

# OFFICE / RETAIL FOR LEASE IN HISTORIC DOWNTOWN

## CHESTNUT COMMONS PHASE II

301 E. VIRGINIA ST. - MCKINNEY, TX 75069

**CAREY COX**  
A REAL ESTATE COMPANY

### OFFICE / RETAIL FOR LEASE

TOTAL SF	15,308 SF
AVAILABLE SF	+/- 7,500 SF
MAX CONTIG.	+/- 6,000 SF
MIN DIVISIBLE	+/- 1,500 SF
BASE RATE	\$18.00 PSF + NNN
NNN ESTIMATE	\$7.25 PSF

### FEATURES

LEASE TERM	3 - 5 YEARS
TENANCY	MULTIPLE
STORIES	3
YEAR BUILT	2017
PARKING	CITY PARKING GARAGE ADJACENT (310 SPACES)
TI ALLOWANCE	NEGOTIABLE
ZONING	MCKINNEY TOWN CENTER
CEILING HEIGHT	12'
HVAC	3.5 TON SYSTEM IN EACH UNIT
FLOORING	SHELL / CONCRETE SLAB
BUILDING CONSTRUCTION	BRICK



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**HIGH DEMAND OFFICE / RETAIL SPACE IN HISTORIC MCKINNEY**

Just completed, Chestnut Commons II is a three-story mixed-use building steps from historic downtown McKinney. Clean New Orleans architecture with a large rooftop deck, ample parking and a vibrant mix of shopping, night life, galleries and outstanding big city cuisine all on the McKinney square. Voted Best place to live in America in 2014, McKinney has grown 32% since 2010.

**RECENTLY COMPLETED CITY PARKING GARAGE ADJACENT TO PROPERTY**

**NEARBY TENANTS**



**DEMOGRAPHICS**

2017 - Source LoopNet	1-Mile	3-Mile	5-Mile
Total Population	13,008	49,526	109,789
Number of Households	4,054	17,198	37,572
Median Household Income	\$43,787	\$56,372	\$77,426

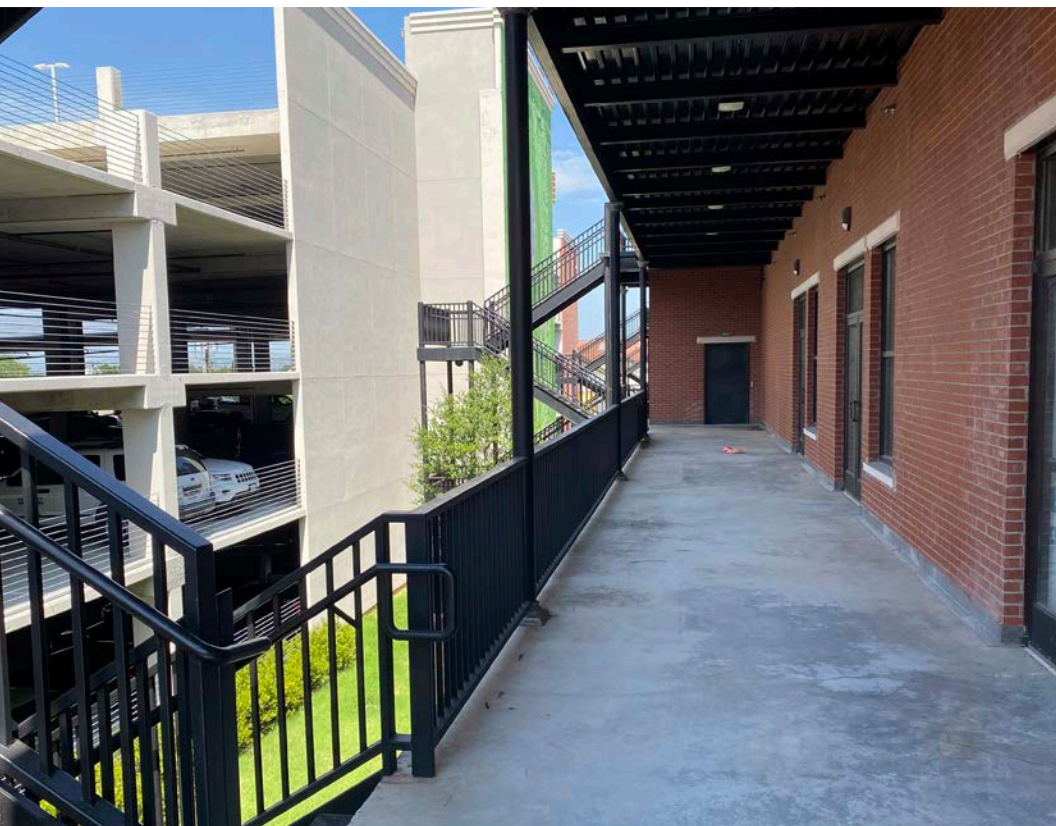
[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

