

For Lease

116 N. Tennessee St.
McKinney, Texas 75069

*Suite 203 – +/-1,500 SF
\$2,500 per Month + Utilities*

*3 Year Minimum
Lease Term*

*Lots of Windows,
12' Ceilings, Exposed Brick
Walls, Wood Floors*

*Elevator located at the
entrance for easy access*

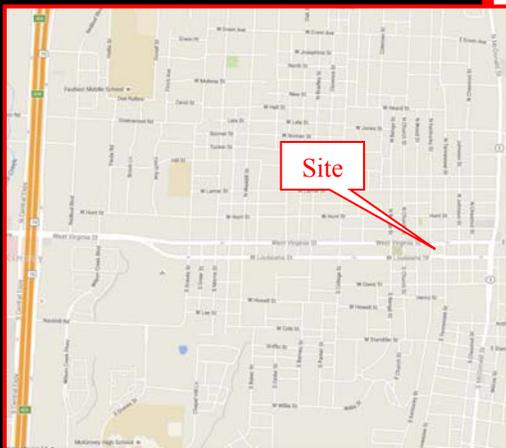
*Located in Historic
Downtown McKinney
within walking distance
of many unique shops &
restaurants*

Upstairs Office Space

McKinney Downtown Square



McKinney, Texas was incorporated in 1848 and is now recognized as one of the fastest-growing cities in the U.S., with a current population of 155,000. The city is located 30 miles north of Dallas and is the county seat of Collin County. McKinney proudly considers itself unique by nature with rolling hills, lush trees, a historic downtown square and unique neighborhoods and developments. For more information on McKinney visit the city's Web site at www.mckinneytexas.org.



For Information Contact:

*David Cox
972-562-8003
dcox@careycoxcompany.com*



CAREY COX COMPANY

Commercial & Industrial Real Estate Services

321 N. Central Expwy., Suite 370 • McKinney, Texas 75070 • 972-562-8003 • Fax 972-562-0594

www.careycoxcompany.com

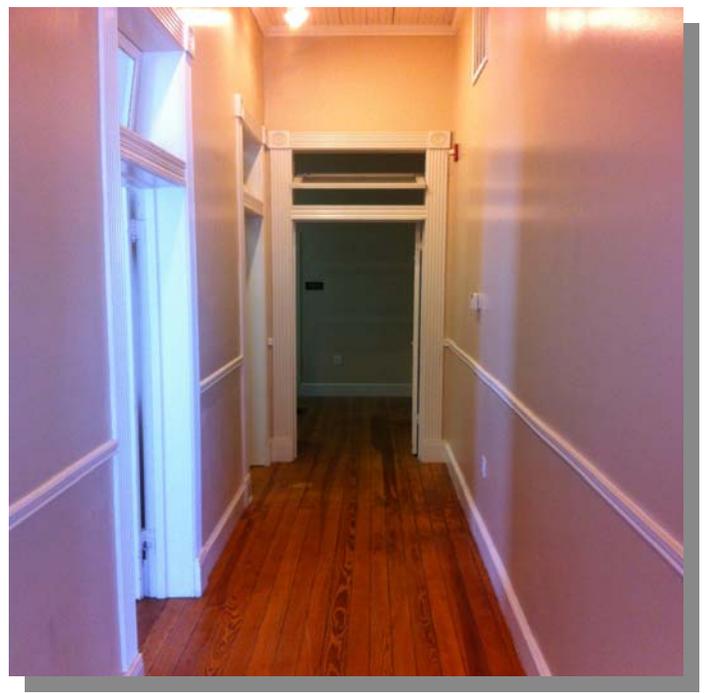
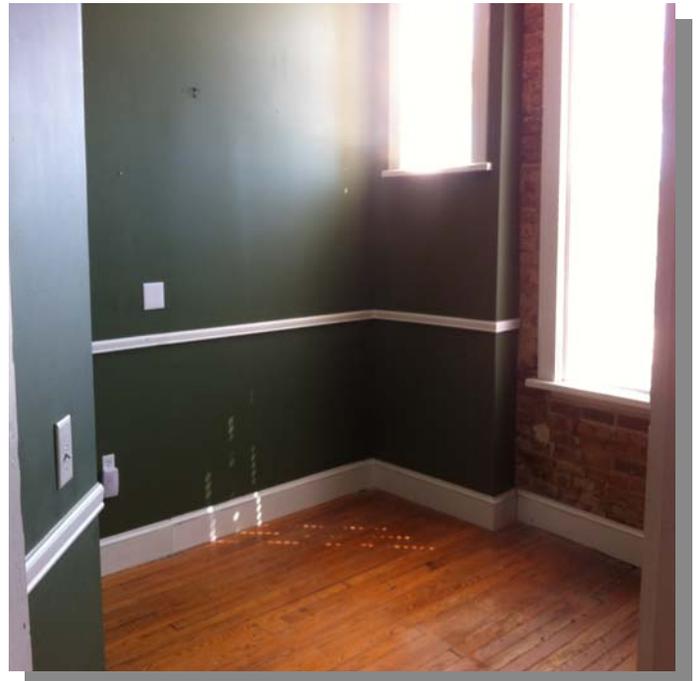
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Upstairs Office Space

