

Suite 107 — 194 Industrial Blvd, McKinney, TX

McKinney, Texas | Light Industrial / Professional Office

1,535 SF | Newly Remodeled | Available Now



1,535 SF
TOTAL SPACE

\$17.68/SF
LEASE RATE

NNN
LEASE TYPE

2 Years
LEASE TERM

PROPERTY OVERVIEW

This newly remodeled professional office suite offers a thoughtfully designed layout ideal for businesses seeking a polished, move-in ready workspace in the heart of McKinney, Texas.

Suite 107 features a large meeting/conference room, multiple private offices, a fully equipped kitchen, private restroom, and a long central hallway connecting all spaces — all within a professional light industrial building.

Located on Industrial Blvd near Eldorado Pkwy with quick access to US-75, McKinney National Airport, and major employers like Amazon.

SPACE FEATURES

- Large Meeting Room (11'3" x 24'0")
- 6 Private Offices
- Fully Equipped Kitchen (17'3" x 10'9")
- Private Restroom
- 48-Foot Central Hallway
- Fiber Internet / Data
- Newly Remodeled — Move-In Ready
- ADA Accessible
- 48 Surface Parking Spaces
- Light Industrial Zoning

IDEAL FOR

- Professional / Executive Office
- Sales & Operations Team
- Consulting or Financial Services
- Insurance or Legal Office



194 Industrial Blvd — Exterior



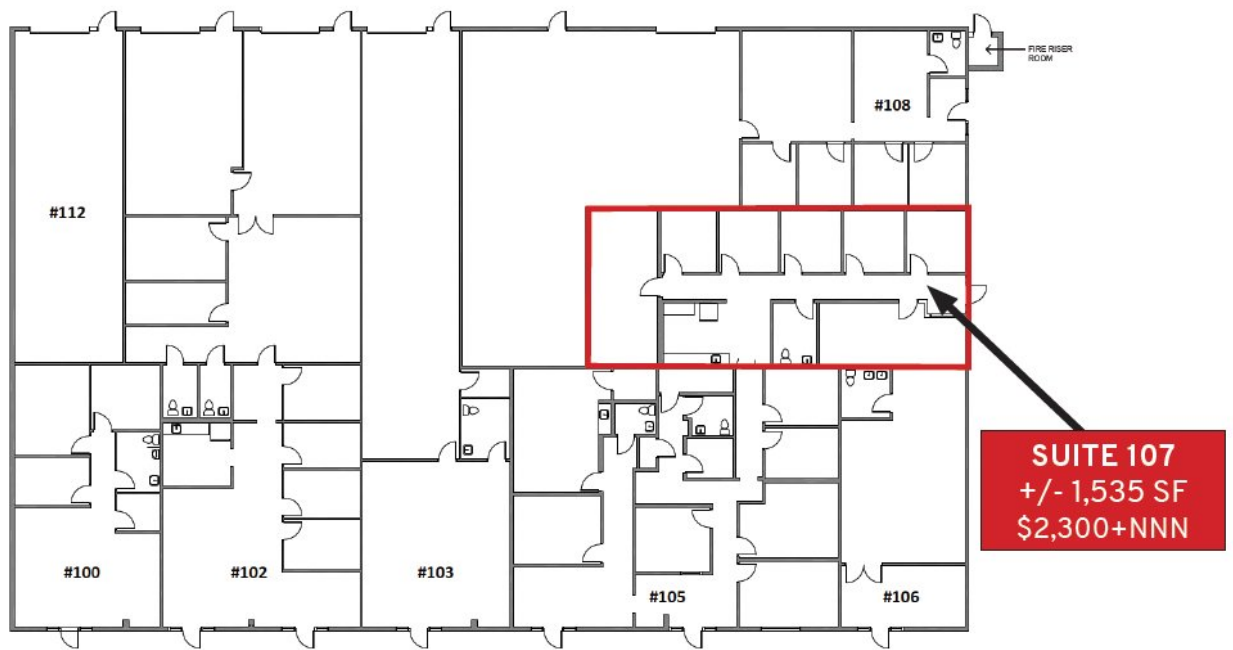
Parking & Building Exterior

Address: 194 Industrial Blvd, McKinney, TX
Suite: 107
Size: ±1,535 SF
Lease Rate: \$17.68 PSF / Year
Lease Type: NNN
Term: 2 Years
Parking: 48 Surface Spaces
Zoning: Light Industrial
Internet: Fiber



