

# Fully Leased

## Office Suite for Lease at Custer and Stonebridge

3900 S. Stonebridge Dr., McKinney, TX 75070

**CAREY COX**  
A REAL ESTATE COMPANY

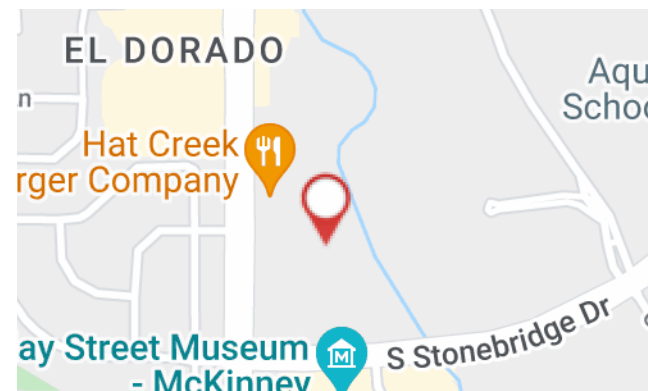
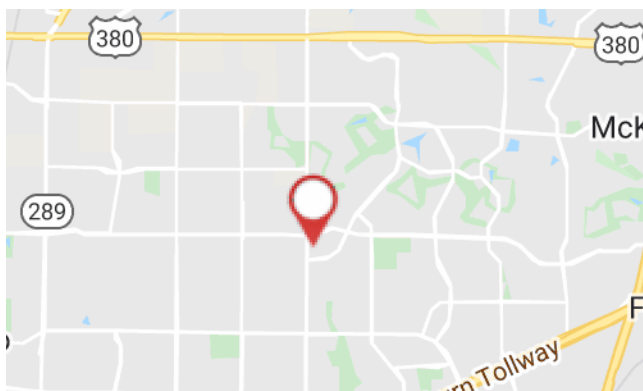
### Office For Lease

### Office Suites For Lease

Total SF: **4,900**  
Available: **1,225 SF**  
Min Contiguous SF: **1,225**  
Max Contiguous SF: **1,225**  
Class: **A**  
Rental Rate: **\$2,800.00 Per Month + Utilities**  
Other: **\$175.00 Per Month**

### Features

Lease Term: **1-5 years**  
Kitchen: **yes**  
Bathrooms: **1**  
Offices: **4**  
Zoning: **PD - Office**



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# Office For Lease

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## **CUSTER CREEK PROFESSIONAL CENTER** **OFFICE FOR LEASE AT CUSTER AND STONEBRIDGE**

Located in the 3900 Stonebriar Business Park at the corner of Eldorado and Stonebridge in McKinney, TX., this fully built-out office condo includes 4 individual offices, a reception area, 1 restroom and kitchen. The property can be accessed from both Stonebridge Dr. and Custer Rd. and is in close proximity to dozens of restaurants and several large residential developments. .

## **Demographics**

2021 - Source: CoStar	1-Mile	3-Mile	5-Mile
Total Population	16,066	128,191	284,758
Median Household Income	\$131,064	\$119,244	\$119,118

## **Traffic Counts**

Custer @ Custer Trail	30,029 VPD VPD
Eldorado @ Custer	11,963 VPD VPD
Year: 2018 Source: City of McKinney	

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