

321 N. Central Expy McKinney, Texas

Available Suites:

Suite 208 – 486 RSF

Suite 308 – 241 RSF

Suite 355 – 1,315 RSF

Lease Rates: \$20-\$26 PSF

Minimum Divisible:

+/- 486 RSF

Maximum Contiguous:

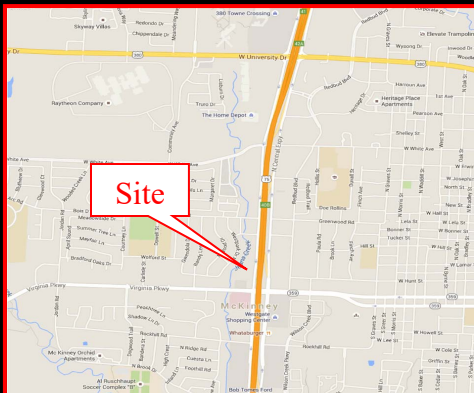
+/-1,315 RSF

*Two furnished conference
rooms available for
tenants' use*

168 Parking Spaces

49,562 SF Building

*Subject site comes with
tremendous opportunity in a
strong growth market*



Office Space for Lease McKinney, Texas



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:

Bill Cox or David Cox

972-562-8003

866-578-6063

bcox@careycoxcompany.com

dcox@careycoxcompany.com



CAREY COX COMPANY

Commercial & Industrial Real Estate Services

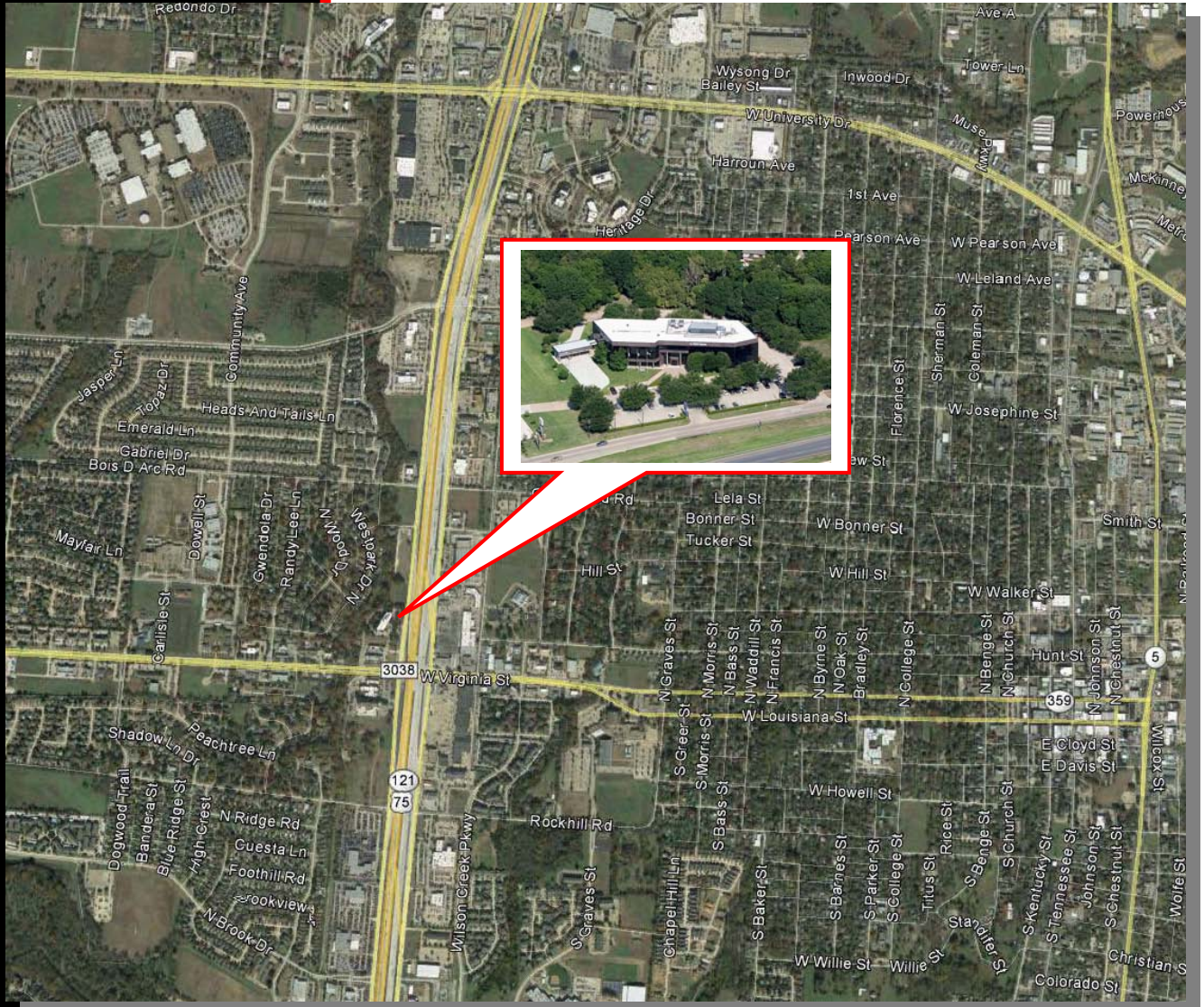
321 N. Central Expwy, Suite 370 • McKinney, Texas 75070 • 972-562-8003 • Fax 972-562-0594

www.careycoxcompany.com

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.

