FULL SERVICE OFFICE SPACE FOR LEASE

BEAUTIFUL NEW RENOVATIONS

711 N TENNESSEE ST. - MCKINNEY, TX 75069

PROPERTY SUMMARY

TOTAL SF	2,250 SF
AVAILABLE SF	707 SF
LEASE RATE	$1,400 /MO FULL SERVICE
UTILITIES	ALL INCLUDED
LEASE TERM	1 - 5 YEARS

FEATURES

ZONING	BN - NEIGHBORHOOD BUSINESS
YEAR BUILT	1950 / RENOVATED 2020
BUILDING TENANCY	MULTIPLE
BREAK ROOM	SHARED
RESTROOM	SHARED
PARKING	~9 SPACES
FRONTAGE	CORNER OF N TENNESSEE AND W HEARD
HIGHLIGHTS	EASY ACCESS TO US 380 / HWY 5 / US 75 / HWY 121
	CLOSE PROXIMITY TO SHOPS/ RESTAURANTS OF DOWNTOWN MCKINNEY
	RAPIDLY REDEVELOPING AREA OF MCKINNEY

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

Staci Heuvel / 972.562.8003
staci@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.

FULL SERVICE OFFICE SPACE FOR LEASE

BEAUTIFUL NEW RENOVATIONS

711 N TENNESSEE ST. - MCKINNEY, TX 75069

MCKINNEY OFFICE SPACE FOR LEASE

Office space on the corner of Heard St and N Tennessee St in McKinney, TX. McKinney's historic downtown area, including dozens of shops, restaurants and entertainment, is within walking distance. The property is a perfect location for a Law Firm, Accountant, or other professional office user and includes a cheerful breakroom and conference room to share. Great location situated just seconds from HWY 380 and HWY 5. Surrounded by established residential neighborhoods.

NEARBY BUSINESSES

Sugarbacon PROPER KITCHEN · Rick's CHOPHOUSE AT THE GRAND HOTEL & BALLROOM · SPOONS cafe · O'Reilly AUTO PARTS · mellow MUSHROOM PIZZA BAKERS · EMPORIUM · harvest SEASONAL KITCHEN · CADILLAC PIZZA PUB · FAMILY DOLLAR · SUPERMERCADO EL RANCHO

DEMOGRAPHICS

2020 - Source CoStar	**1-Mile**	**3-Mile**	**5-Mile**
Total Population	11,615	55,281	114,701
Median Household Income	$52,026	$65,320	$83,067

TRAFFIC COUNTS

HWY 5 @ HUNT	21,152 VPD
HWY 5 @ ERWIN	16,797 VPD

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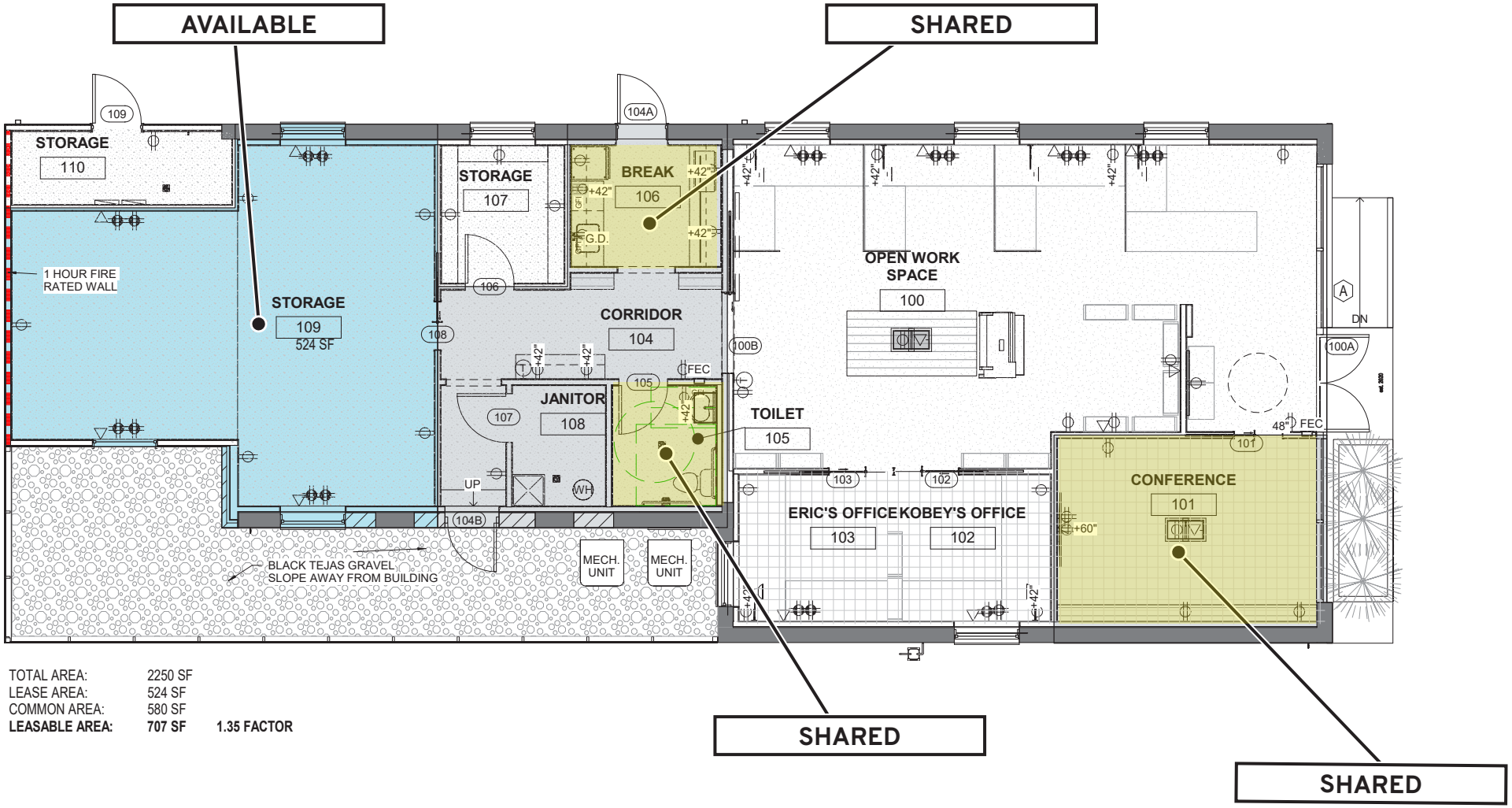
FLOOR PLAN



