

HISTORIC DOWNTOWN MCKINNEY OFFICE SUITES

1ST FLOOR OFFICE SUITES FOR LEASE

212 E. VIRGINIA- MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	4,800 SF
AVAILABLE SF	508 SF
MIN. DIVISIBLE	108 SF
MAX CONTIG.	292 SF
LEASE RATE	\$600-\$825/MONTH FULL SERVICE (SEE FLOOR PLAN)
LEASE TERM	1-3 YEARS

FEATURES

ZONING	MTC - MCKINNEY TOWN CENTER
YEAR BUILT	1925
PARKING	STREET AND PUBLIC GARAGE
SIGNAGE	GLASS MARQUE AVAILABLE
TENANCY	MULTIPLE
HIGHLIGHTS	CENTRAL TO DOWNTOWN MCKINNEY HIGH TRAFFIC AREA EASY ACCESS FROM HWY 5 AND US 75



AVAILABLE SUITES

OFFICE 5	146 SF	OFFICE 12	108 SF
OFFICE 6	146 SF	OFFICE 13	108 SF

careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 972.562.8003
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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DOWNTOWN MCKINNEY 1ST FLOOR OFFICE SUITES FOR LEASE

Prime location in the heart of Historic Downtown McKinney. The property amenities include reception area and receptionist, conference room, breakroom, common restrooms and copier. Walking distance to many restaurants and shops, friendly neighbors, plenty of public parking and a sense of community.

NEARBY BUSINESSES



DEMOGRAPHICS

2022 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	16,258	59,647	131,620
Median Household Income	\$47,414	\$66,537	\$85,369

TRAFFIC COUNTS

E VIRGINIA @ N TENNESSEE	9,899 VPD (2022)
LOUISIANA @ KENTUCKY	10,100 VPD (2017)
LOUISIANA @ WOOD	8,146 VPD (2022)

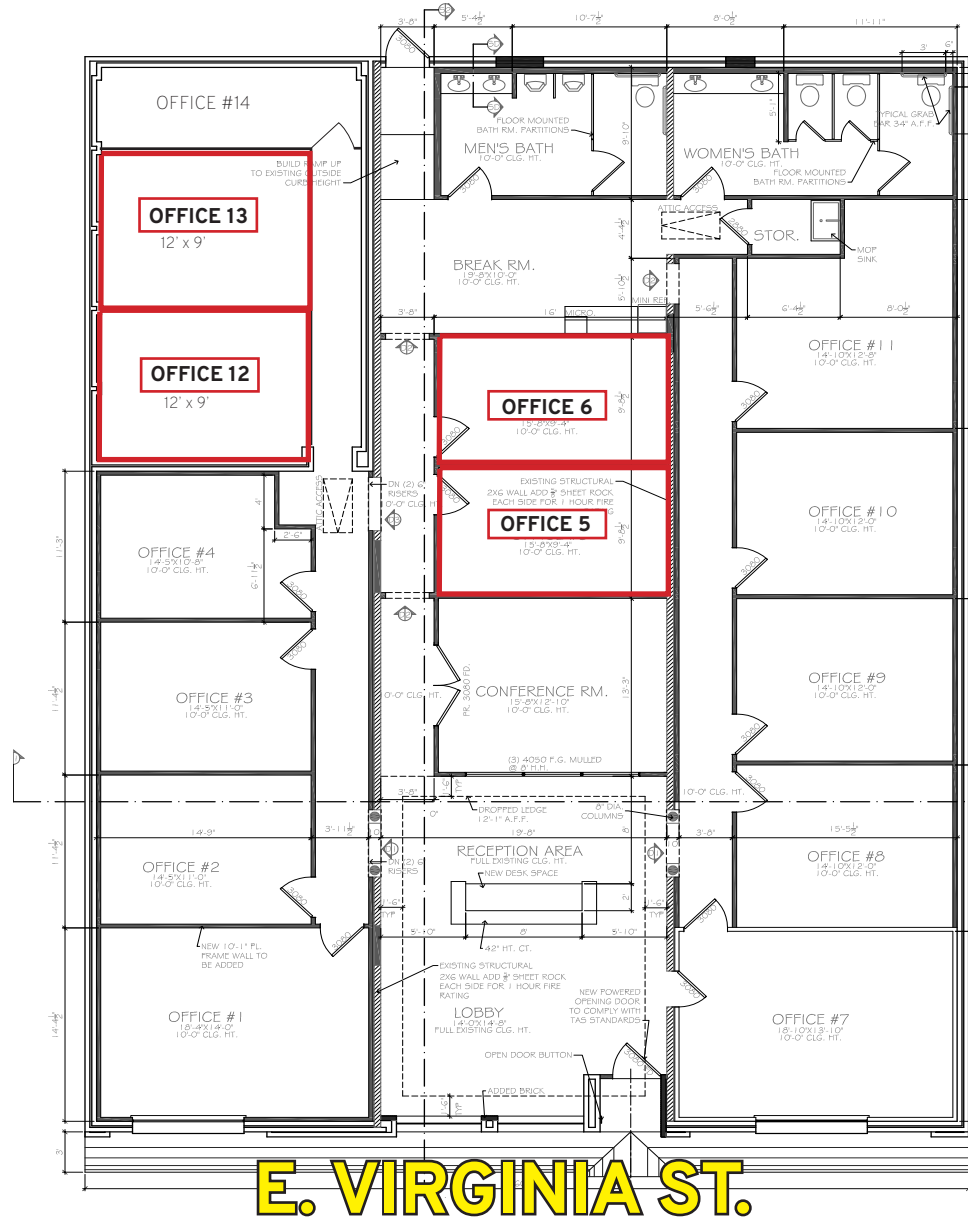
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1ST FLOOR EXECUTIVE OFFICE LAYOUT

