

FOR LEASE

HISTORIC DOWNTOWN MCKINNEY, TEXAS

HUGHESMARINO



205 W Louisiana Street

SUITE 103 | MCKINNEY, TX 75069

±2,325 SF

PROFESSIONAL OFFICE

ASKING RATE

\$25.00/SF NNN

AVAILABLE

October 1, 2026

FLOOR

First floor, move-in ready

Nine private offices

Conference room

Move-in ready

Private underground parking

Steps from the Square

205 W Louisiana Street offers a rare opportunity to establish an office in the heart of Historic Downtown McKinney while retaining the parking and functionality expected from a professional office property.

Located just west of the Downtown Square, the property puts employees and clients within walking distance of Downtown McKinney's extensive collection of restaurants, coffee shops, retail and entertainment.

One of the property's strongest differentiators is its private underground parking garage — an uncommon amenity in the historic downtown district, and a meaningful advantage for tenants seeking convenient parking without sacrificing a walkable location.

The property is well suited for law firms, financial services, consulting, insurance and other professional users seeking a distinctive McKinney address with convenient access to the broader North Dallas market.

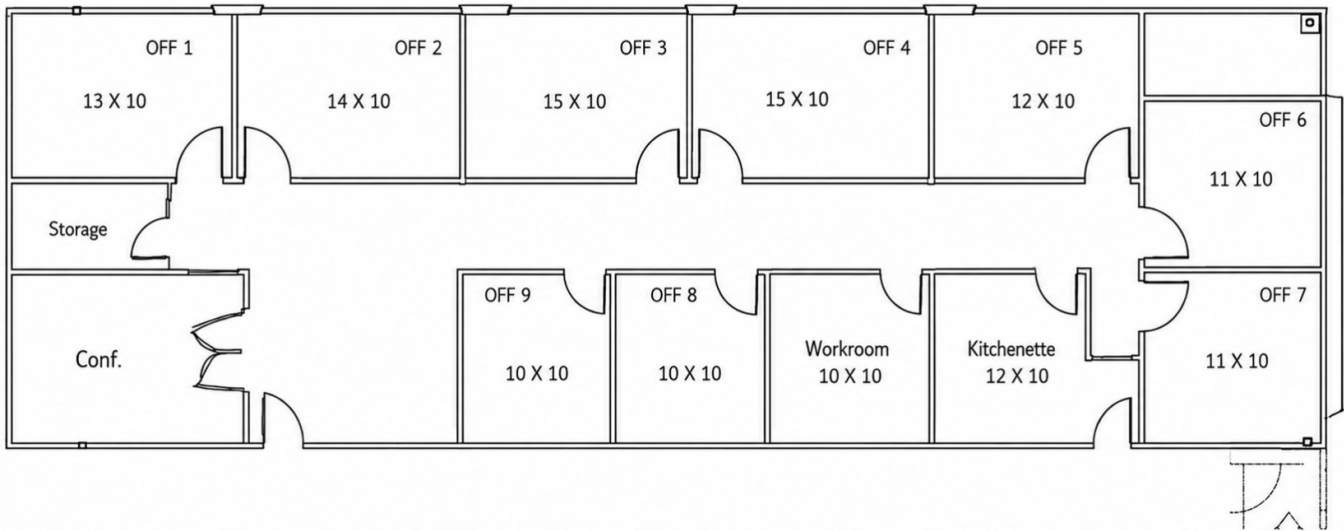
SUITE HIGHLIGHTS

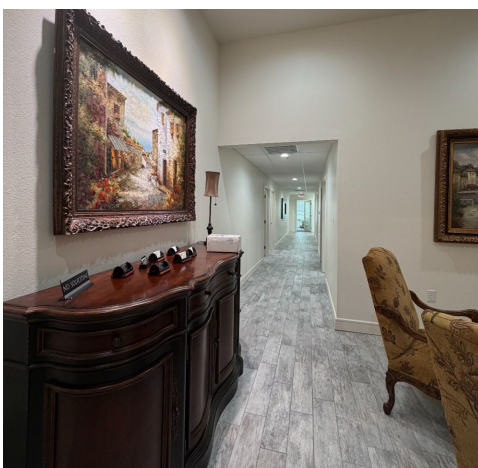
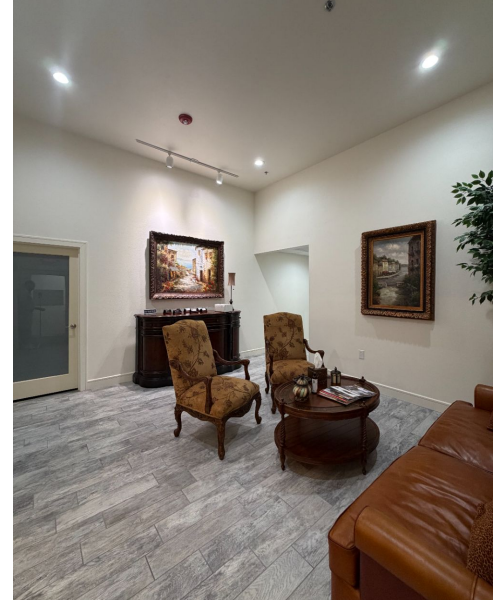
- First-floor professional office suite
- ±2,325 square feet
- Nine private offices
- Conference room
- Reception area
- Workroom
- Kitchenette
- Dedicated storage
- Efficient, move-in-ready layout

LOCATION HIGHLIGHTS

- In the heart of Historic Downtown McKinney
- Steps from the Downtown McKinney Square
- Private underground parking garage — a rare amenity downtown
- Walkable to restaurants, coffee shops, retail and entertainment
- Professional office environment
- Convenient access to US-75, SH-5 and the surrounding McKinney area
- MTC — McKinney Town Center zoning

FLOOR PLAN · SUITE 103





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HUGHES MARINO