

PROFESSIONAL OFFICE CONDO FOR LEASE

3551 Eldorado Pkwy, McKinney TX 75070



PROPERTY HIGHLIGHT

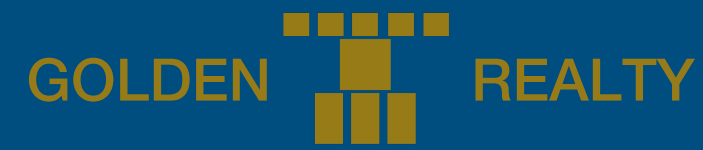
TOTAL BUILDING SF	11,991
AVAILABLE SF	3,780
DIVISABLE	1,500 – 3,780
LEASE RATE	\$19 - \$22 NNN
LEASE TERM	3-10 YEAR
TIA	NEGOTIABLE
PARKING	30

PROPERTY FEATURES

- 2017 Build
- Busy commercial center at Eldorado & Hardin
- Ideal Medical & Professional Office Center
- High Qualify Built out for Suite 400 and 500
- Shell/Half built out for 6000 SF
- Easy Access to Hwy 75, 121 and 380
- 24/7 Access
- Full Gutter and Sprinkler



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LOCATION



TRAFFIC COUNT

2021

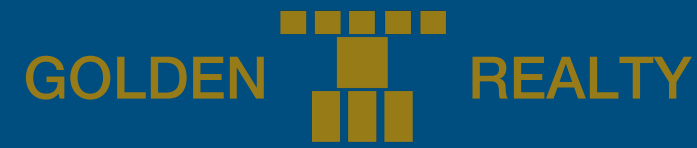
Eldorado Pkwy

30,759

Hardin Blvd

15,979

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McKinney Eldorado OFFICE CONDO USE

BEST USE:

MEDICAL: Chiropractic, Dentist, Physician, Medical

PROFESSIONAL:

Company Office, CPA, Accounting, Insurance Agency, Real Estate Agency, Financial, Attorney, Private Club, Studio, Loan Office, Administration Office, Catering Service, and more.

