

EXECUTIVE OFFICE SPACE FOR LEASE ON THE SQUARE

HISTORIC DOWNTOWN MCKINNEY OFFICE SPACE

201^{1/2} E VIRGINIA ST. - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

AVAILABLE SF	1,800 RSF
MIN. DIVISIBLE	393 RSF
MAX. CONTIG.	1,407 RSF
LEASE TERM	1-5 YEARS
LEASE RATE	SEE BELOW

FEATURES

ZONING	MTC - MCKINNEY TOWN CENTER
PARKING	PUBLIC PARKING GARAGE NEARBY
YEAR BUILT	1900
RESTROOMS	COMMON MEN'S AND WOMEN'S
FRONTAGE	VIRGINIA AND TENNESSEE ON MCKINNEY SQUARE
HIGHLIGHTS	CENTRAL LOCATION IN DOWNTOWN MCKINNEY
	NEARBY RESTAURANTS AND SHOPS
	EASY ACCESS FROM US 75 AND TX 5



AVAILABLE SUITES

SUITE 1	710 SF	\$1,910.00 PER MONTH
SUITE 2	697 SF	\$1,765.00 PER MONTH
SUITE 4B	393 SF	\$945.00 PER MONTH

careycoxcompany.com / 972.562.8003

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

Jon Cox / 469.396.8307

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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

Executive office space now available in the heart of Historic Downtown McKinney, just steps from vibrant shops, restaurants, and the city's charming town square. The second-floor executive suites offer a prestigious street entrance, flexible layout options, abundant natural light, and a location that enhances client appeal. Ideal for professional services, creative firms, or executive users seeking a dynamic business address with convenient access to surrounding amenities and ample parking.