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LEASE RATES

OFFICE	SF	LEASE RATE
5	146 SF	\$825/Month Full Service
6	146 SF	\$825/Month Full Service
12	108 SF	\$600/Month Full Service
13	108 SF	\$600/Month Full Service

TOTAL: 508 SF

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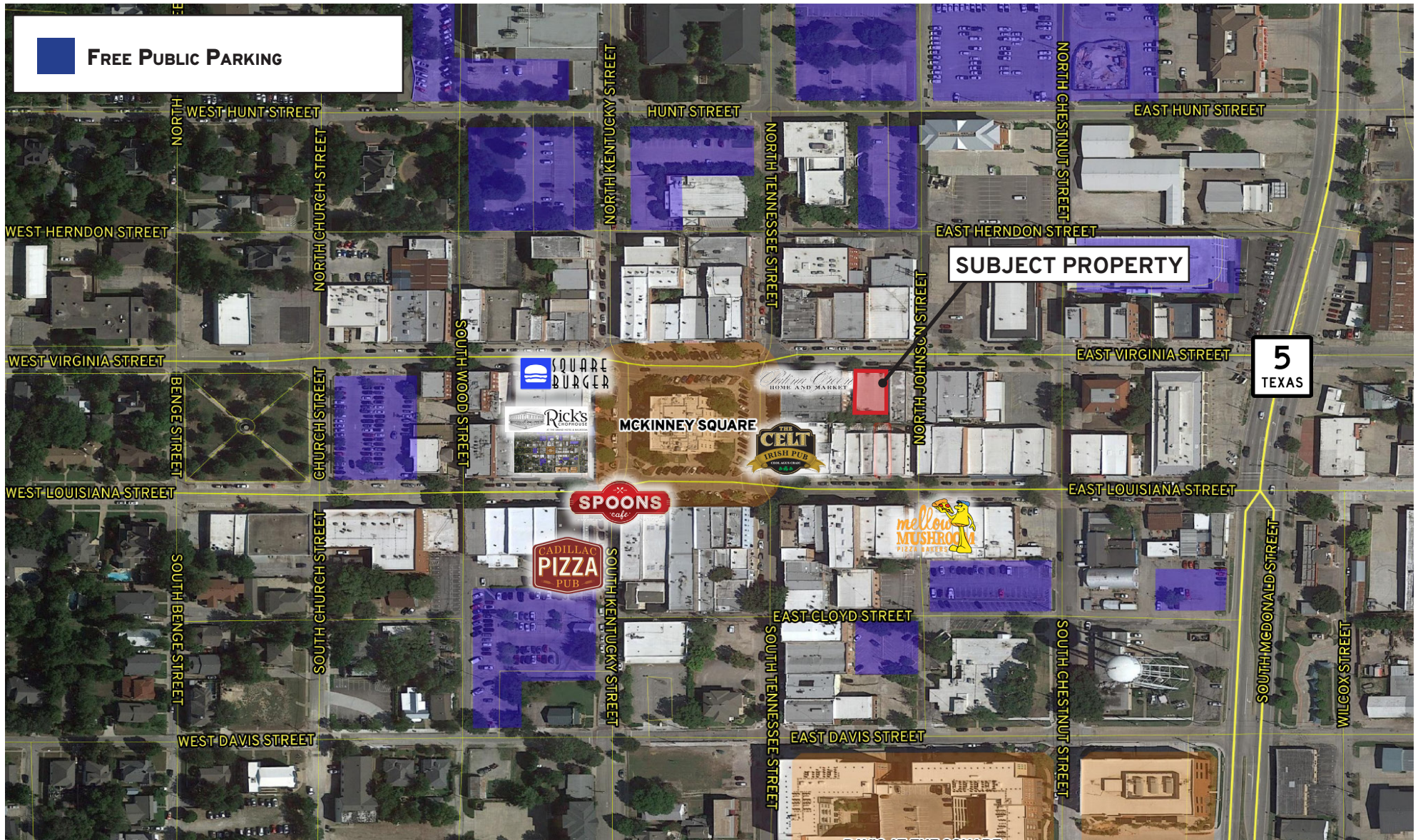
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DOWNTOWN MCKINNEY AERIAL