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 214-914-9246
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SUITE 107
+/- 1,535 SF
\$2,300+NNN



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SUITE 107
1,535 SF



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Conference / Training Room



Private Office w/ TV



Exterior — Suite 107 Entry



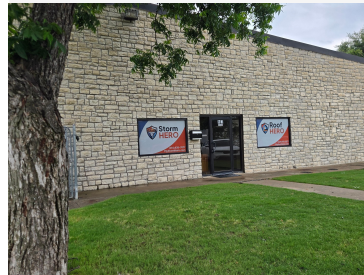
Break Room / Lounge



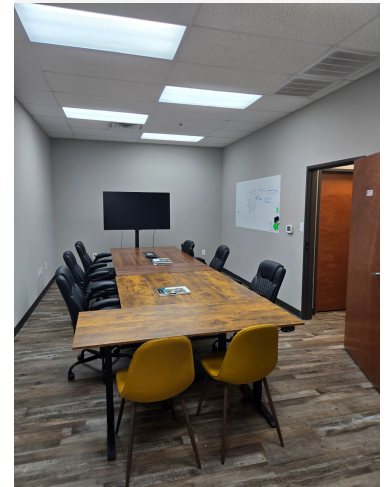
Kitchen Area



Private Office



Lounge / Reception Area

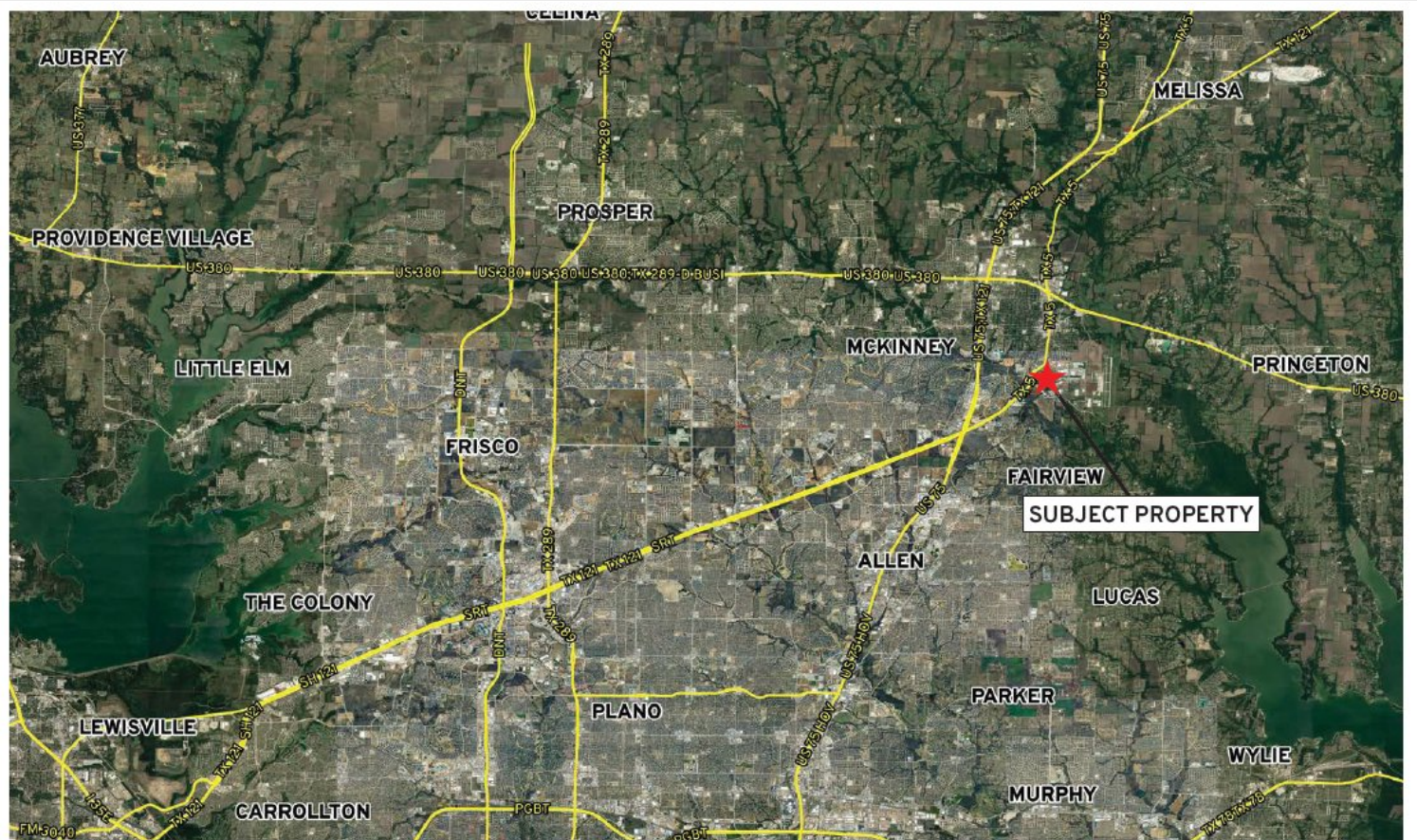


Kitchen / Work Area



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Regional Location — McKinney, TX | Subject Property Marked ★

DEMOGRAPHICS

2024 Source: CoStar

	1-Mile	3-Mile	5-Mile
Total Population	5,752	54,053	156,016
# of Households	1,892	20,819	54,348
Median HH Income	\$59,580	\$70,552	\$95,720

NEARBY TRAFFIC COUNTS

STREET	VPD
Industrial / Lavon	21,361
McDonald / Eldorado Pkwy	28,159
Industrial / Westmoreland	20,805

OFFICE SPACE ON INDUSTRIAL BLVD

Unlock the potential of your business with this versatile office space, strategically located in a thriving industrial zone. Featuring a spacious layout ideal for collaborative workstations, private offices, and meeting areas. Conveniently located near major highways and transportation hubs, this office ensures easy commutes for your team and clients.



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PROPERTY HIGHLIGHTS

Location: Strategically located on Industrial Blvd near Eldorado Pkwy and US-75 in McKinney, TX — one of the fastest-growing cities in North Texas.

Airport Access: Less than 1 mile from McKinney National Airport — ideal for businesses with frequent travel.

Major Employers Nearby: Adjacent to Amazon fulfillment operations and surrounded by a thriving industrial and professional corridor.

Retail Proximity: Minutes from Kohl's, McDonald's, QuikTrip, Medical City McKinney, and Tupps Brewery along Eldorado Pkwy.

Fiber Internet: Building is served by fiber optic connectivity — move-in ready for tech-driven businesses.

Remodeled Space: Newly remodeled suite with hardwood-style flooring, fresh paint, and updated fixtures throughout.

Flexible Layout: Conference room, 6 private offices, kitchen, and private restroom provide a fully self-contained professional environment.

Parking: 48 dedicated surface parking spaces — ample for staff and clients.

Zoning: Light Industrial zoning allows for a broad range of professional and operational uses.

Lease Terms: 2-year lease at \$17.68/SF NNN — competitive rate for a fully remodeled, turnkey McKinney location.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date