NEARBY BUSINESSES

Union Bear
BREWING COMPANY

Rick's
CHOPHOUSE
AT THE GRAND HOTEL & BALLROOM

Sugarbacon
PROPER KITCHEN

Optima Green
HOME AND MARKET



LOCAL VOCAL
BREW AND GRILL

Hugs
CAFÉ INC

LONDON
WINERY

LOYO
BURGER

SPOONS
café



harvest
— AT THE MASONIC —

DEMOGRAPHICS

2024 - Source CoStar

Total Population

1-Mile

14,621

3-Mile

55,060

5-Mile

132,693

Median Household Income

\$60,399

\$70,232

\$92,694

TRAFFIC COUNTS

HWY 5 @ HUNT

21,515 VPD

HWY 5 @ HERNDON

17,712 VPD

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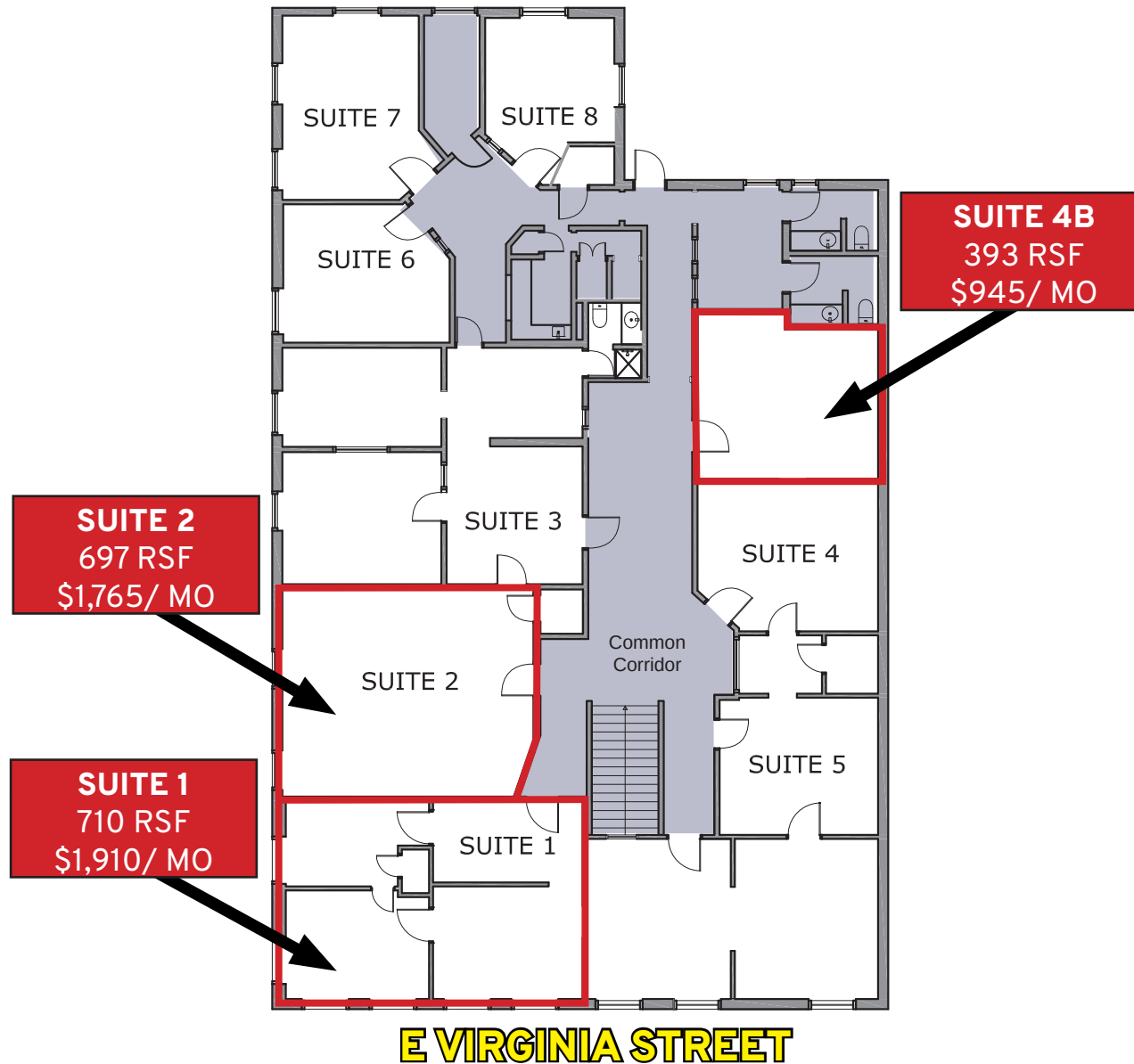
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2ND FLOOR LEASE SPACE AVAILABLE

