

OFFICE SPACE FOR LEASE IN MCKINNEY, TX

SUITE AVAILABLE IN STONEBRIDGE RANCH

7290 VIRGINIA PKWY - MCKINNEY, TX 75071

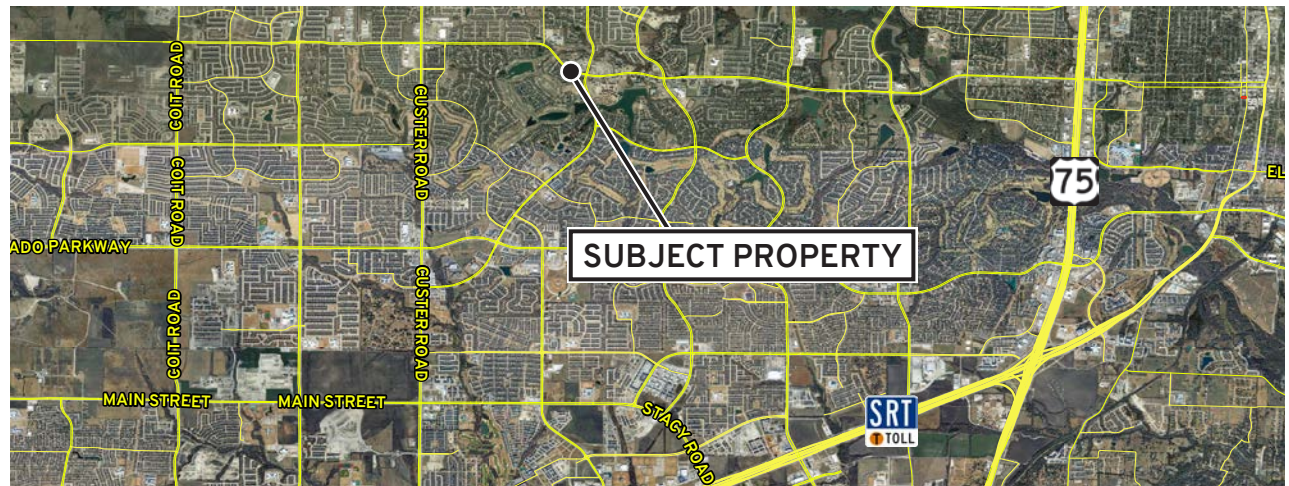
CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

PROPERTY TOTAL SF	54,155 SF (48,670 SF - OFFICE 5,485 SF - RETAIL)
AVAILABLE SF	1,575 RSF (#2000 - OFFICE)
MIN. DIVISIBLE	1,575 RSF
MAX. CONTIG.	1,575 RSF
LEASE RATE	\$23.00 /SF + NNN
ESTIMATED NNN EXPENSES	\$7.75 /SF

FEATURES

ZONING	PD - OFFICE / RETAIL
YEAR BUILT	2008
TENANCY	MULTIPLE
CLASS	B
STORIES	3
# OF BUILDINGS	3
PARKING	68 COVERED SPACES 87 SURFACE SPACES
HIGHLIGHTS	CENTRAL LOCATION IN MCKINNEY'S STONEBRIDGE RANCH



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

Bill Cox / 972.562.8003
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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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MCKINNEY OFFICE AND RETAIL SPACE FOR LEASE

The subject property is located on Virginia Parkway just west of Stonebridge Drive in the exclusive Stonebridge Ranch subdivision and is easily accessible to thousands of residents. Stonebridge Ranch Country Club's Pete Dye Course can be seen from the property's rear offices, and the mixed use Adriatica Development is directly across the street.

NEARBY BUSINESSES

Bank of America



STARWOOD CAFE
Breakfast - Lunch

Walgreens



Tom Thumb

DEMOGRAPHICS

2021 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	14,526	103,114	230,406
Median Household Income	\$138,625	\$116,773	\$112,627

TRAFFIC COUNTS

VIRGINIA @ STONEBRIDGE	22,568 VPD (2018)
STONEBRIDGE @ VIRGINIA	18,157 VPD (2018)

