

MEDICAL OFFICE SPACE AVAILABLE
OFFICE FOR LEASE ON VIRGINIA PKWY.
2745 VIRGINIA PKWY. - MCKINNEY, TX 75071

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

AVAILABLE SF	1,500 SF (HVAC)
MIN. CONTIG.	1,500 SF
MAX. CONTIG.	1,500 SF
LEASE RATE	\$16.50 /SF + NNN
LEASE TERM	5 YEARS
NNN EXPENSES	\$7.48/ SF
TI ALLOWANCE	NEGOTIABLE

FEATURES

ZONING	PD - OFFICE
PARKING	35 SPACES
SIGNAGE	AVAILABLE
CONDITION	SHELL DELIVERY
HIGHLIGHTS	BUILT TO SUIT
	RAPIDLY GROWING AREA OF MCKINNEY
	CLOSE PROXIMITY TO MAJOR RESIDENTIAL AREAS

RENT FREE CONSTRUCTION PERIOD



careycoxcompany.com / 972.562.8003

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

Jon Cox / 972.632.5046
joncox@careycoxcompany.com

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MCKINNEY OFFICE SPACE FOR LEASE

Brand new construction of Medical Office on Virginia Pkwy between Hardin Blvd. and US 75. The property is easily accessible from US 75 and would make an excellent location for any medical practice looking to serve thousands of nearby residents.



DEMOGRAPHICS

2019 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	11,377	93,837	178,198
Median Household Income	\$83,333	\$85,285	\$95,454

TRAFFIC COUNTS

VIRGINIA @ JORDAN	29,202 VPD
VIRGINIA @ CARLISLE	21,548 VPD

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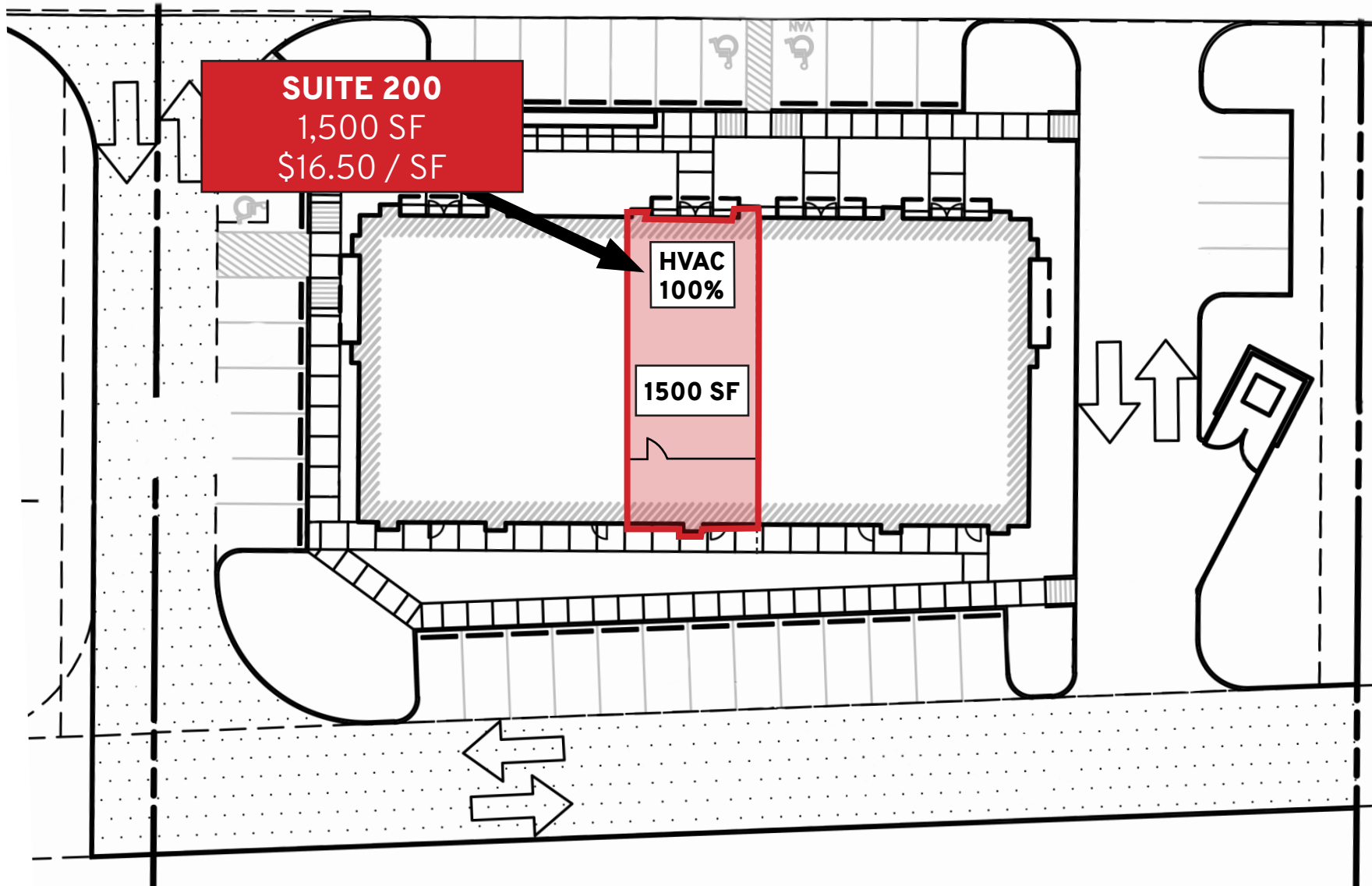
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BUILDING LAYOUT