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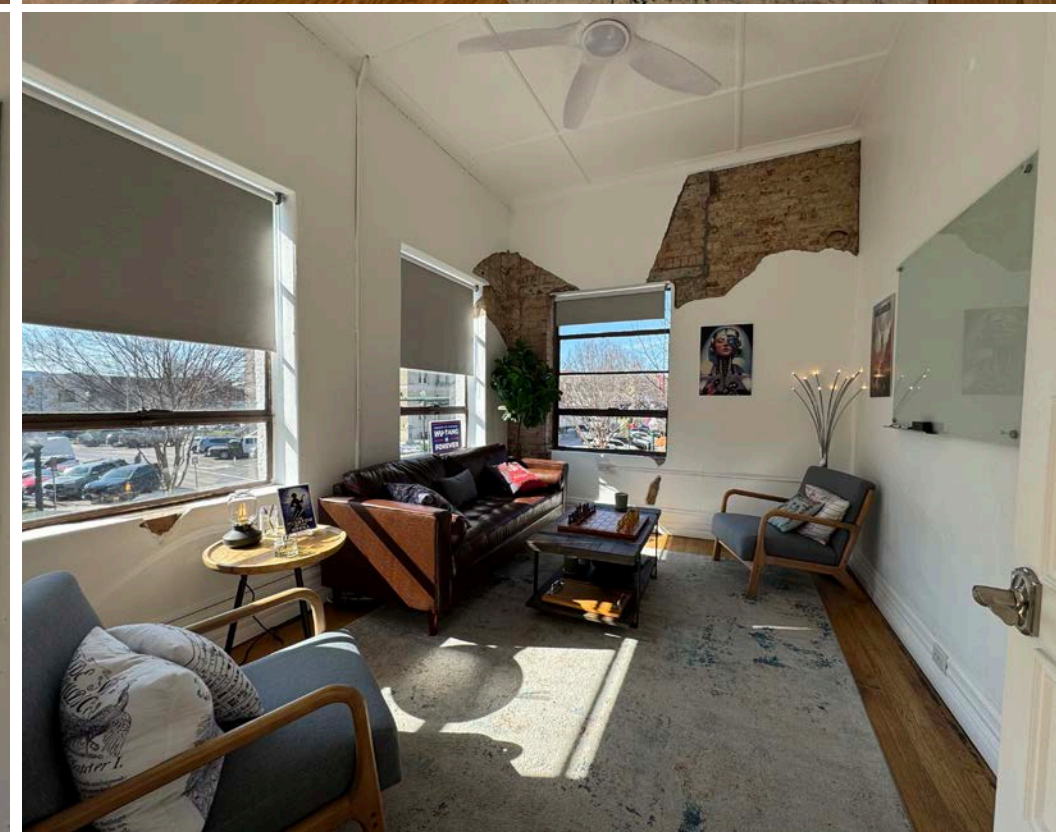
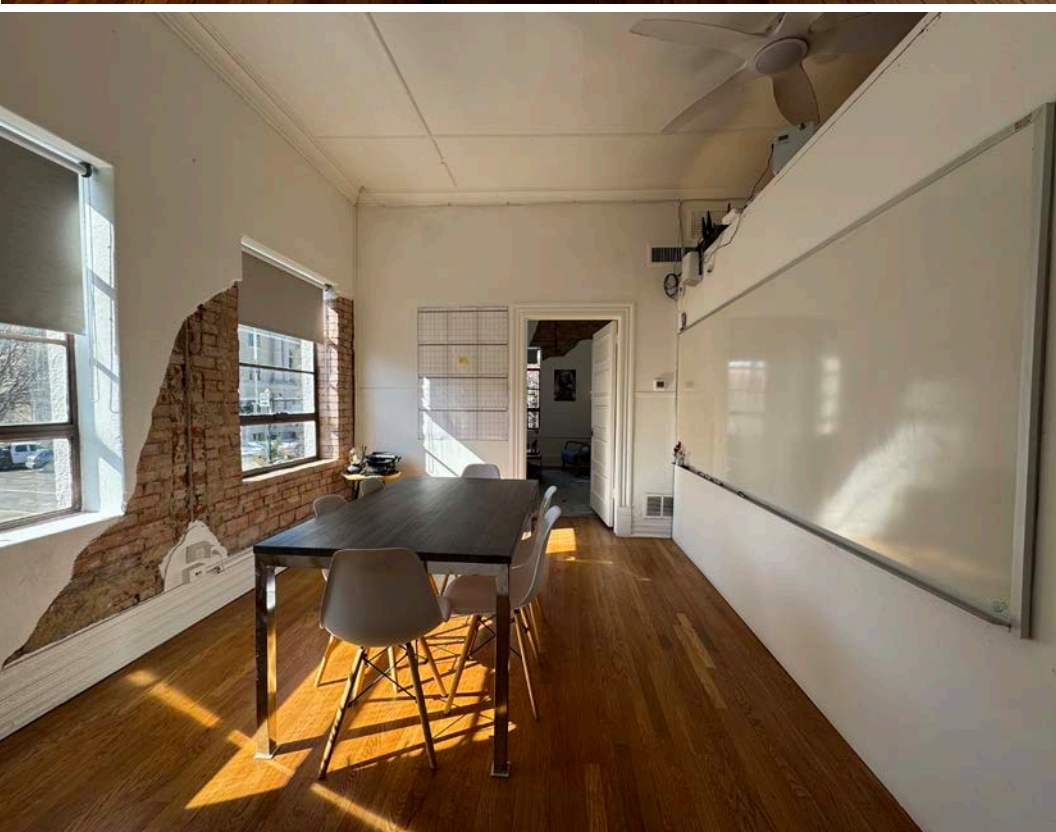