**321 N. Central Expy
McKinney, Texas**

Office Space for Lease McKinney, Texas



**Located in the heart of McKinney, Texas only 33 miles north
of Dallas and 31 miles Northeast of DFW Airport.**

CAREY COX COMPANY

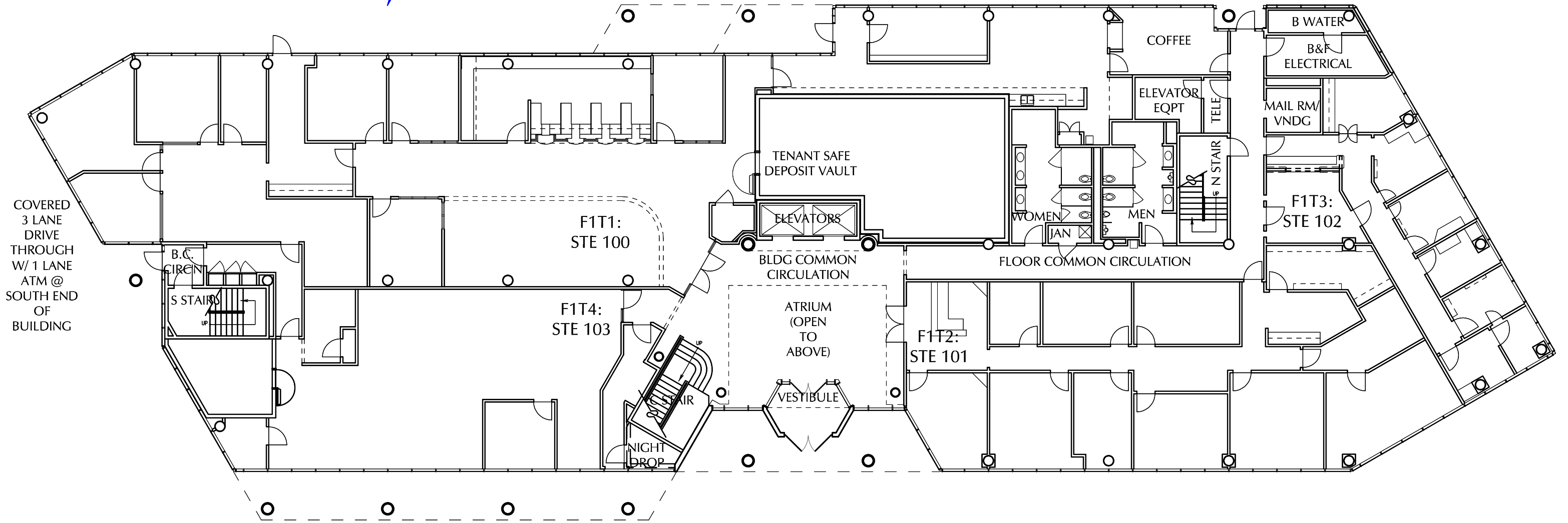
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321 N CENTRAL McKINNEY, TX