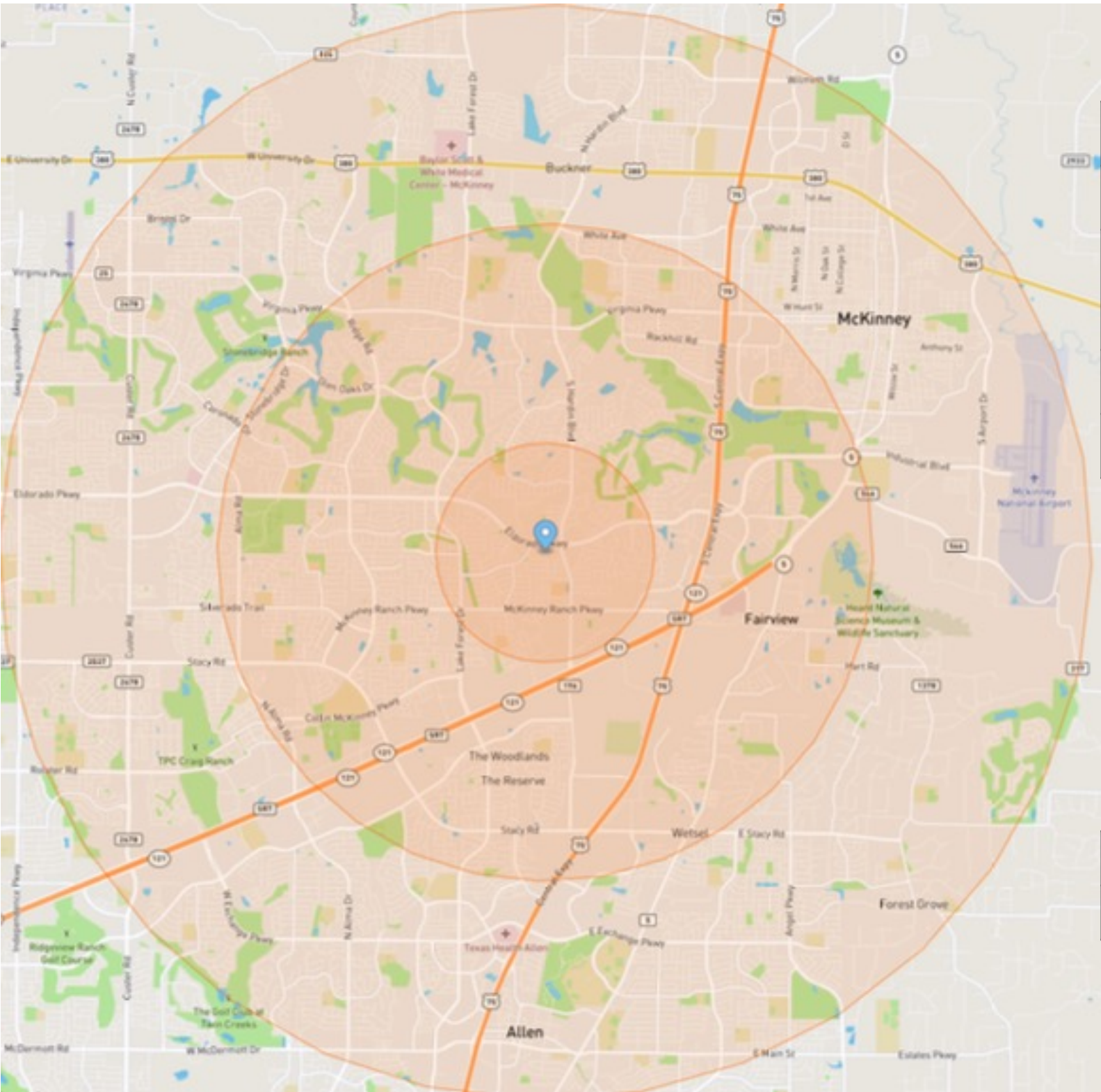
EDUCATION:

Day School, Training Center, Musical, Church, Community Center

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DEMOGRAPHICS 2021

	1-mile	3-mile	5-mile
Population	15,812	93,955	241,316
Median Household Income	\$99,554	\$101,285	\$109,515
Age	42	38	38
Households	5,791	34,241	84,224

COLLIN COUNTY POPULATION PROJECTIONS 2020 - 2030

	2020	2023	%
Collin County	1,064,465	1,341,877	26%

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Suite 500 – Fully finished Executive Office with Warehouse/Storage



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Suite 400 – Fully finished Office For Medical or Professionals