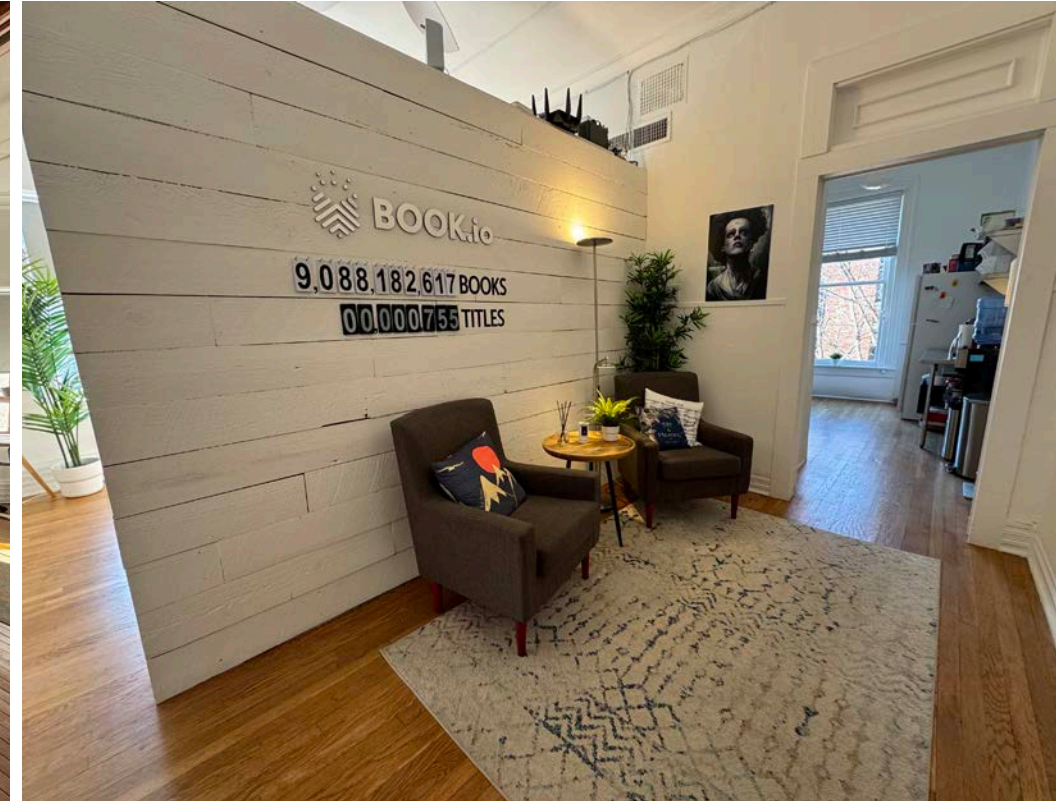
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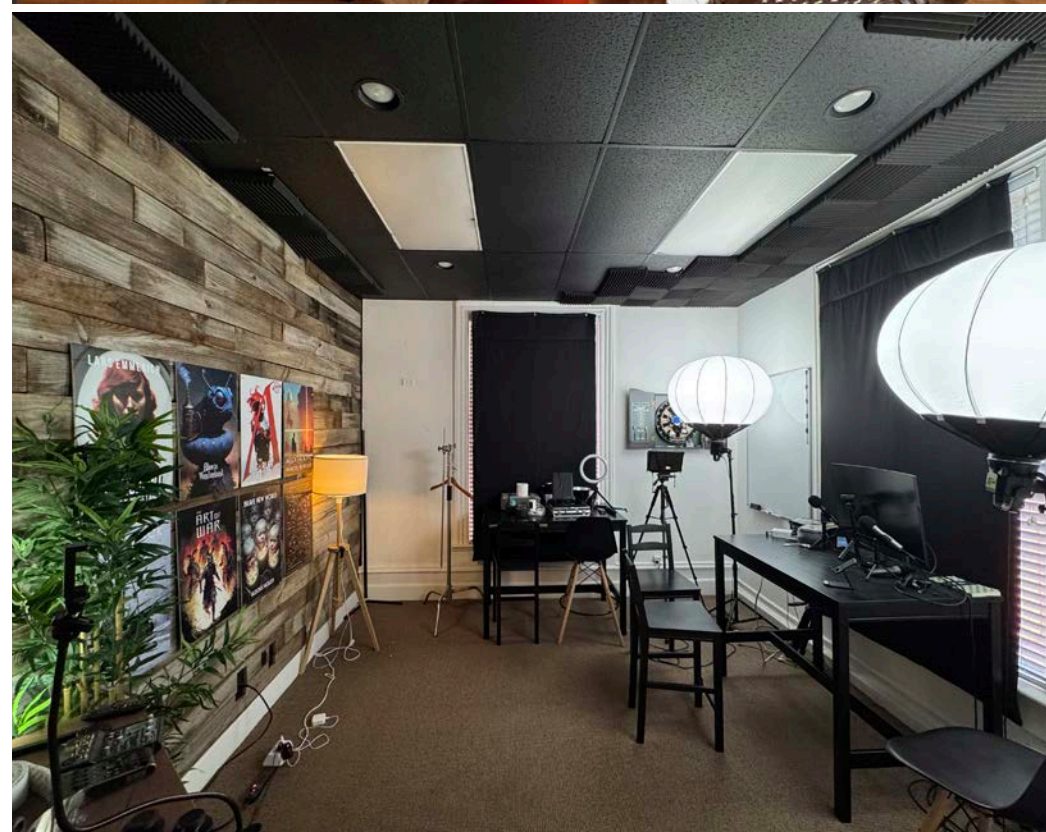