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

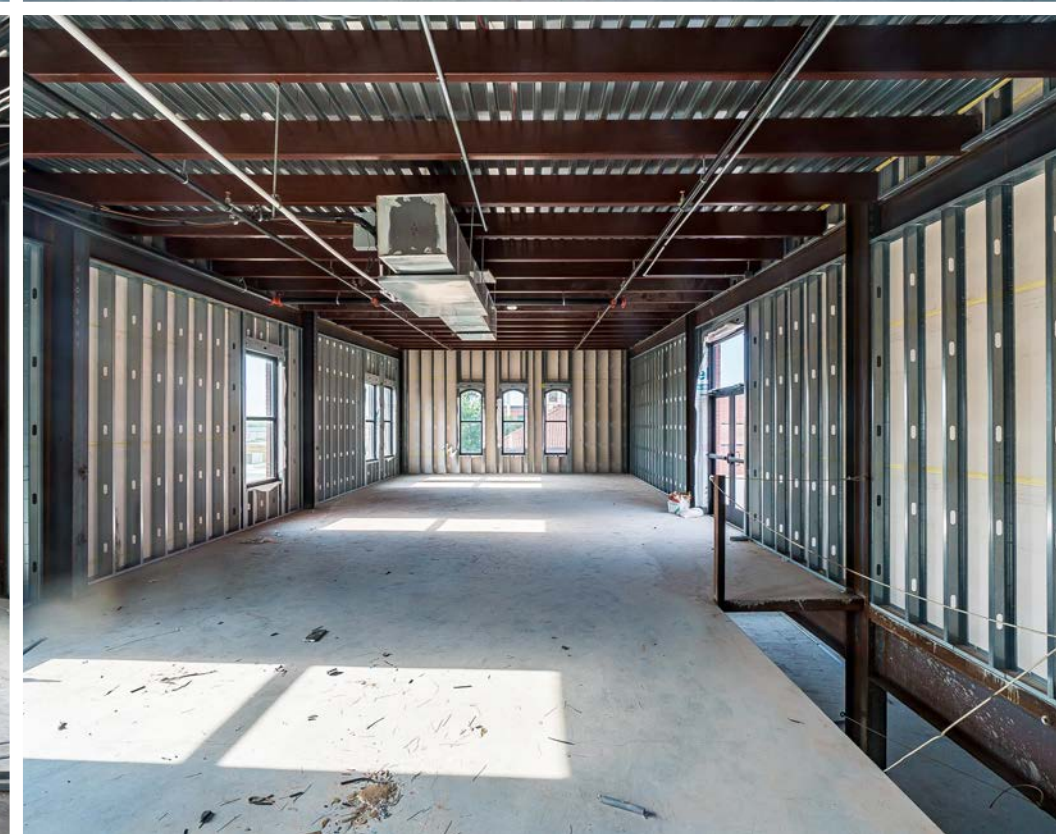
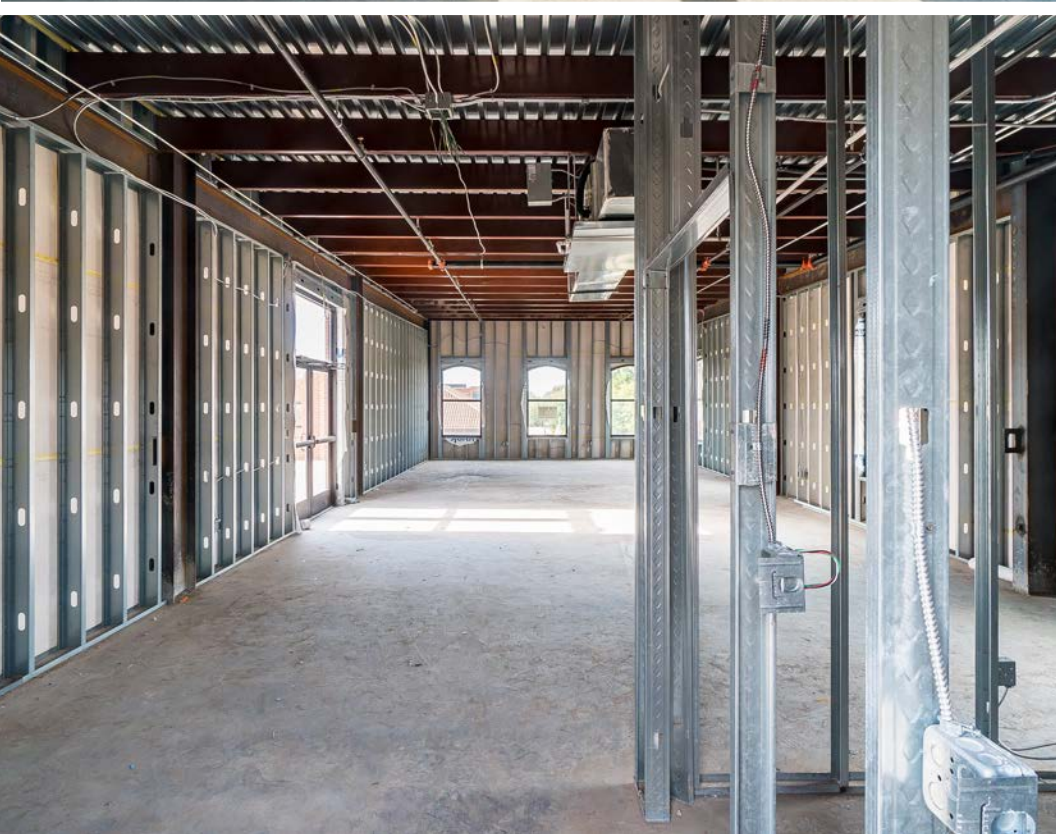