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SITE AERIAL

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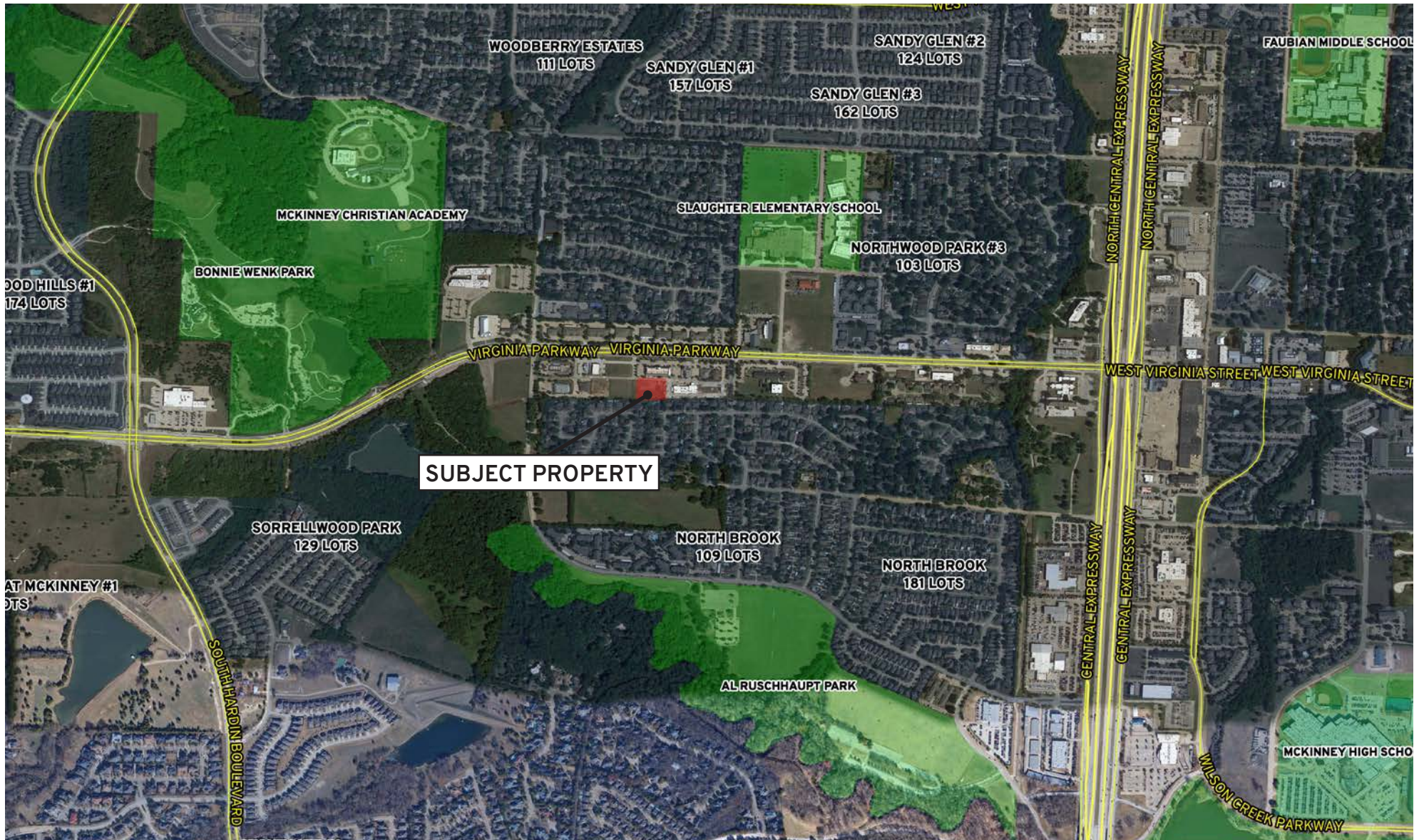
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PROPERTY SURROUNDINGS

