

STONEBRIDGE RANCH OFFICE CONDO

1,225 SF AVAILABLE
FOR LEASE

3900 S STONEBRIDGE DR UNIT #1301 MCKINNEY, TX 75070



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PROPERTY HIGHLIGHTS



Positioned within the highly desirable Stonebridge Ranch community, 3900 S Stonebridge Dr Unit #1301 offers a prime opportunity for medical or professional office users in one of McKinney's most established and affluent areas with retail frontage off Custer Rd.

The suite features a functional, move-in-ready layout including a reception area, conference room, multiple private offices, a dedicated break area, and a private restroom. The space can also be made available fully furnished. The property provides a single story design with excellent visibility from Custer Road and ample parking. Convenient access to US-121 and Hwy 380, combined with strong surrounding residential density and nearby retail and medical amenities, makes this an ideal location for service-oriented businesses.

FEATURES & DESIGN

- Single-story office building with private front-door entrances
- Retail Frontage off Custer Rd
- Each unit includes tenant controlled HVAC systems with separately metered electricity
- Hardwood floors in reception area and hallway
- Commercial carpet in offices
- Cabinet and granite countertop with sink in break room
- Fully landscaped development maintained by Community Management Association

DEMOGRAPHICS

<i>Source: 2025 CoStar</i>	1-Mile	3-Mile	5-Mile
Total Population	15,740	148,973	331,288
Median Household Income	\$170,405	\$150,099	\$149,607

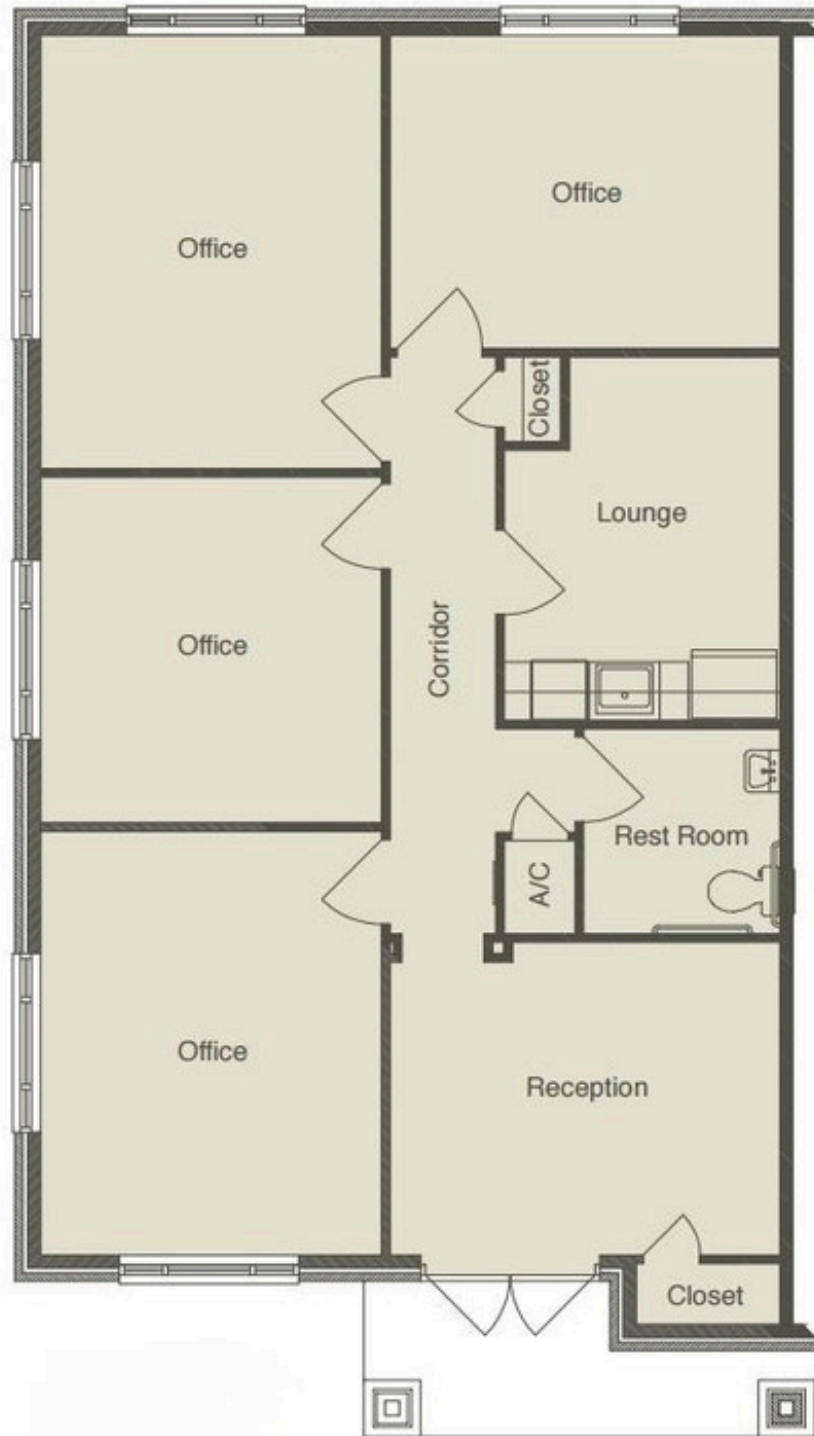
Building Area	1,225 SF
Zoning	Commercial
Proposed Use	Office (Medical/Professional)
Year Built	2017
Gross Lot	11.915 Acres
County	Collin
Parcel ID	R1090901313011
Subdivision	Stonebridge Ranch Office Condo

