

## OFFICE FOR LEASE

# HUDSON CROSSING PROFESSIONAL OFFICE CONDOS

3120 Hudson Crossing, Suite D4, McKinney, TX 75070



**PRICE PER UNIT:** -

**AVAILABLE SF:** 1,000 SF

**LEASE RATE:** \$23 SF/Yr (NNN)

**LOT SIZE:** 0.0 Acres

**BUILDING SIZE:** 1,000 SF

**BUILDING CLASS:**B

**YEAR BUILT:** 2014

**MARKET:** McKinney

**SUB MARKET:** Allen/McKinney

**CROSS STREETS:** Eldorado Parkway And Hudson Crossing

### PROPERTY OVERVIEW

Executive type office with high-end finish out. Hardwood floors in entrance. 3 Offices, conference room, break room and reception area. Plenty of parking, monument and directory signage. Estimated NNN \$5.70

### PROPERTY FEATURES

- Available Now
- Great Location
- Medical and Office Tenants
- Ample Parking
- Quiet location
- High-end Finish

### KW COMMERCIAL

18383 Preston Rd. Ste 150

Dallas, TX 75252

### LESLIE COX, CCIM

Director  
972.301.2800  
leslie@coxcre.com  
TX #0371691

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kwcommercial.com](http://www.kwcommercial.com)



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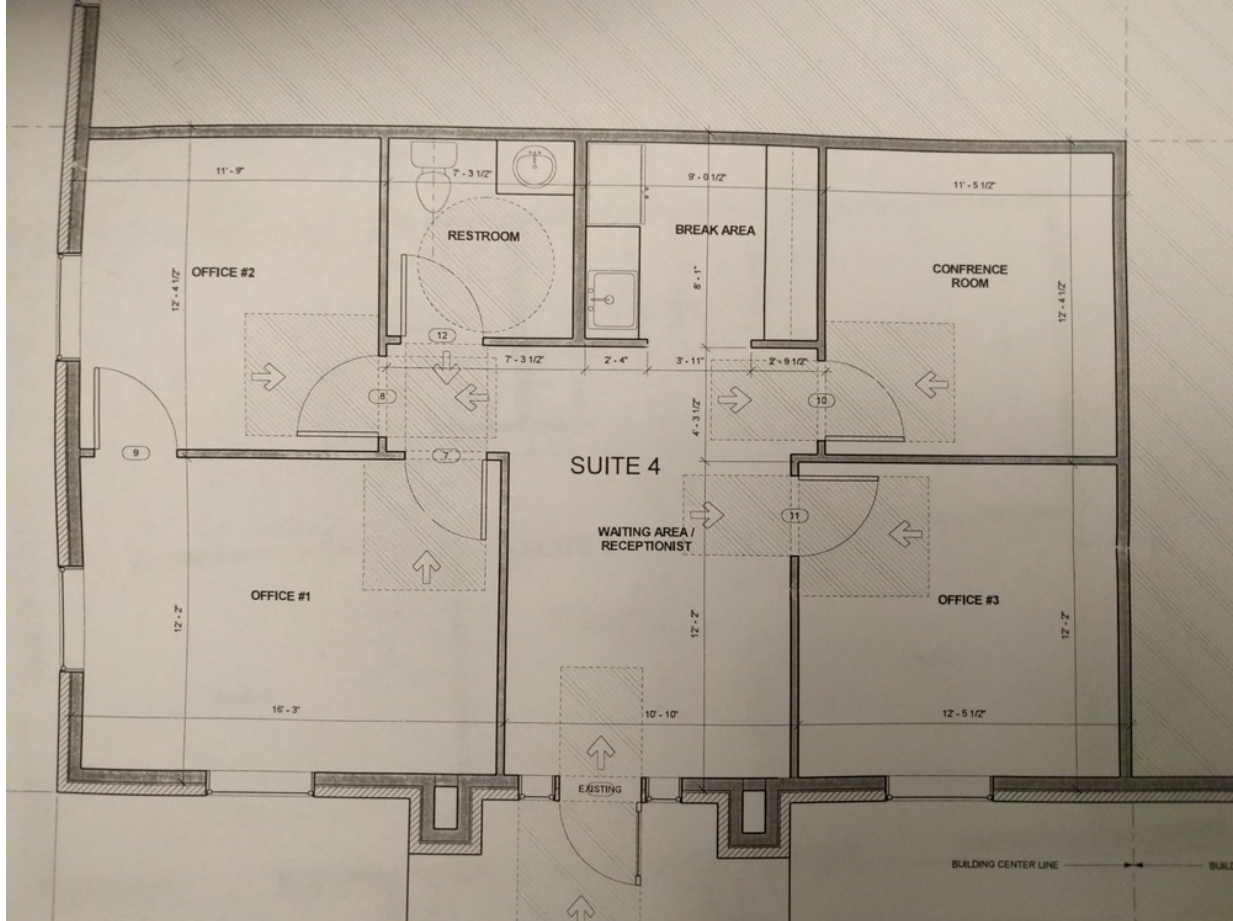
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
For Lease	Office - Office Condo	\$23.00 SF/YR	NNN	1,000 SF	VACANT