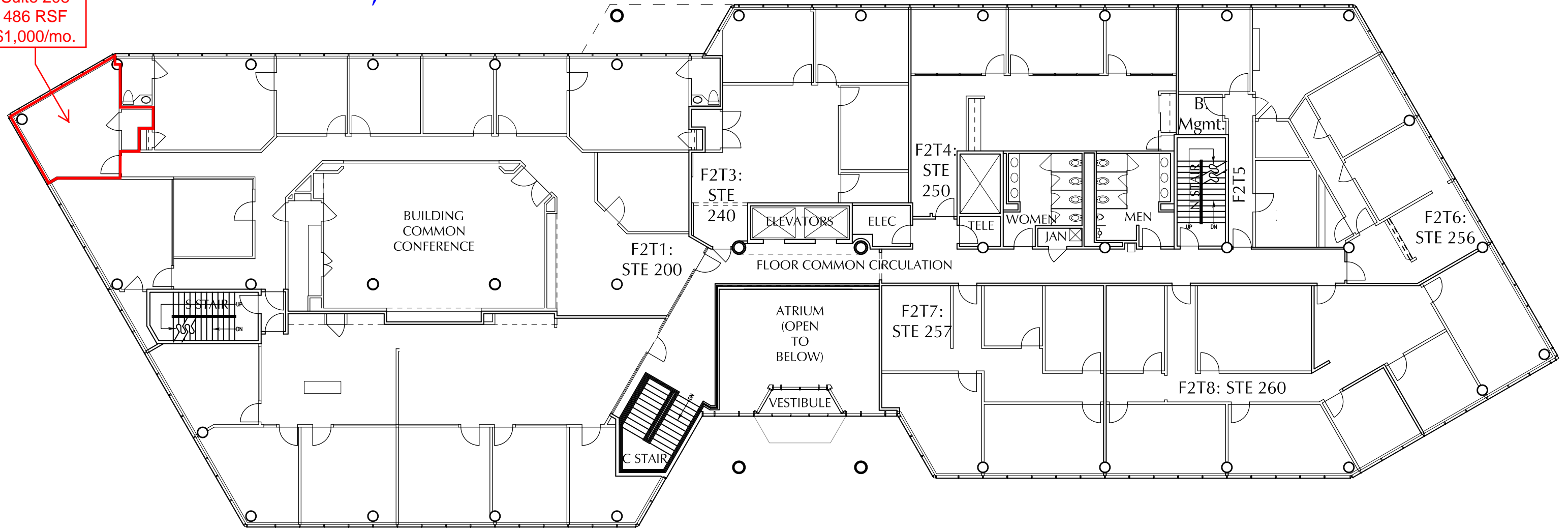
FLOOR 1 RENTABLE AREA CALCULATION

15,722.07 GROSS MEASURED AREA OF FLOOR
 -0,603.73 TOTAL MAJOR PENETRATION AREA ON FLOOR
 15,118.34 TOTAL RENTABLE AREA OF FLOOR

AREA ALLOCATION PLAN - FLOOR 1
 SCALE 1/16"=1'-0"

321 N CENTRAL McKINNEY, TX

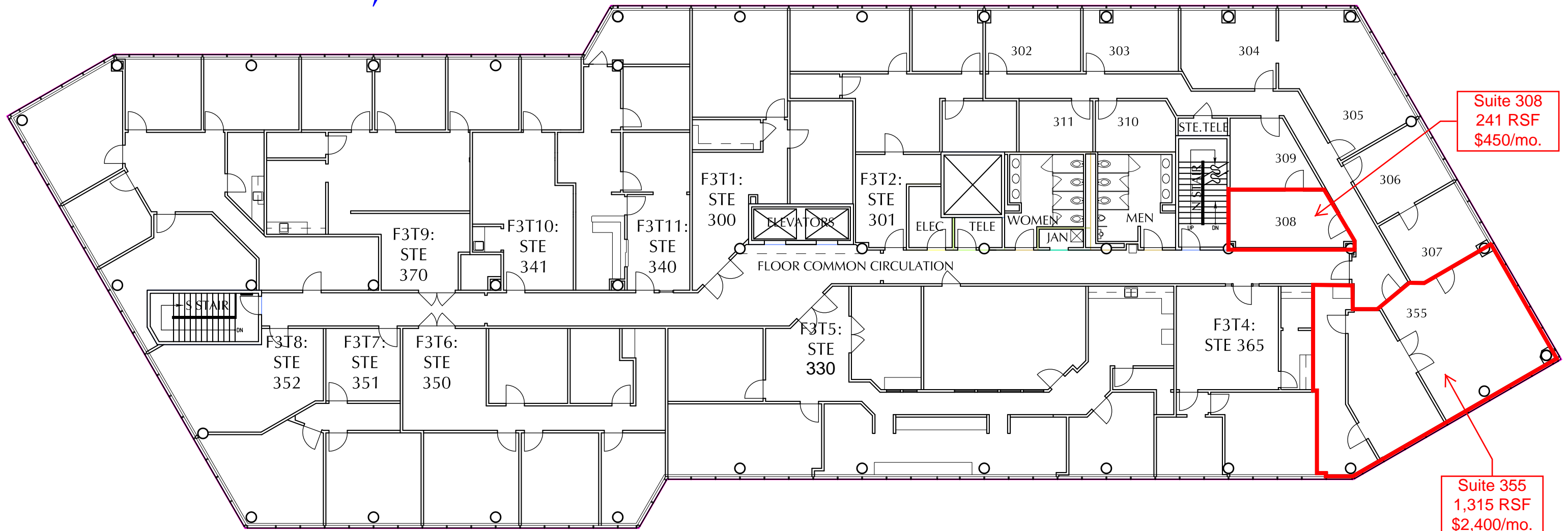
Suite 208
486 RSF
\$1,000/mo.



FLOOR 2 RENTABLE AREA CALCULATION

16,532.50 GROSS MEASURED AREA OF FLOOR
 -1,265.80 TOTAL MAJOR PENETRATION AREA ON FLOOR
 15,266.70 TOTAL RENTABLE AREA OF FLOOR

321 N CENTRAL McKINNEY, TX



Suite 308
241 RSF
\$450/mo.

Suite 355
1,315 RSF
\$2,400/mo.

**FLOOR 3
RENTABLE AREA CALCULATION**
 17,085.76 GROSS MEASURED AREA OF FLOOR
 -0,558.24 TOTAL MAJOR PENETRATION AREA ON FLOOR
 16,527.52 TOTAL RENTABLE AREA OF FLOOR



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