GENERAL LEASE TERMS

- Suite# 1301 AVAILABLE IMMEDIATLY FOR LEASE
- \$30.00 SF + NNN
- LEASE TERMS : Negotiable
- Available Fully Furnished
- Tenant covers all utilities

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FLOOR PLAN



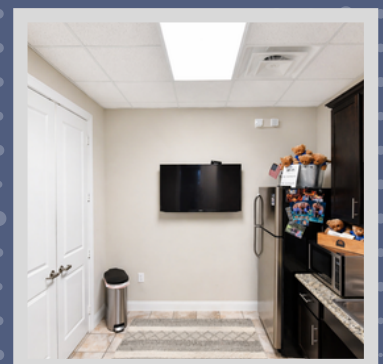
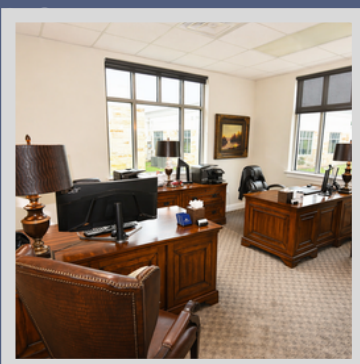
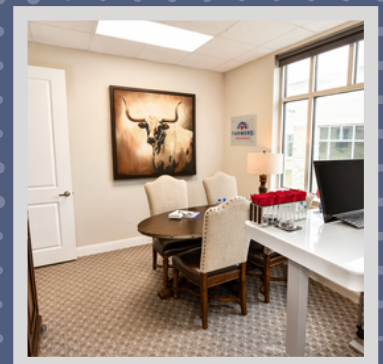
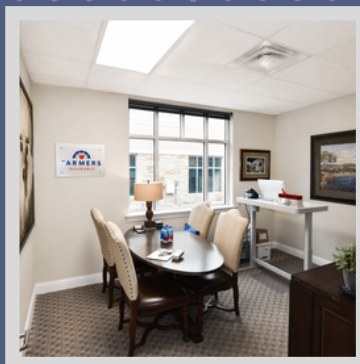
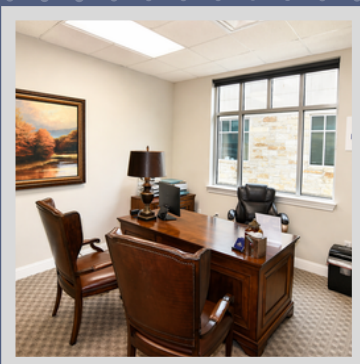
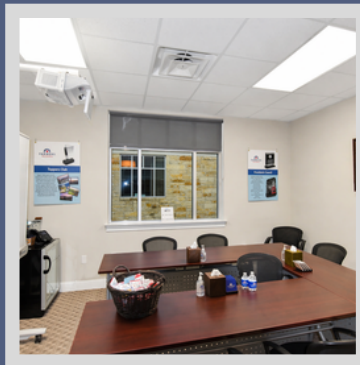
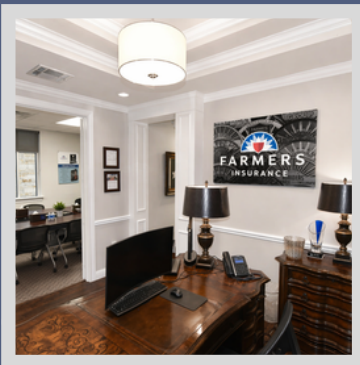
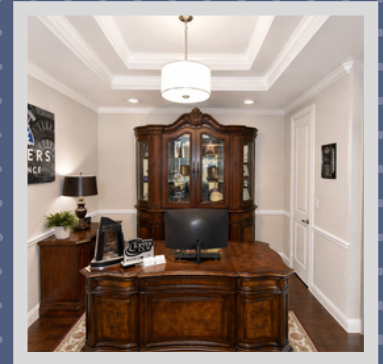
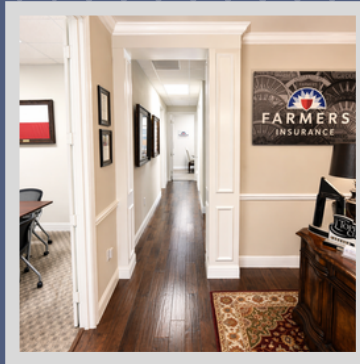
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SITE PLAN



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PHOTOS



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