



Crescent Parc Suite# 1705

1400 N Coit Rd, McKinney, TX 75071

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Crescent Parc Suite# 1705

\$25.00 /SF/YR

Suite 1705. Class A++ fully finished Suite #1705, a plug-and-play professional space ready for immediate occupancy. This suite has been built professional needs, featuring 5 office rooms and a conference room, a spacious reception and admin area, ADA restrooms, break area and much more....

- NNN
- New Space- Move in Ready
- High Ceilings
- Conference Room / Back Entrance
- Fits 6-19 People
- Professional/ Wellness/Medical/Saloon/Spa/etc. Capable Space

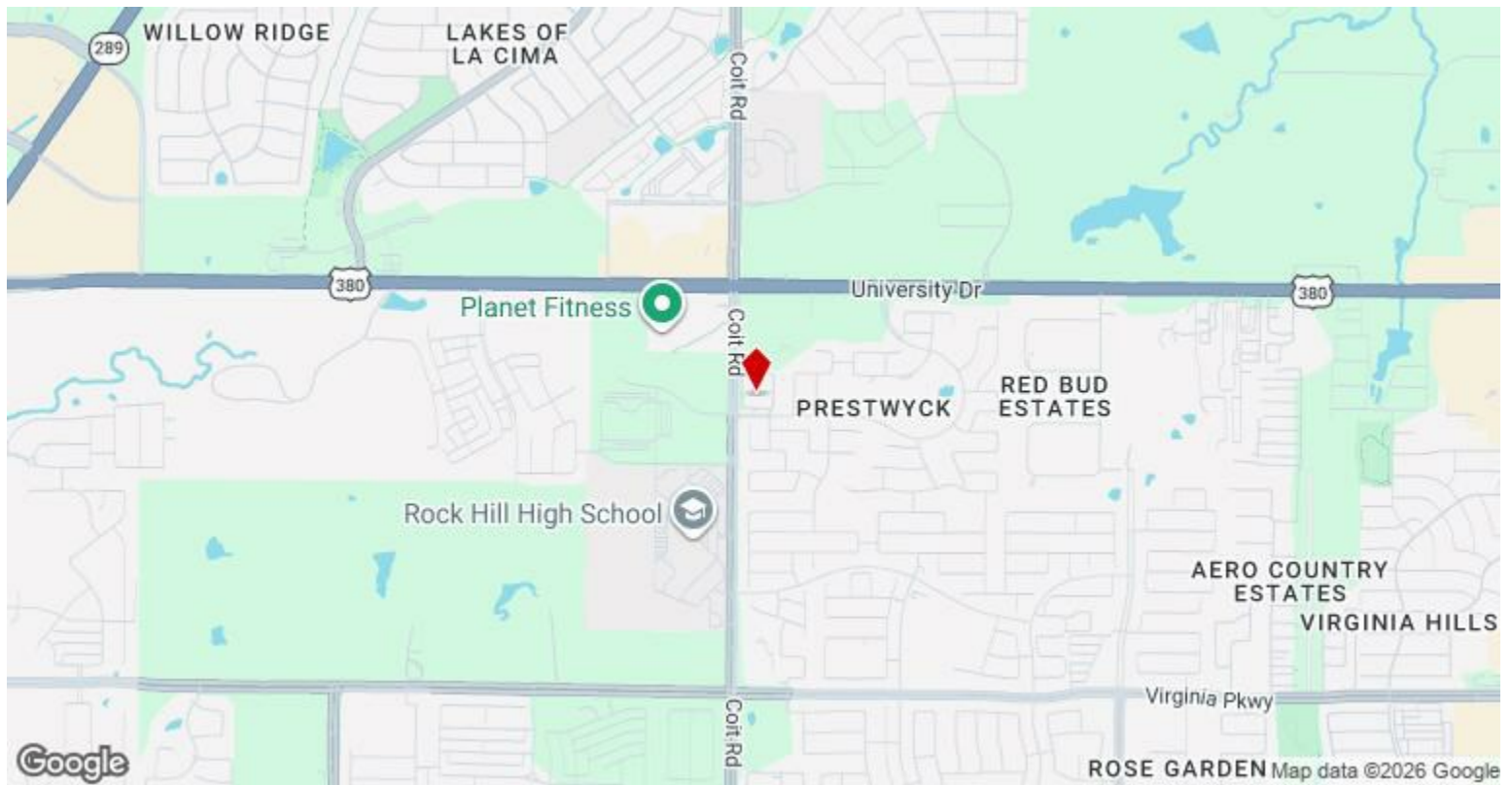


Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	4,698 SF
Year Built:	2024
Walk Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.08 /SF/MO

1st Floor Ste 1705

Space Available	1,337 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Professional Office at Crescent Parc are supported by a rapidly expanding demographic profile of potential clients within just 5 miles of the property. The population of more than 205,000 has grown by 17.5% since 2020, with forecasts expecting robust continued growth. Area residents earn an impressive average household income, surpassing \$171,000, driving elevated consumer spending of more than \$2.9 billion in 2024.