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Suite Summary

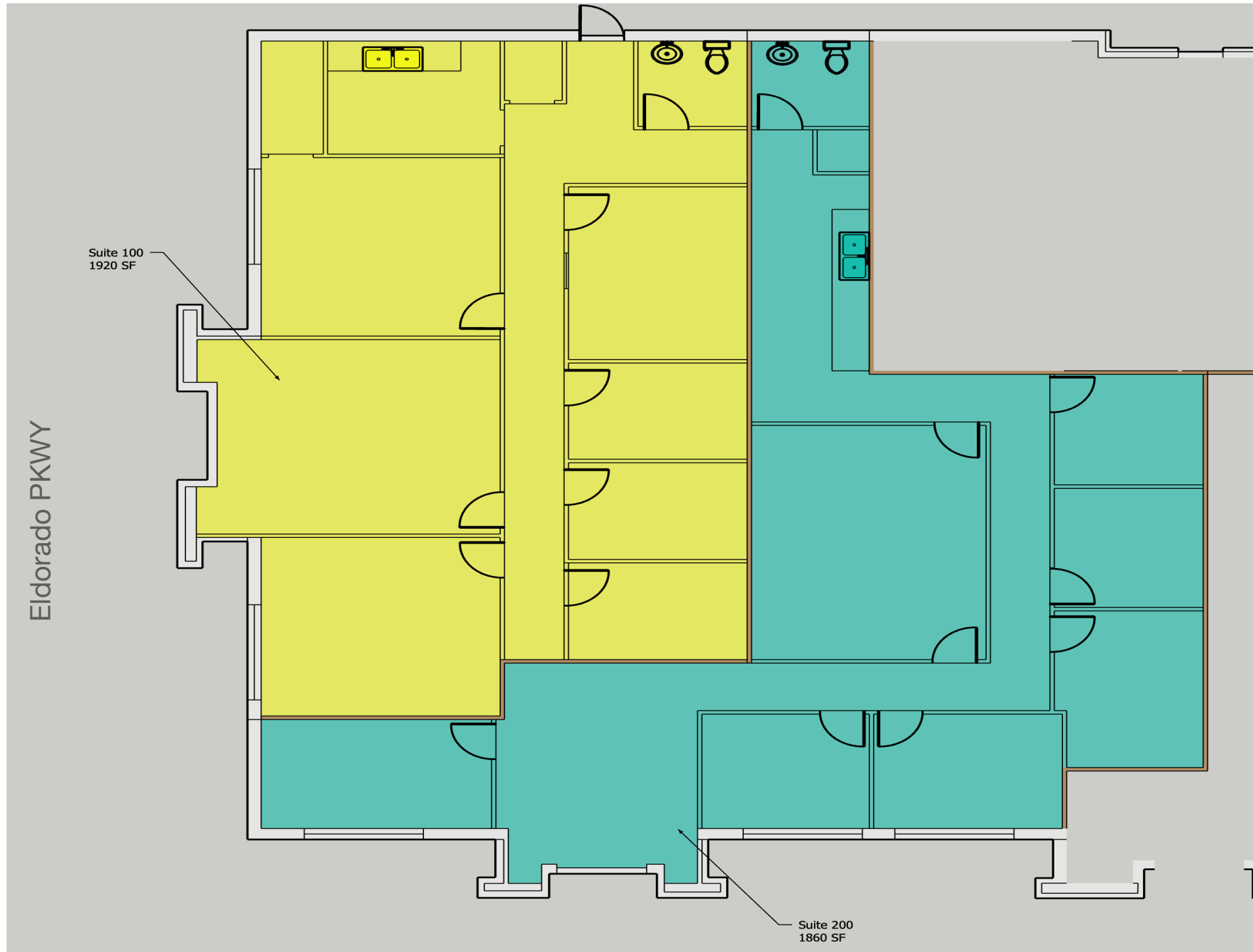
- Suite 100: 1520 – 3,780 SF with 7 offices, 1 conf room, currently partially build-out (3-4 months), customizable, rent **\$22 NNN;**
- Suite 200: 1,600 – 3,780 SF with 5 – 7 rooms, currently partially build-out (3-4 months), customizable, rent **\$19 NNN**
- Suite 300: 1,147 SF, 4 Private Offices. currently partially build-out (framing up), customizable, rent **LEASED**
- Suite 400: 2,365 SF, 10 Private Offices. 1 conference room, fully finished-out, Move-In ready. rent **LEASED**
- Suite 500: 3303 SF, fully finished-out rent **LEASED**
- Suite 600: 1350 SF, fully finished-out rent **\$19 NNN**

Other floor plan options are available, Please check out other proposed floor plans

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Suite 100 – 200 Plan A - Proposed