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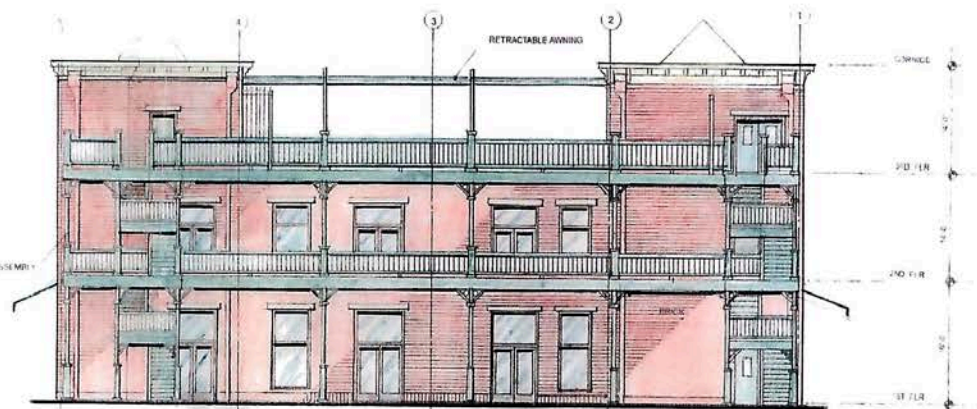
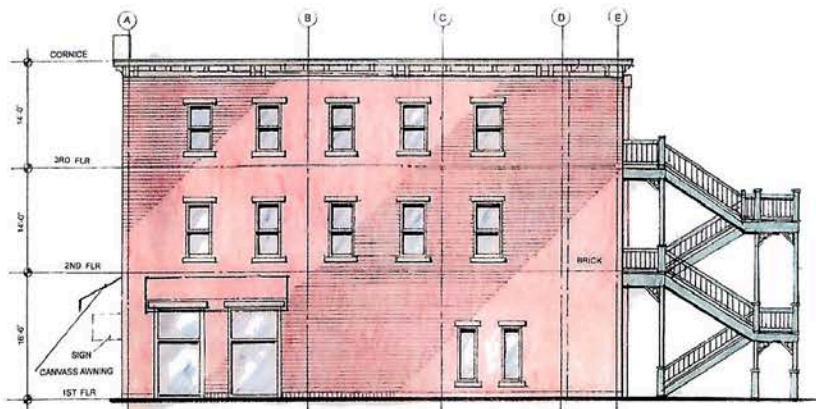
**2 WEST ELEVATION**

