,225 SF



Regional Location · Minutes from Sam Rayburn Tollway

## 2025 DEMOGRAPHICS — ESRI DRIVE-TIME TRADE AREA



5 / 10 / 15 Minute Drive-Time Rings

Metric	5-Min	10-Min	15-Min
Median HH Income	\$159,469	\$158,177	\$148,044
Average HH Income	\$195,381	\$193,633	\$184,444
Median Net Worth	\$656,309	\$661,842	\$544,677
Population	23,226	174,841	420,970
Households	7,745	58,895	148,945
White Collar	85.4%	83.9%	83.6%
Bachelor's Degree+	65.2%	67.2%	66.5%
Median Age	37.1	36.6	37.3

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**Affluent, educated, professional community.** Median household income exceeds \$158K within a 10-minute drive — top-decile nationally. Over 65% of residents hold a bachelor's degree or higher; 84%+ are white-collar. Median net worth exceeds \$660K. Population growing at 1.4% annually with income tracking upward to \$174K median by 2030.

## SCHEDULE A PRIVATE TOUR

### Mike Di Leo

214-448-4754

mike@skidaddy.com

Available Immediately · Call or email to arrange a showing

**\$3,900 / Month**

Gross + E Lease

1,225 SF · Suite 503

Source: Demographic data provided by Esri (2025, 2030). © 2026 Esri.