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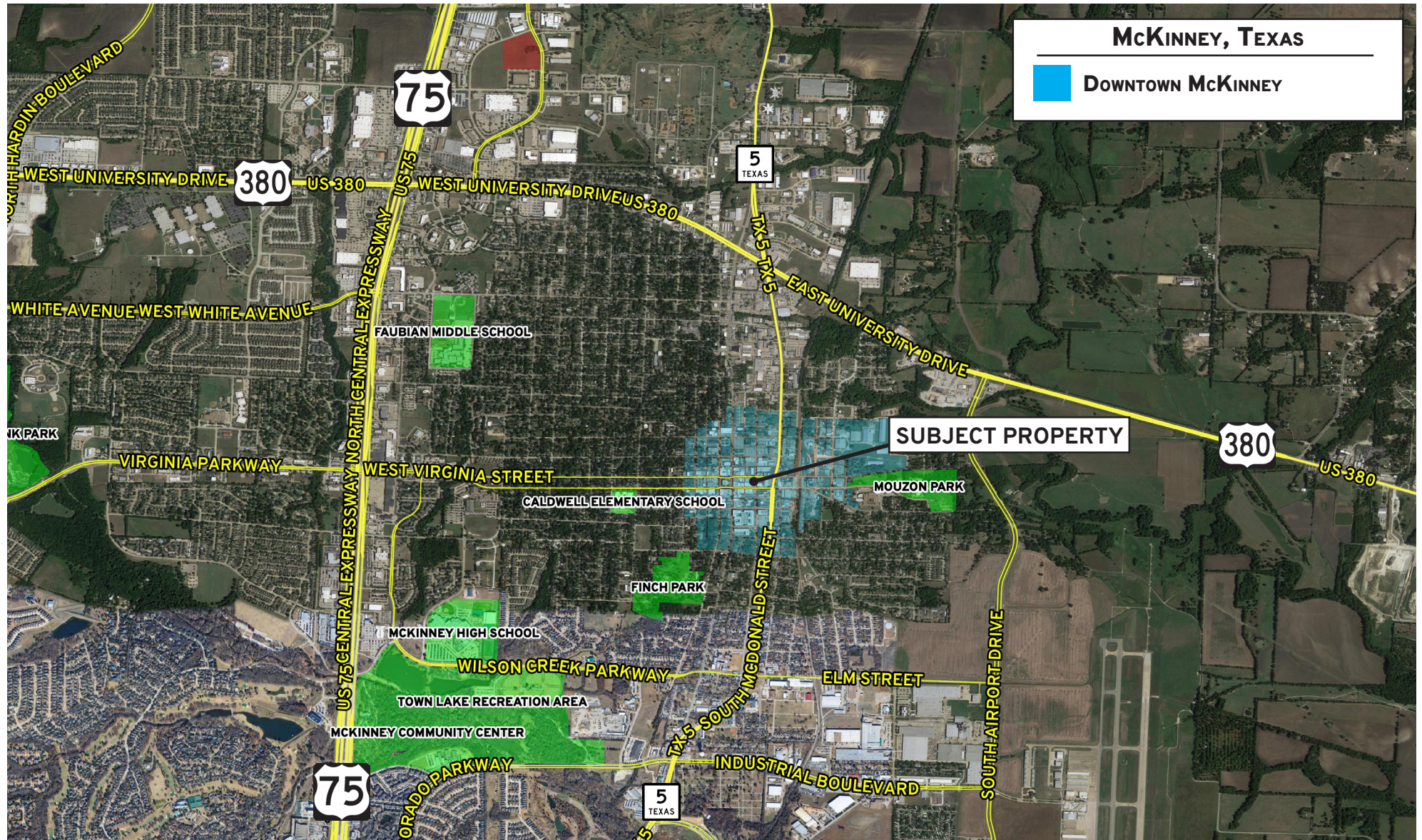
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PROPERTY LOCATION