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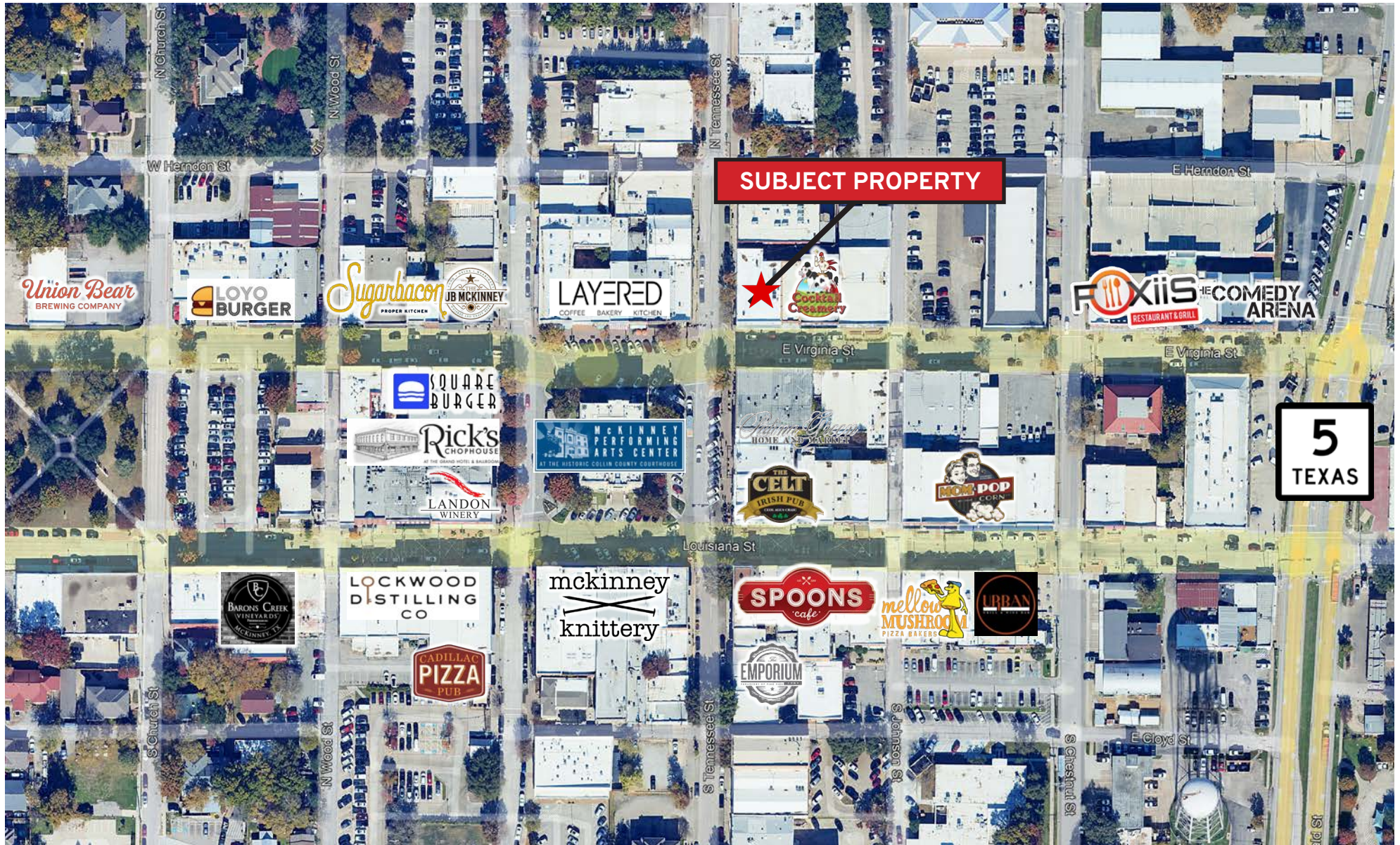
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PROPERTY AERIAL

