

OFFICE SUITE FOR LEASE IN MCKINNEY WEST OF US 75
PARTIALLY DIVIDED OFFICE SUITE ON VIRGINIA PKWY
2713 VIRGINIA PKWY. - MCKINNEY, TX 75071

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

AVAILABLE SF +/- 350 RSF

LEASE RATE \$850/MONTH
FULL SERVICE

LEASE TERM 1-3 YEARS

TI ALLOWANCE NEGOTIABLE

FEATURES

ZONING PD - OFFICE

YEAR BUILT 2015

KITCHEN COMMON

SIGNAGE MONUMENT

CONFERENCE ROOM RESERVABLE

HIGHLIGHTS - COMMON KITCHEN &
CONFERENCE ROOM
- RAPIDLY GROWING AREA OF
MCKINNEY
- SURROUNDED BY DENSE
RESIDENTIAL NEIGHBORHOODS
- EASY ACCESS TO US 75



AVAILABLE SUITE

SUITE 300

+/- 350 RSF

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 972.632.5048

joncox@careycoxcompany.com

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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MCKINNEY OFFICE SPACE FOR LEASE

This office space is located along one of McKinney's primary east-west corridors, offering excellent visibility and accessibility within a well-established commercial area of McKinney. The layout includes a common kitchen, two conference rooms, and shared restroom facilities, making it well suited for professional office, medical, or service-oriented users. Surrounded by strong residential density and nearby retail and dining amenities, the property benefits from consistent daytime traffic and neighborhood support. With close proximity to major thoroughfares including U.S. Highway 75, this location provides seamless connectivity to the broader North Dallas market, making it an ideal choice for businesses looking to establish or expand their presence in McKinney.

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NEARBY BUSINESSES



DEMOGRAPHICS

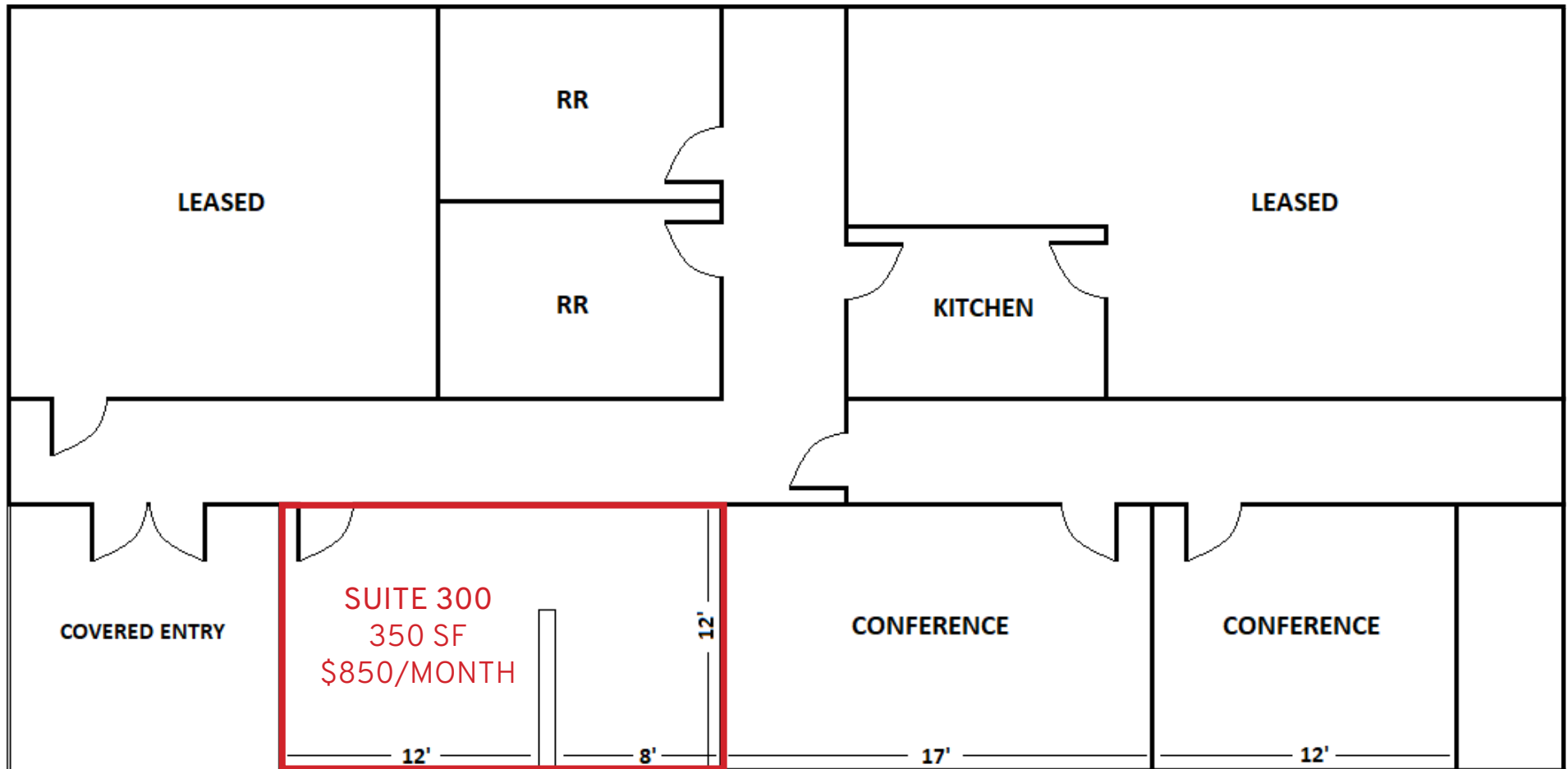
2024- Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	11,491	95,592	192,806
Median Household Income	\$90,525	\$88,258	\$102,353