McKinney Downtown Square



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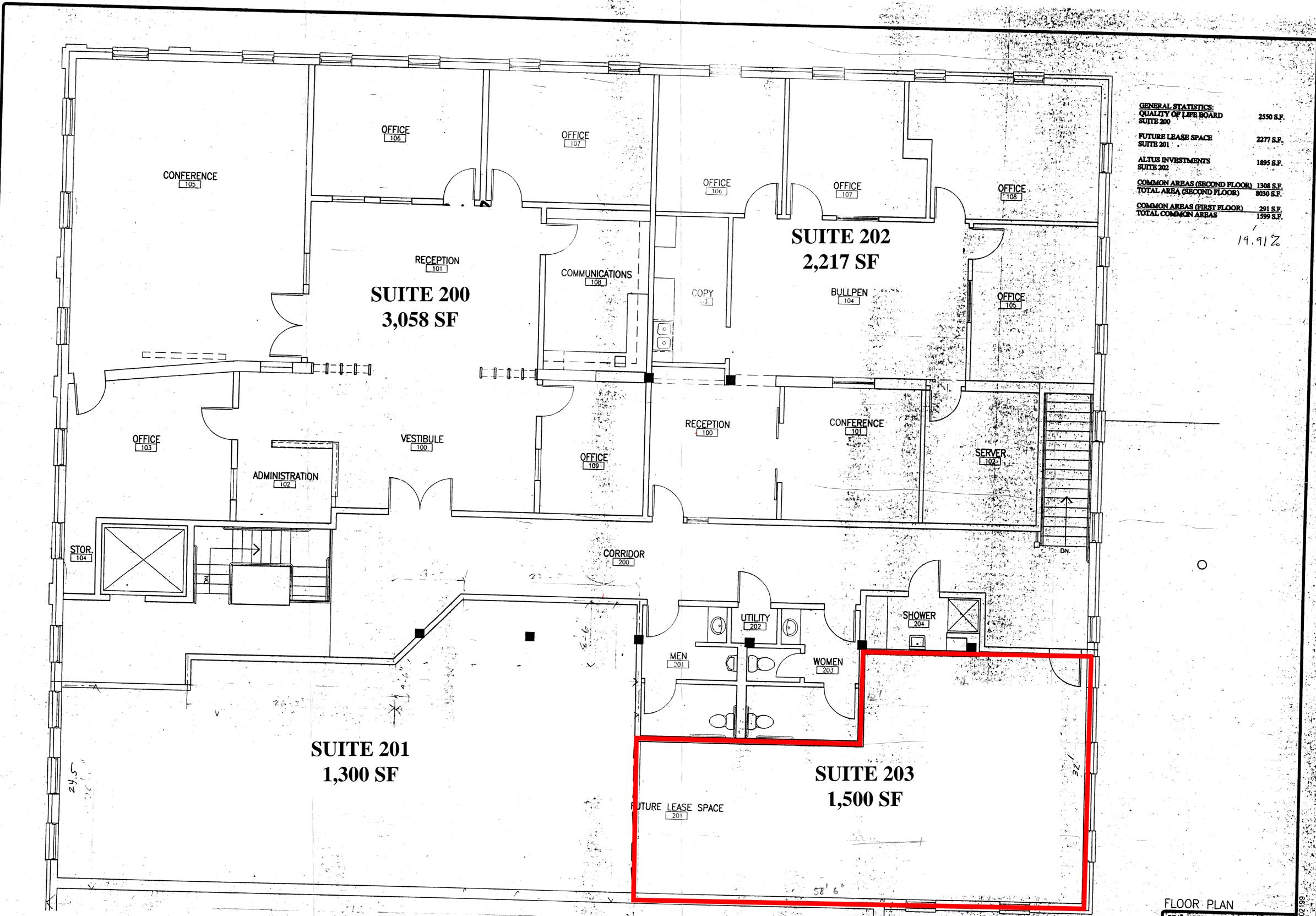
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116 N. Tennessee Street



GENERAL STATISTICS:

QUALITY OF LIFE BOARD SUITE 200	2550 S.F.
FUTURE LEASE SPACE SUITE 201	2277 S.F.
ALTUS INVESTMENTS SUITE 202	1895 S.F.
COMMON AREAS (SECOND FLOOR)	1308 S.F.
TOTAL AREA (SECOND FLOOR)	8030 S.F.
COMMON AREAS (FIRST FLOOR)	291 S.F.
TOTAL COMMON AREAS	1599 S.F.

19.912

An Interior Finish Out for
McKinney Square Investments
 JIM WILSON ARCHITECTS
 116 North Tennessee, McKinney, Texas 75069
 115 EAST VIRGINIA STREET SUITE NUMBER 201 MCKINNEY, TEXAS 75069 PHONE: 972.562.8903

NORTH
 1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

FLOOR PLAN

REV.	DESCRIPTION	DATE

JOB NO. 9807
 DATE 10.20.99
 SHEET NO. **A1.00**
 OF 000 SHEETS

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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