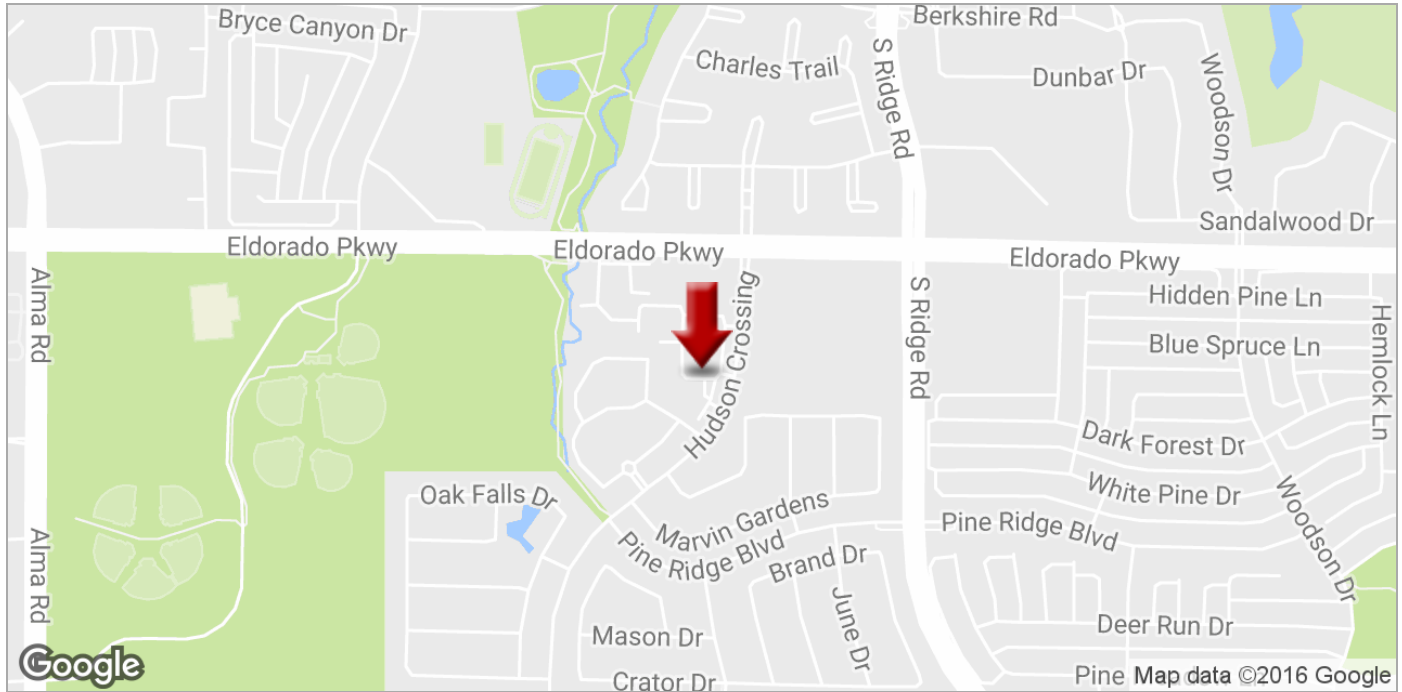
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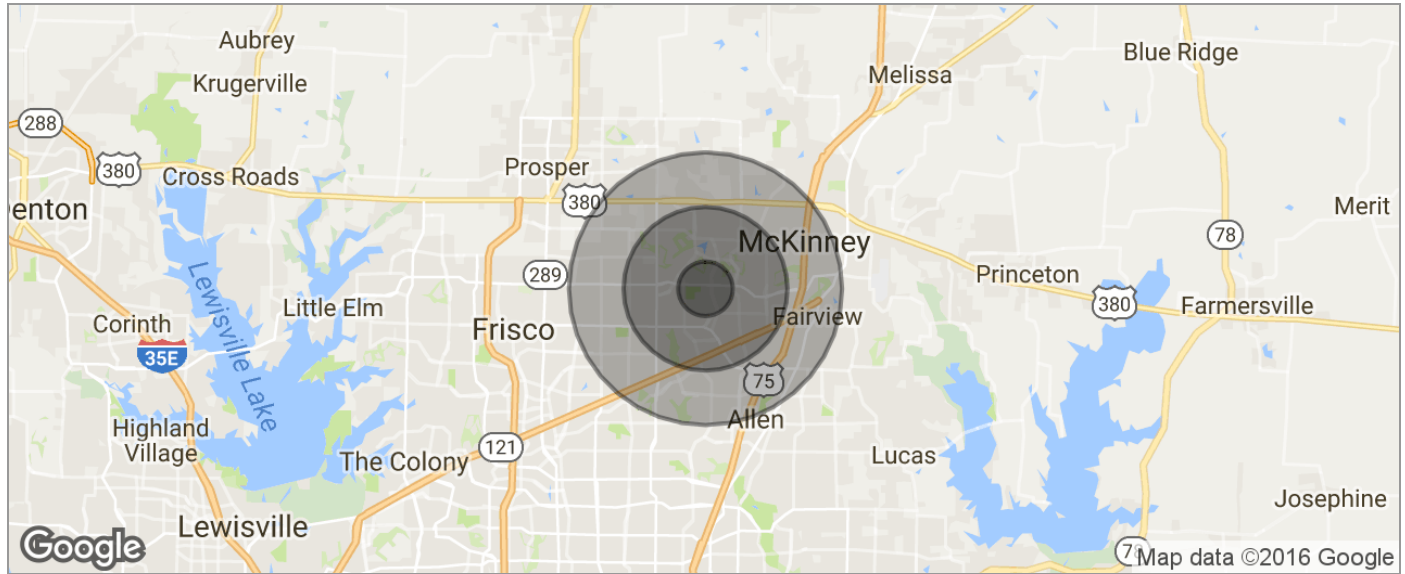
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	12,133	76,356	155,798
MEDIAN AGE	33.6	34.0	33.5
MEDIAN AGE (MALE)	34.0	33.9	33.3
MEDIAN AGE (FEMALE)	33.5	34.0	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,076	25,747	52,985
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$104,621	\$112,191	\$109,415
AVERAGE HOUSE VALUE	\$256,764	\$240,030	\$255,582
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	81.0%	82.8%	80.0%
% BLACK	12.0%	8.7%	8.5%
% ASIAN	3.2%	4.3%	6.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.4%	0.4%
% OTHER	1.5%	1.6%	1.7%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	8.5%	8.6%	10.7%

\* Demographic data derived from 2010 US Census

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