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Property Photos



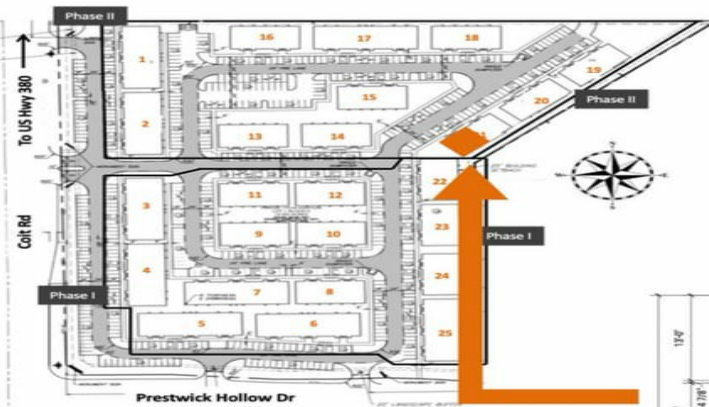
Property Photos



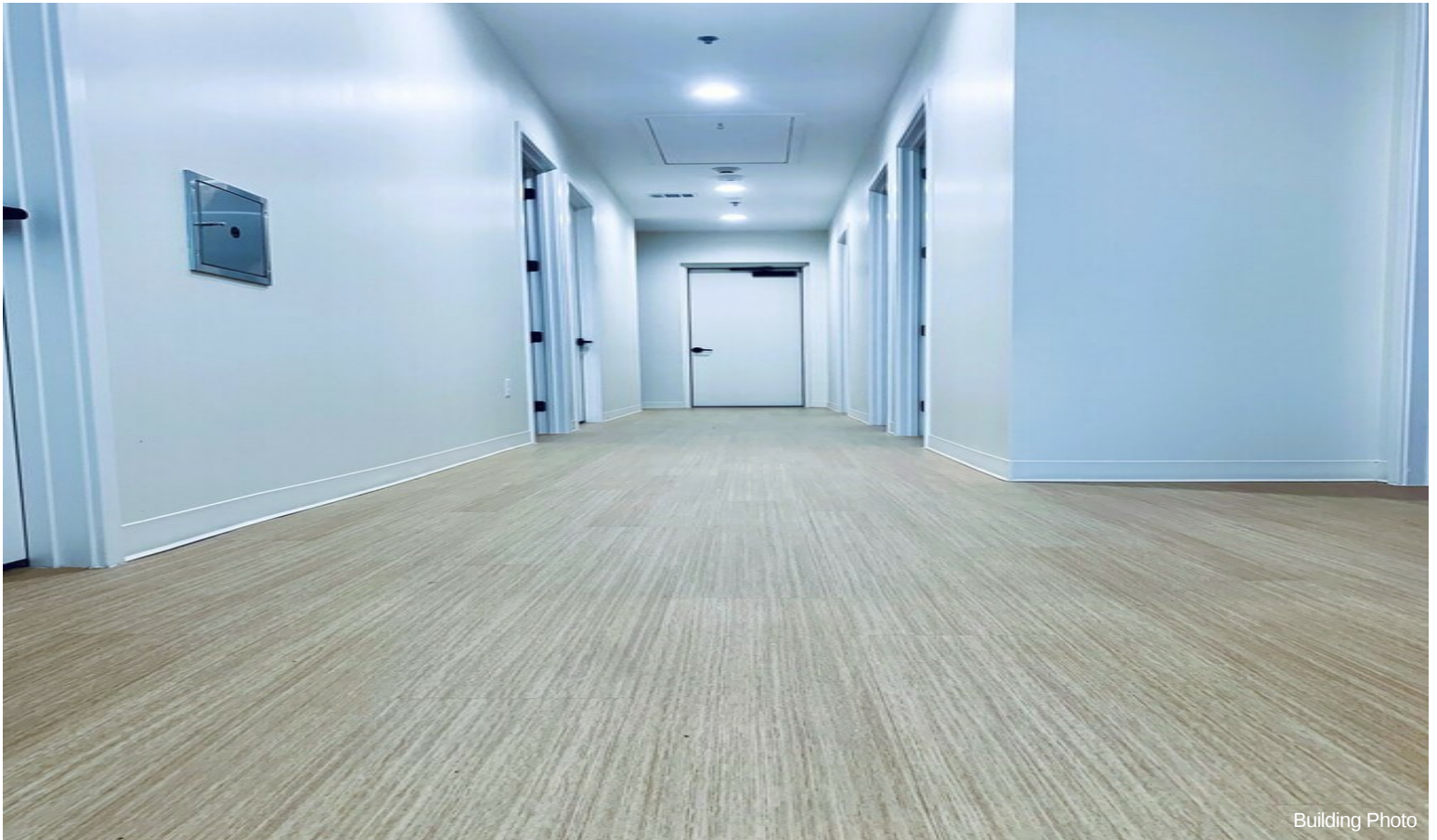
Property Photos



EXHIBIT A
Site Plan / Floor Plan