TRAFFIC COUNTS

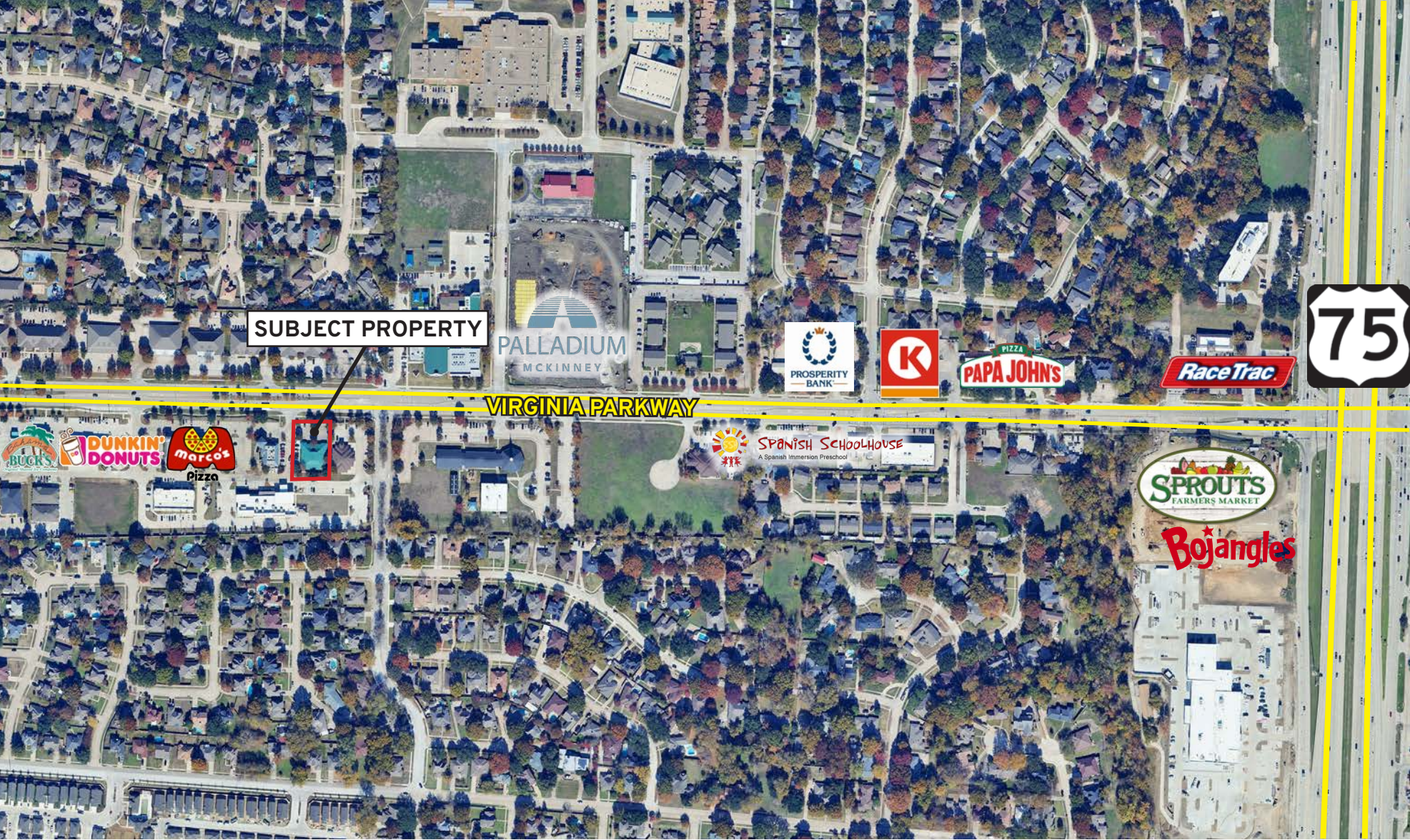
VIRGINIA @ CARLISLE 25,340VPD

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SUITE 300 FLOOR PLAN



PROPERTY AERIAL

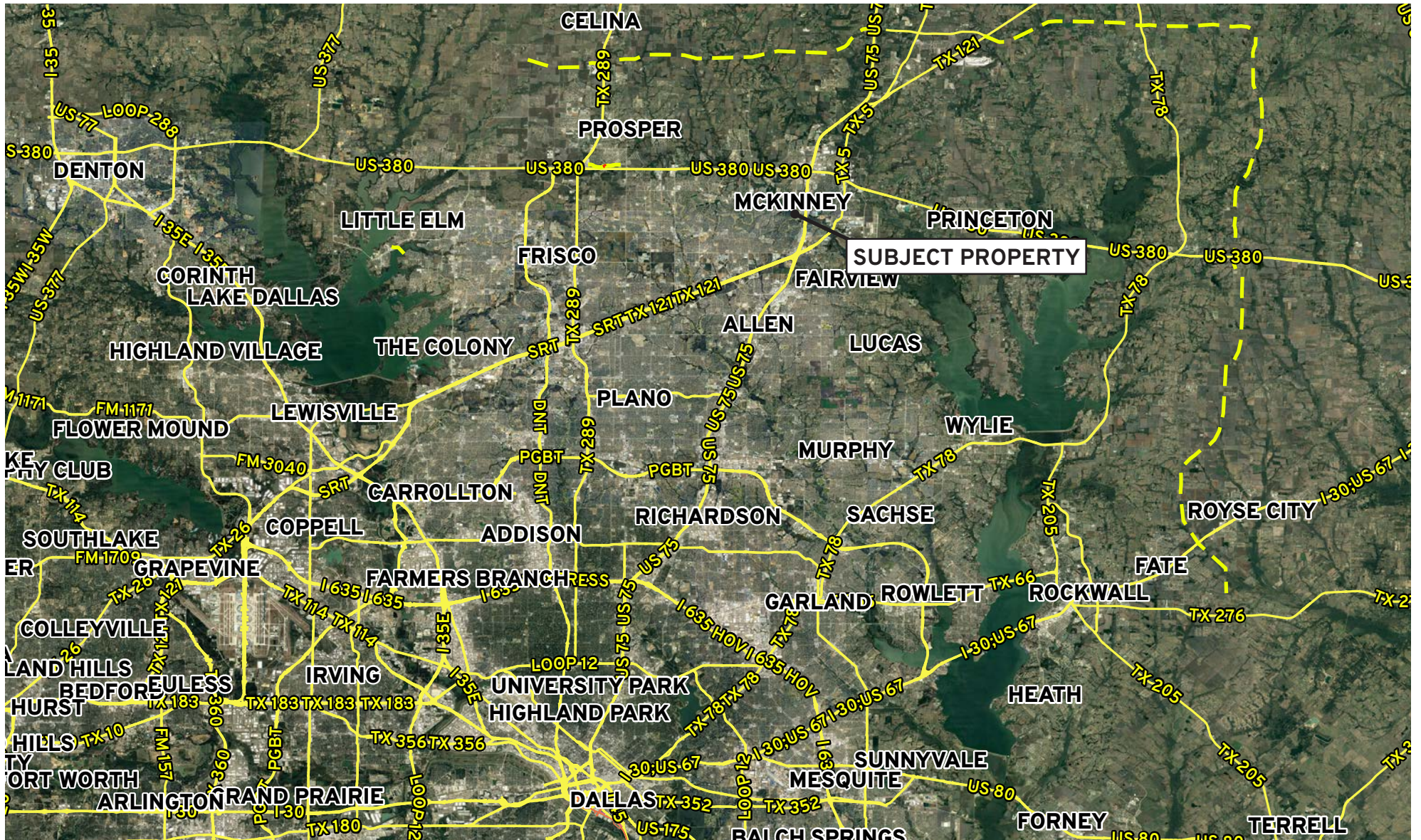


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DFW METROPLEX LOCATION



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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.



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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1