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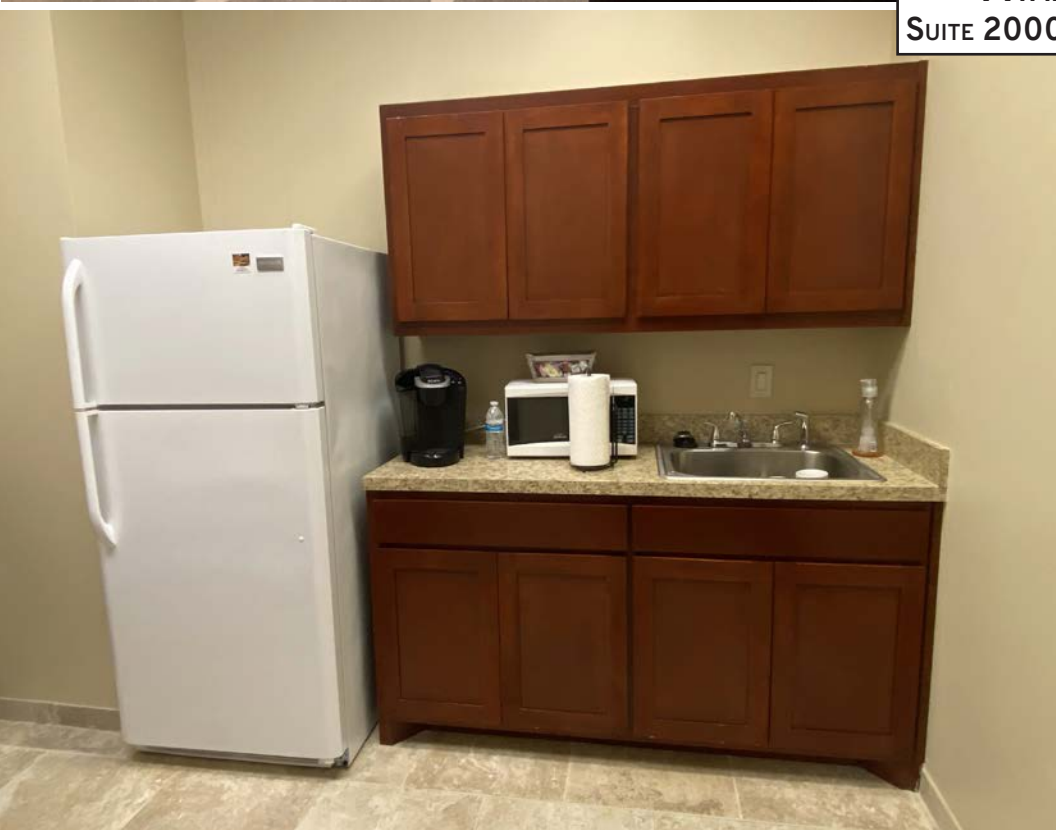
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AVAILABLE:
SUITE 2000 (1,575 RSF)



FLOOR PLAN

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PROPERTY SURROUNDINGS

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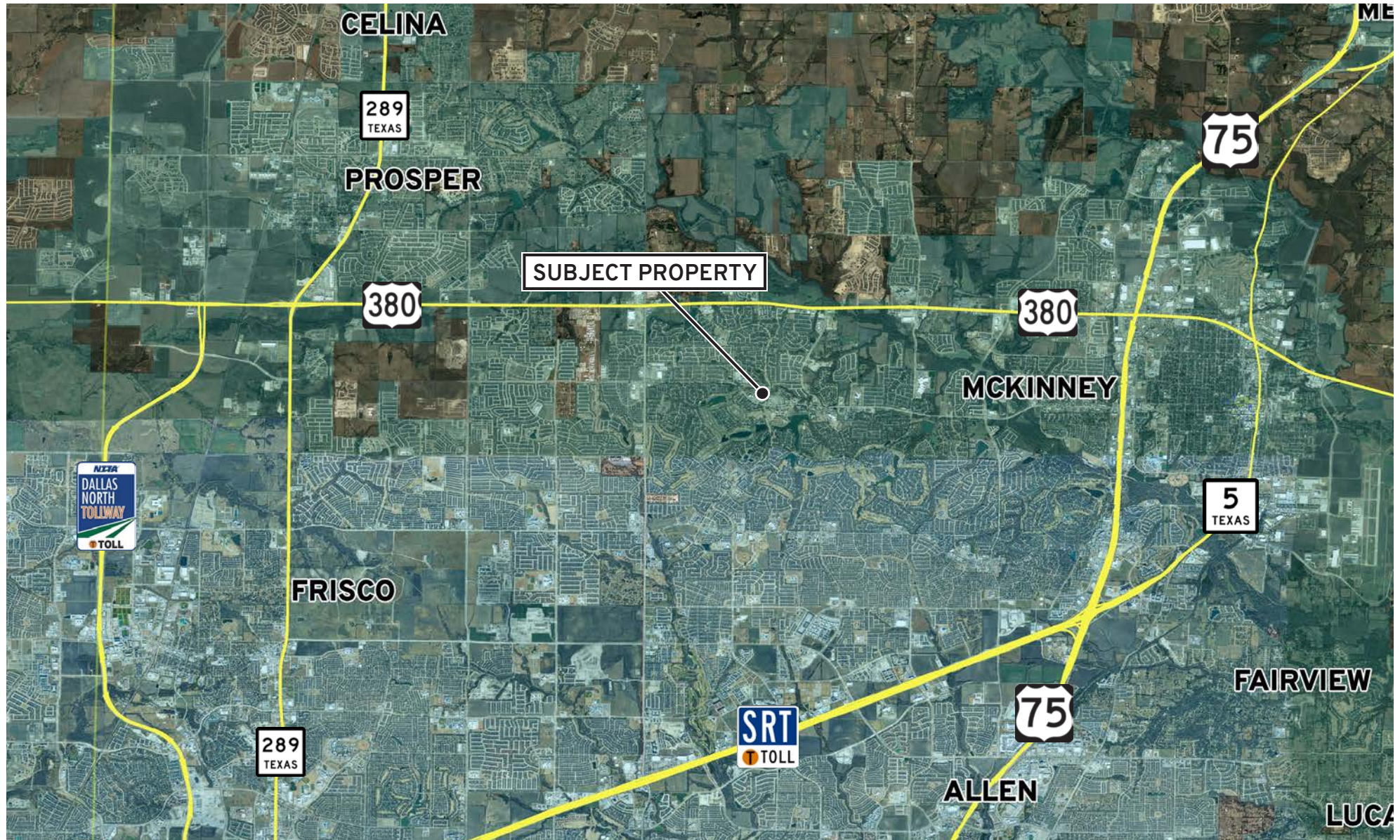
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PROPERTY LOCATION

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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
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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