Subject: Suite 2104
Approx. 2,325 SF



Building Photo

Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos

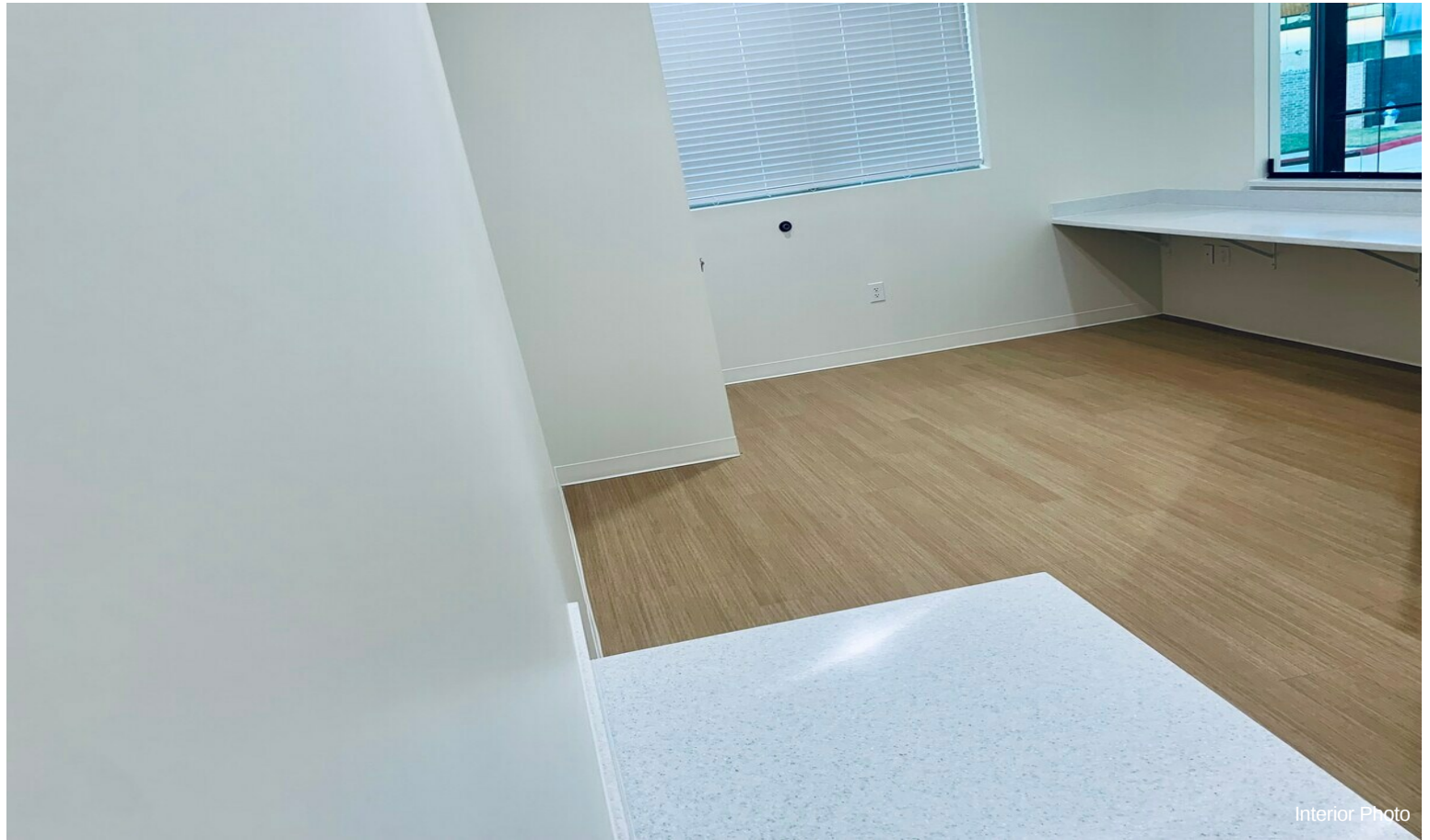


Interior Photo



Interior Photo

Property Photos



Property Photos