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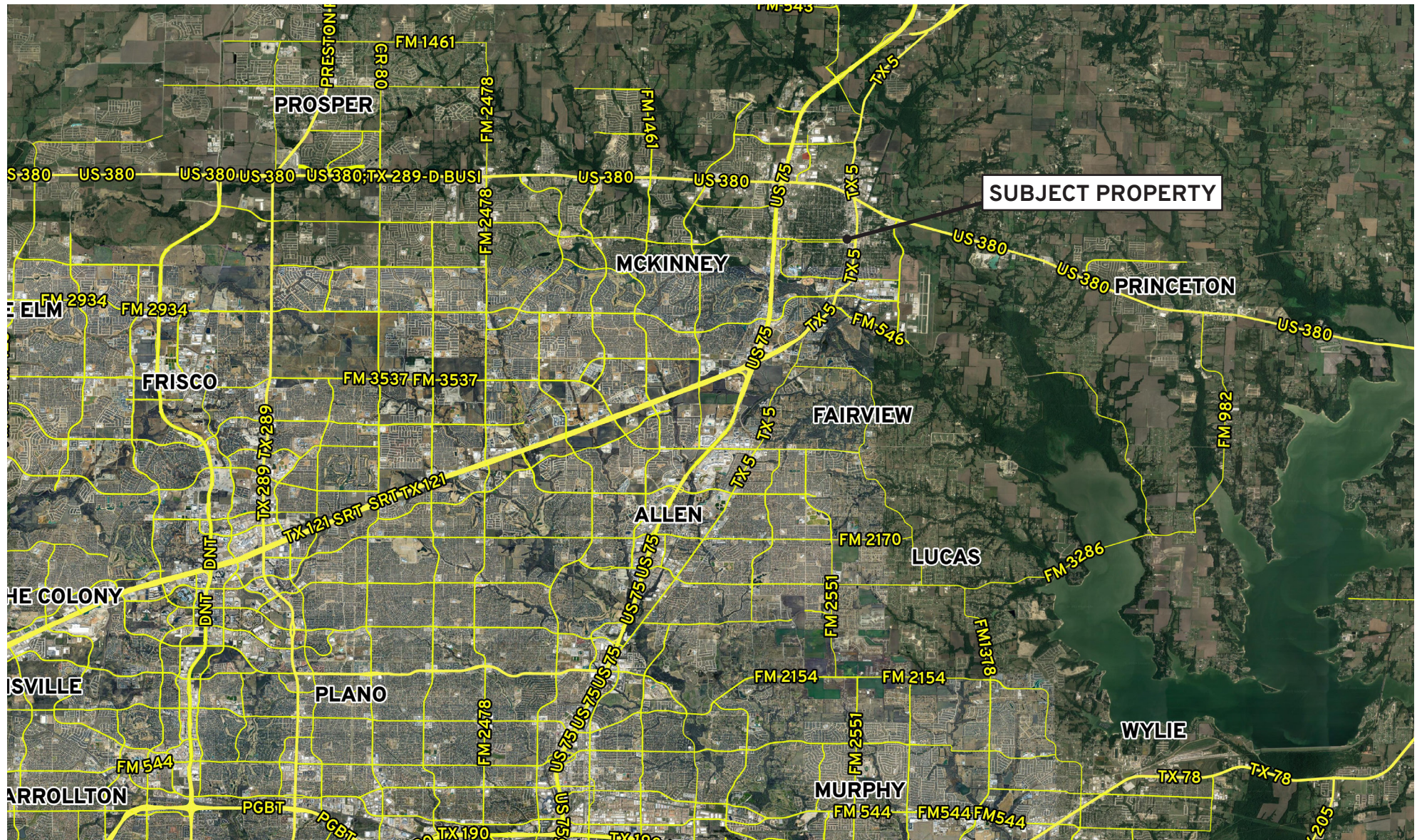
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METROPLEX LOCATION

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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.

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	bc Cox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Cox	674118	joncox@careycoxcompany.com	972-562-8003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date