Suite 100: 1920 SF

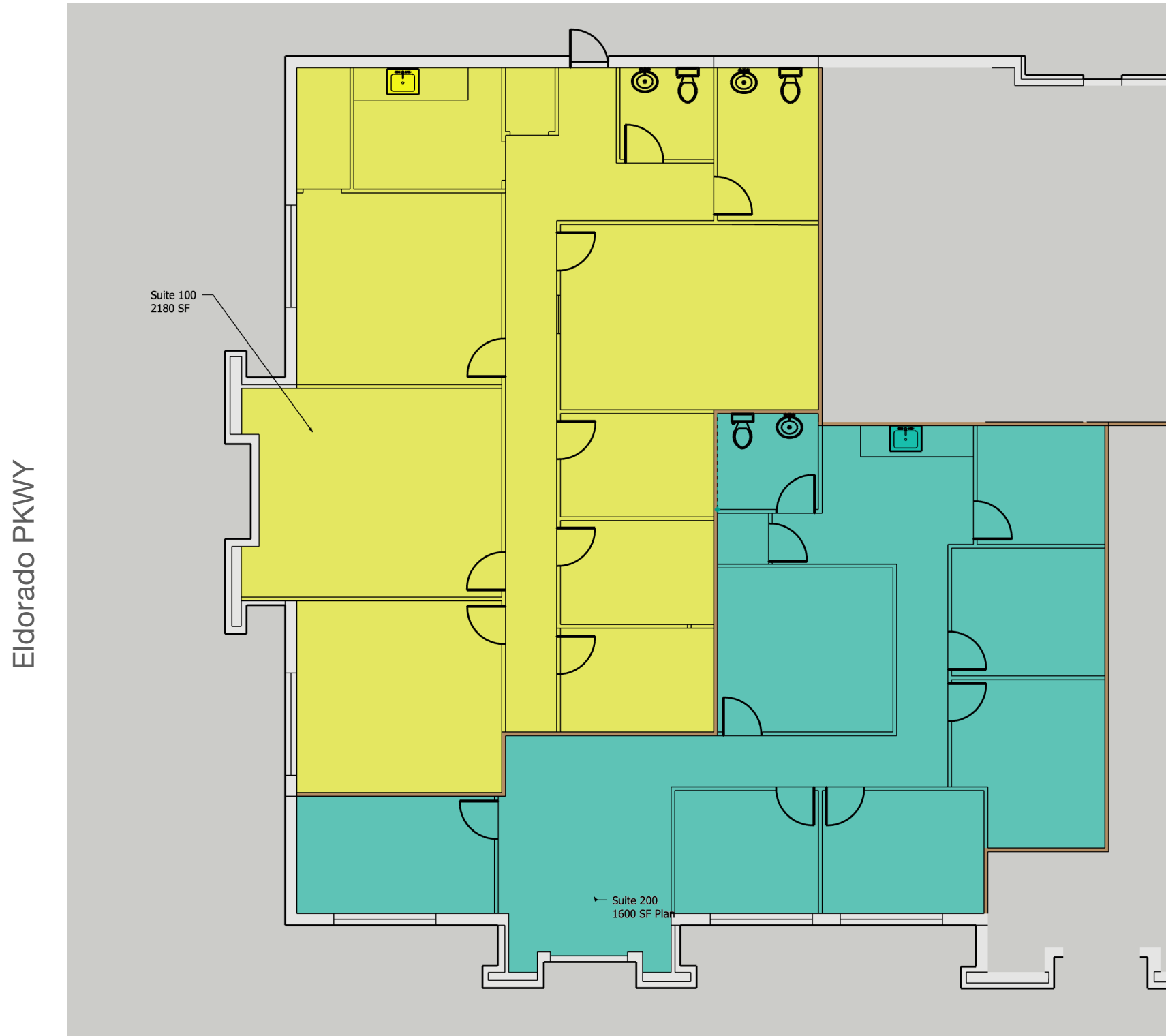
Suite 200: 1860 SF

Please note that the final floor area is subject to change and will be determined upon the completion of the architect's design.