18'-11 1/2"  
WEST WINDOW AND OPENING 30% OF WALL AREA  
WEST STOREFRONT OPENING 65% OF GROUND FLOOR WALL AREA  
First floor windows shall have a Visible  
Transmittance (VT) of 0.6 or higher



**1 SOUTH ELEVATION**

18'-11 1/2"  
SOUTH UPPER WINDOW OPENINGS 30% WALL AREA  
SOUTH STOREFRONT OPENING 84% OF GROUND FLOOR WALL AREA  
First floor windows shall have a Visible  
Transmittance (VT) of 0.6 or higher



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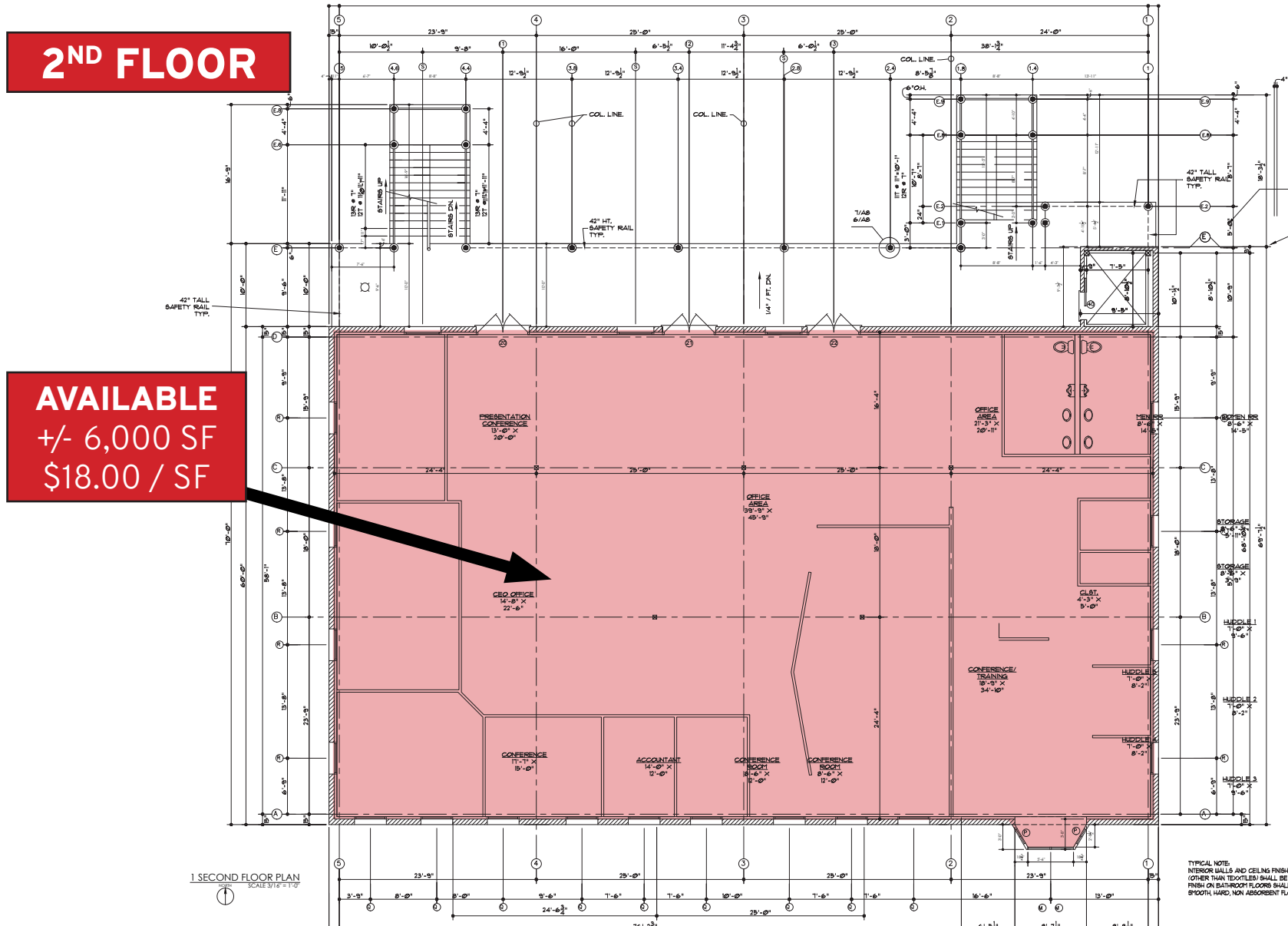
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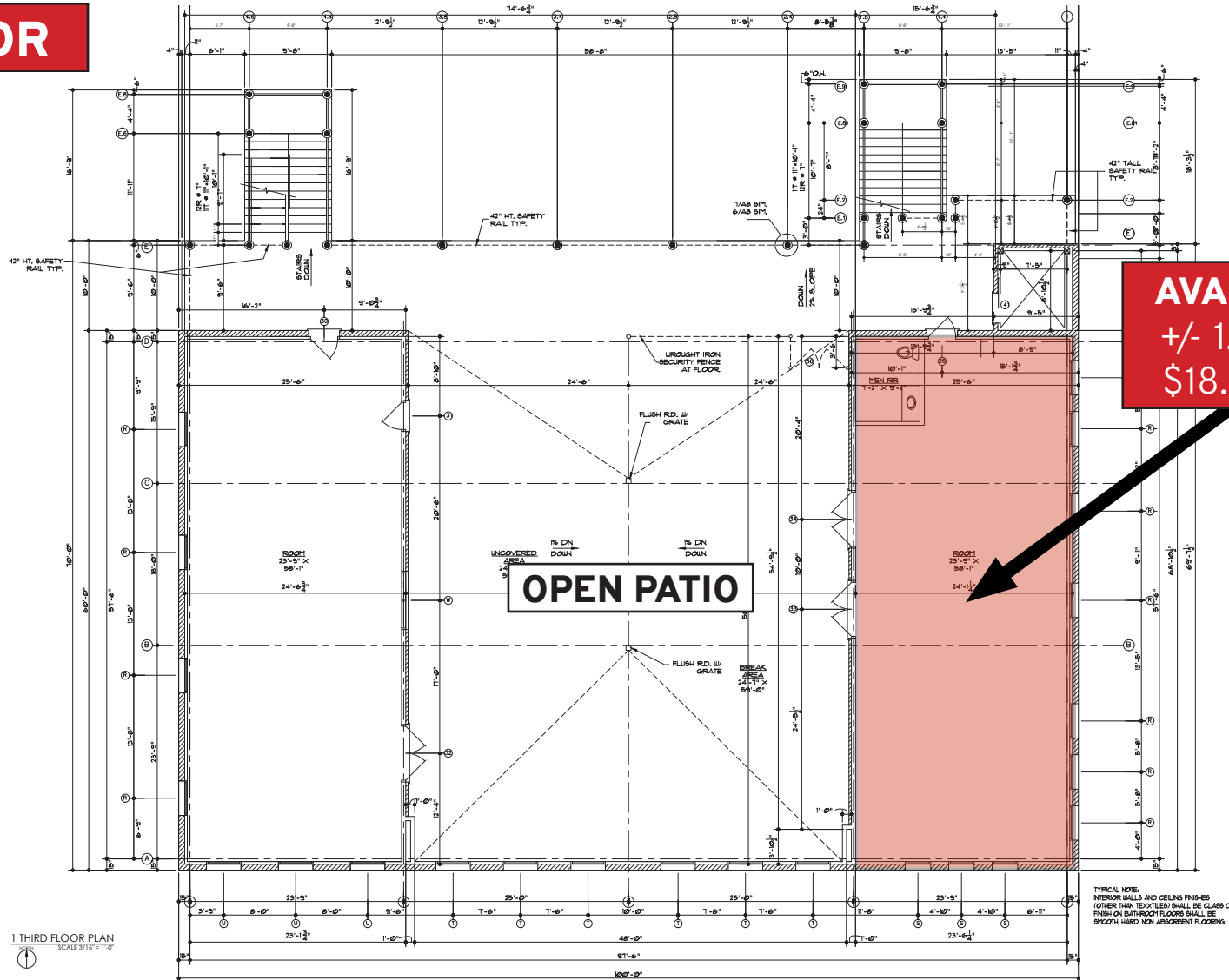
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**3<sup>RD</sup> FLOOR**