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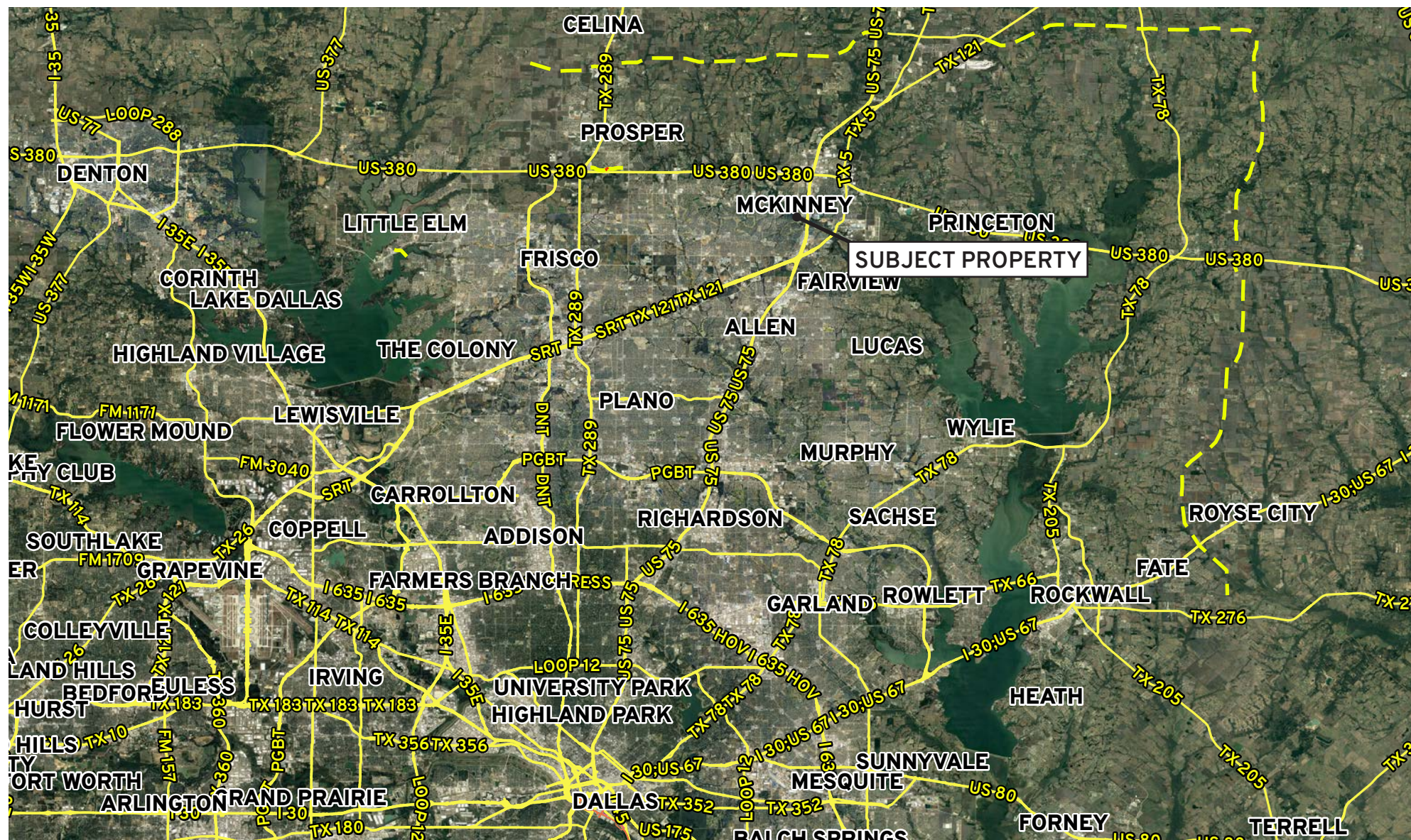
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DFW METROPLEX LOCATION

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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	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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date