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Suite 100 – 200 Plan B - Proposed



Suite 100: 2180 SF

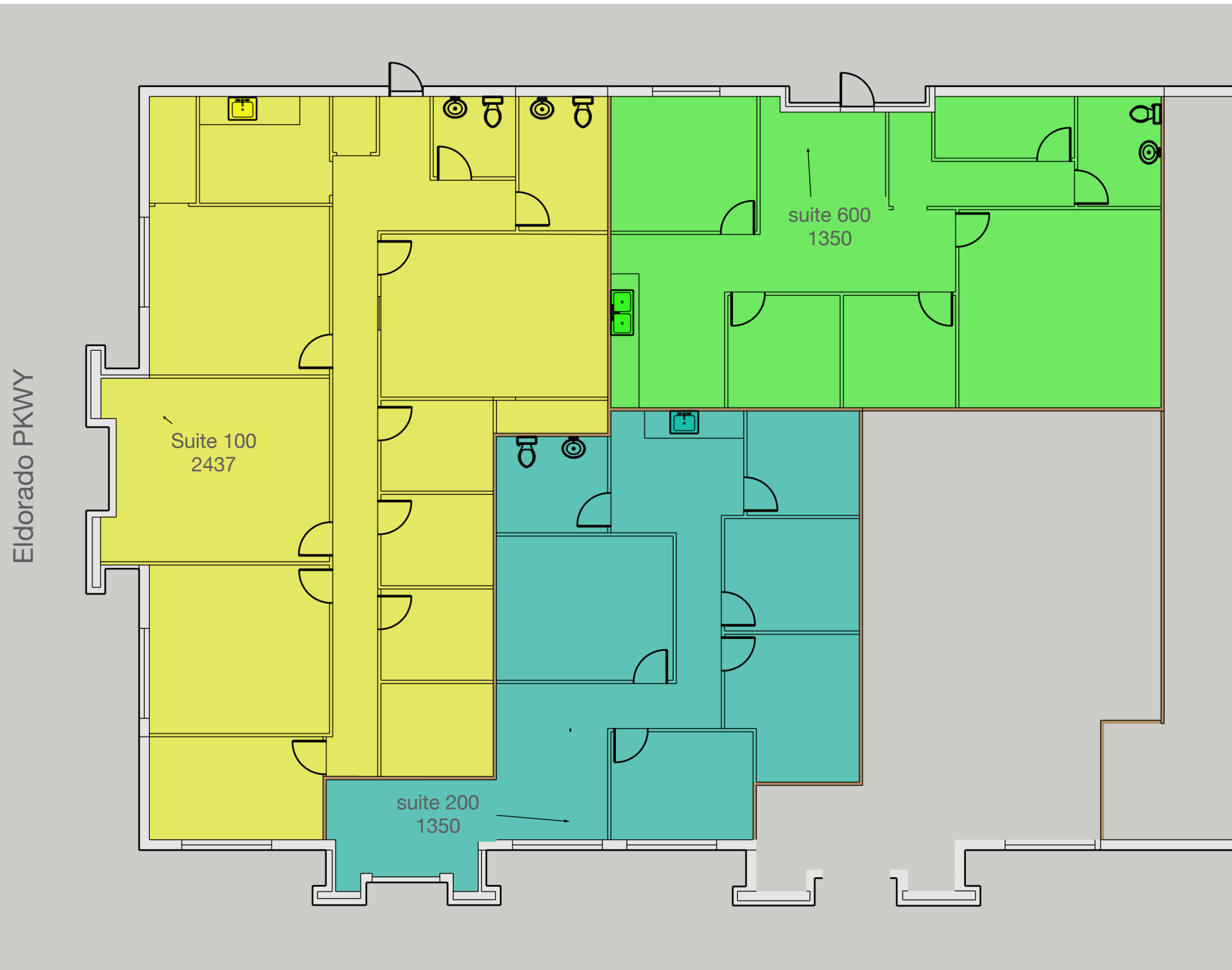
Suite 200: 1600 SF

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Suite 100-200-600 Plan C - Proposed



Suite 100: 2437 SF

Suite 200: 1350 SF

Suite 600: 1350 SF

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