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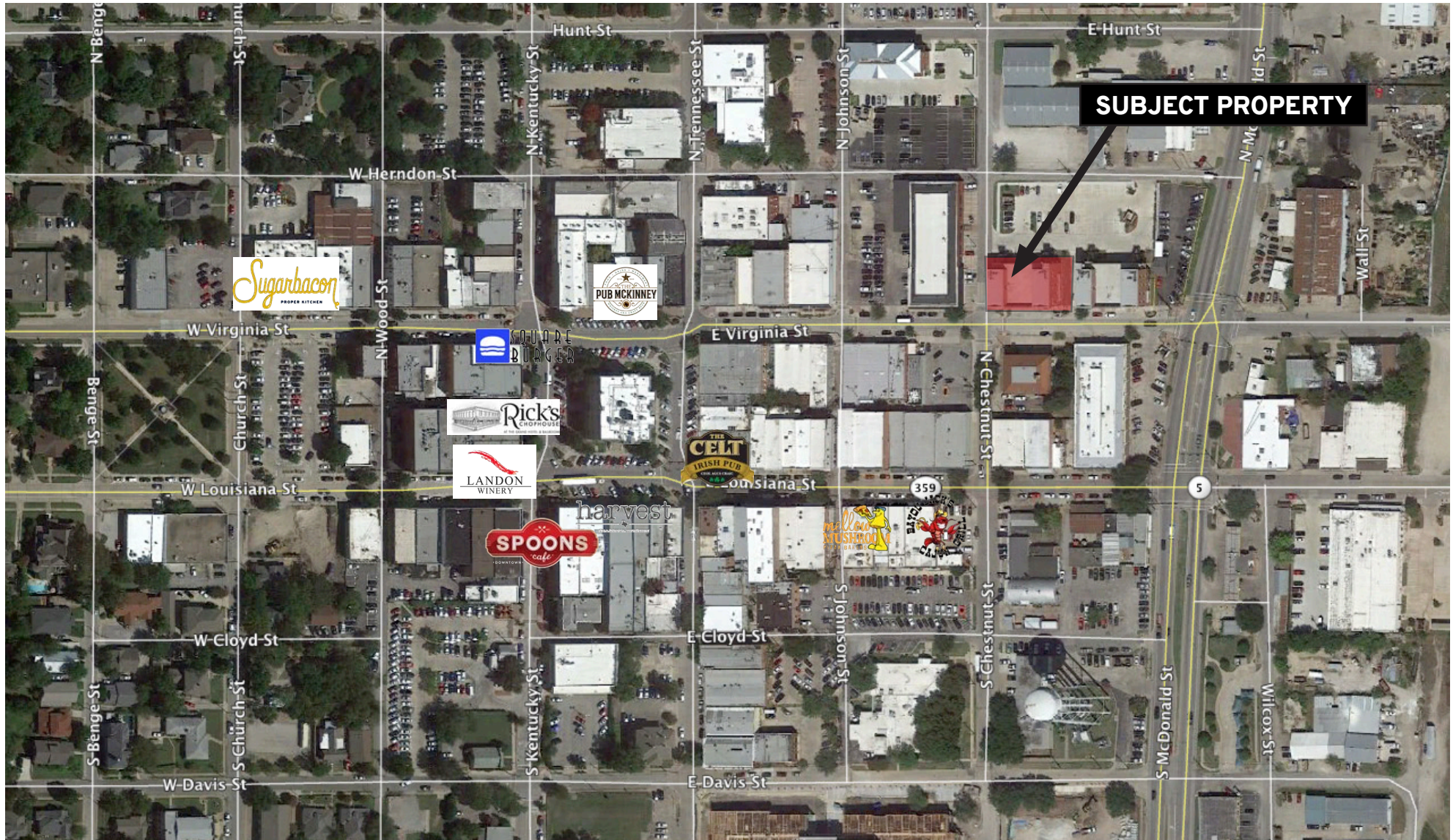
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# Information About Brokerage Services

*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