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DOWNTOWN MCKINNEY PARKING/TROLLEY MAP

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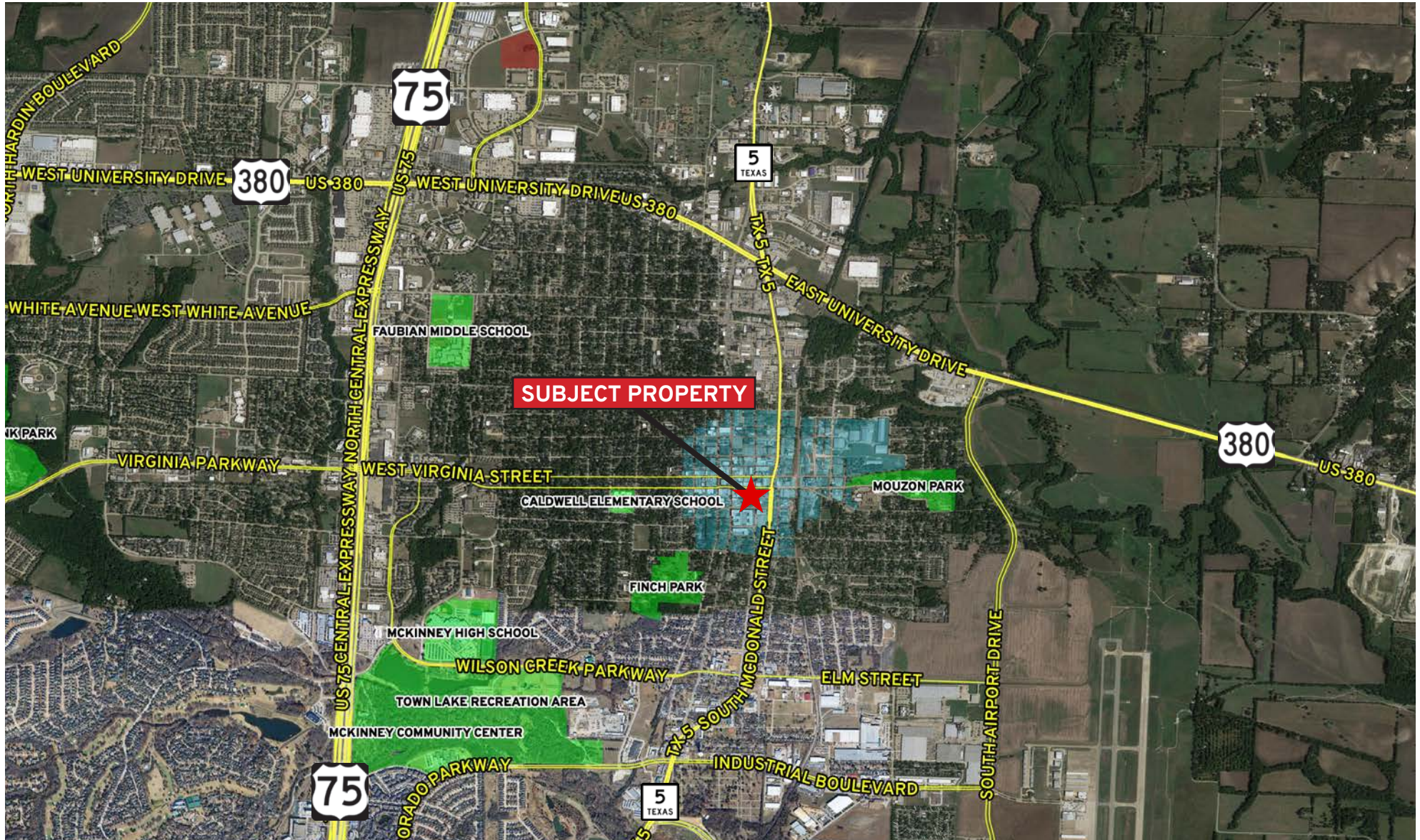
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PROPERTY LOCATION