TOTAL AREA:	2250 SF	
LEASE AREA:	524 SF	
COMMON AREA:	580 SF	
LEASABLE AREA:	**707 SF**	**1.35 FACTOR**

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EXIT

PROPERTY AERIAL

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PROPERTY SURROUNDINGS

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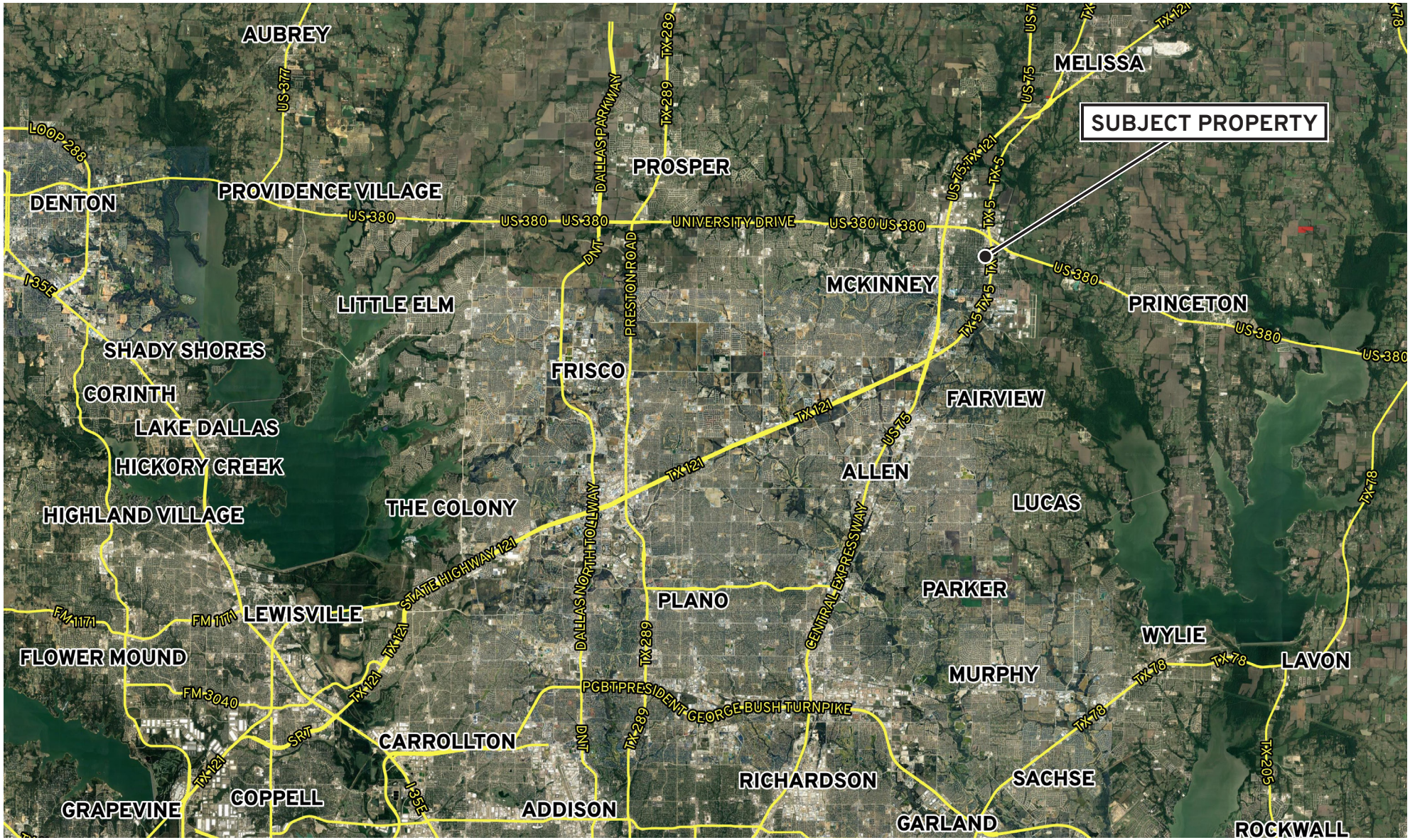
DFW METROPLEX LOCATION



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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.

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.

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.

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