



*Legacy*  
COMMERCIAL REALTY, LLC

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*“Creating a Legacy one client at a time”*

CORPORATE & MEDICAL REAL ESTATE CONSULTING | TENANT REPRESENTATION | PROJECT REPRESENTATION | DEVELOPMENT & CONSULTING

# PROFESSIONAL OFFICE SPACE FOR LEASE



*Representation of building at completion*

## STONEBRIDGE OFFICE CONDOS

3900 S. Stonebridge Drive  
Suite 1404  
McKinney, TX 75070

1,225 SF Professional Office Space

Lease: \$3,400 / mo + E + Interior Janitorial +  
Internet/Phone  
and \$175 / mo Owners Assn. Fee



March 2017



## Highlights

- Scheduled for completion June 2017
- Custer Road exposure
- Building signage available
- Situated at the northeast corner of Custer Road and Stonebridge Drive
- End unit in an upscale professional office environment
- On-site surface parking
- Professional finishes and efficient floor-plan
- Fiber connectivity on-site
- Contact broker for additional information or to schedule a tour

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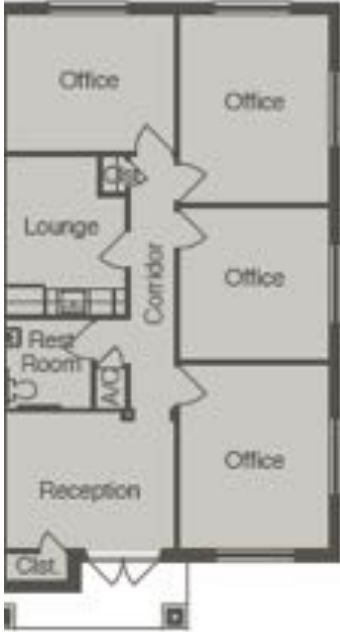


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### 1,225 SF End Unit Sample Floor-Plan

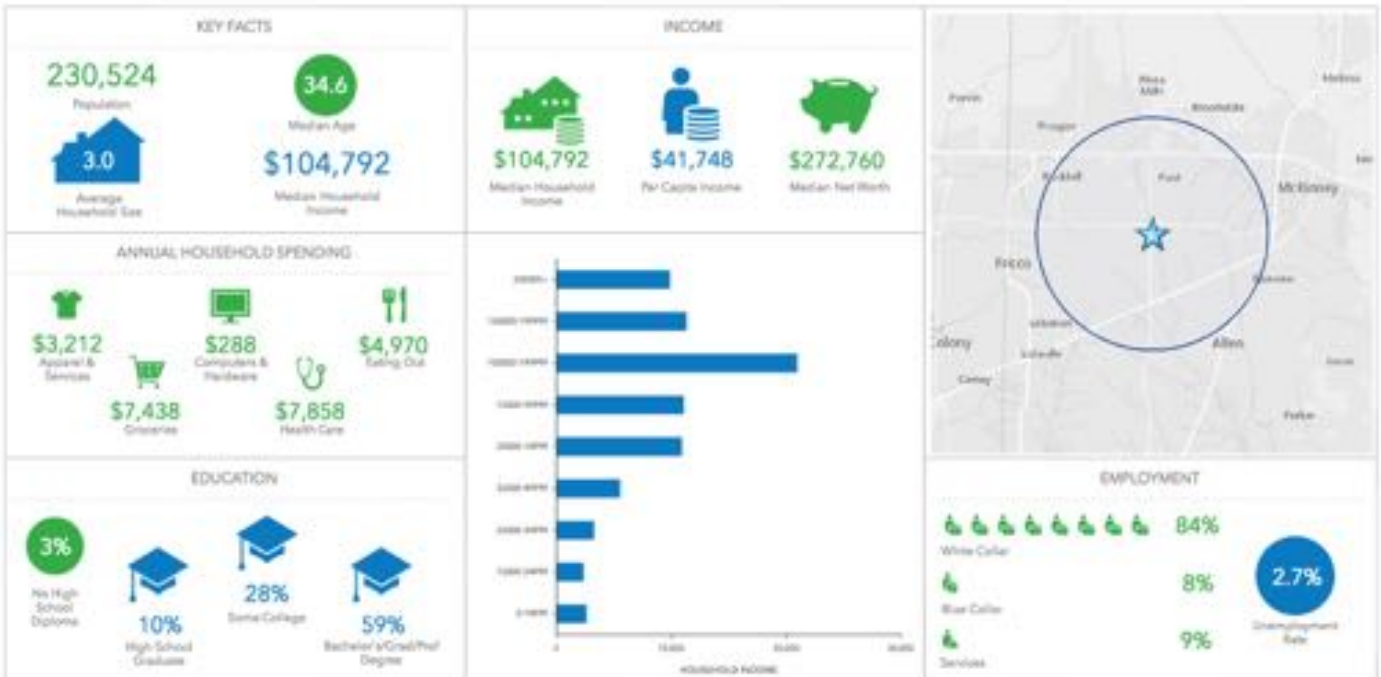


### Professional Finishes Include

- ✓ 9' Ceilings
- ✓ Double-Door entry with store-front glass and millwork
- ✓ 8' Interior doors
- ✓ Tray ceiling in reception area & drop ceilings in offices
- ✓ Upscale hard floors in staggered installation pattern
- ✓ Raised panel interior office doors & painted millwork
- ✓ Double-insulated windows, solar shades, and abundant natural light
- ✓ Ample storage options
- ✓ Wood cabinetry in break/kitchen area with 42" upper cabinets, granite counter-tops, and refrigerator hook-up
- ✓ Handicap-accessible restroom
- ✓ Neutral interior paint palette

### 5-Mile Radius Demographics

Daytime Population: 44,059 | Average HH Income: \$123,777



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