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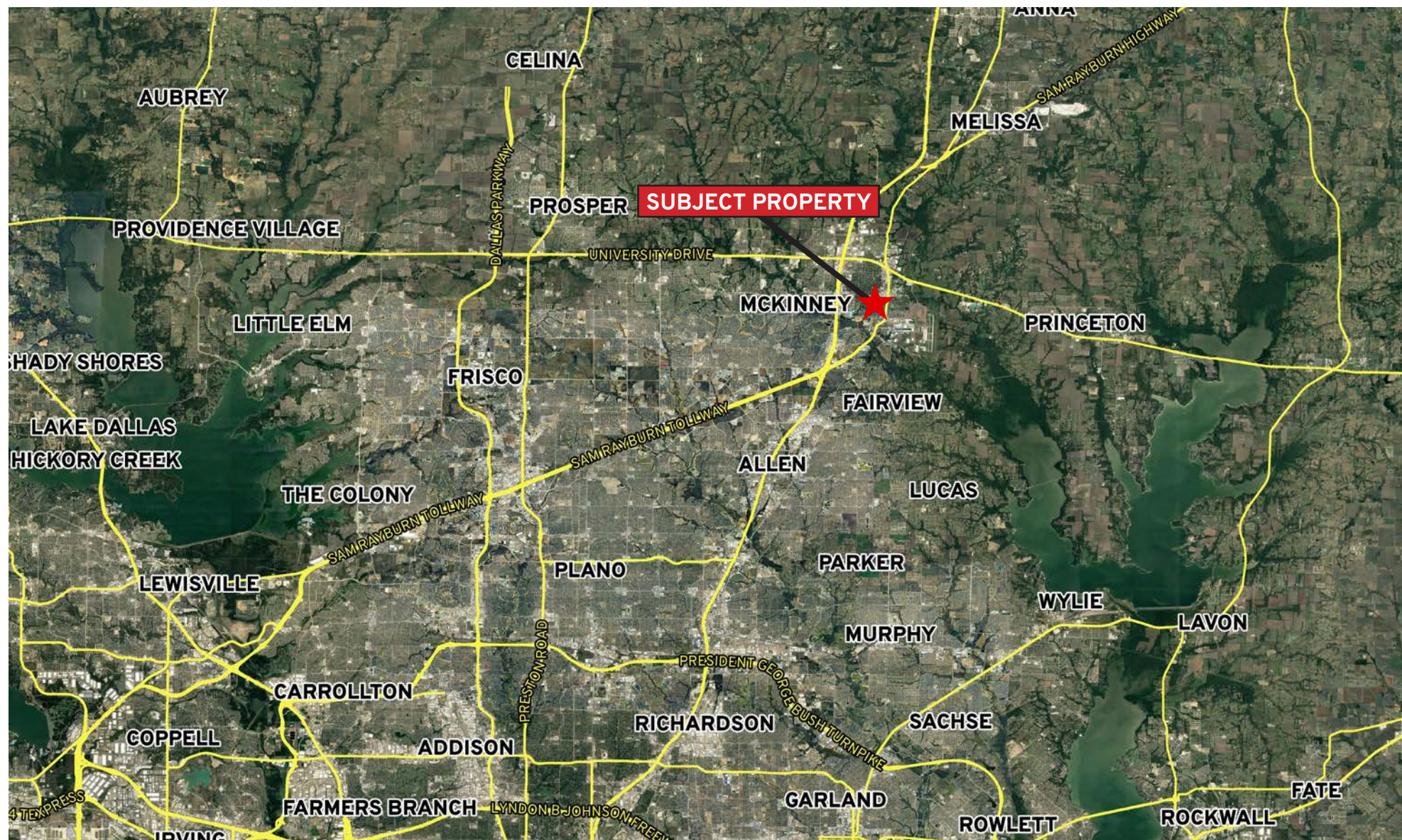
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METROPLEX LOCATION

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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.

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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<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
<u>Jon Cox</u>	<u>674118</u>	<u>joncox@careycoxcompany.com</u>	<u>972-562-8003</u>
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