

**OFFICE SPACE FOR LEASE**

**\$24 NNN**

**McKinney, TX 75069**

**400 W Virginia Street**

**Suite 300 - 1,693 SF**

**Suite 400 - 2,922 SF**



**APPIAN**  
COMMERCIAL REALTY

**Ray Eckenrode, SIOR, CCIM**

**(972)562-9988**

**[www.AppianCommercial.com](http://www.AppianCommercial.com)**

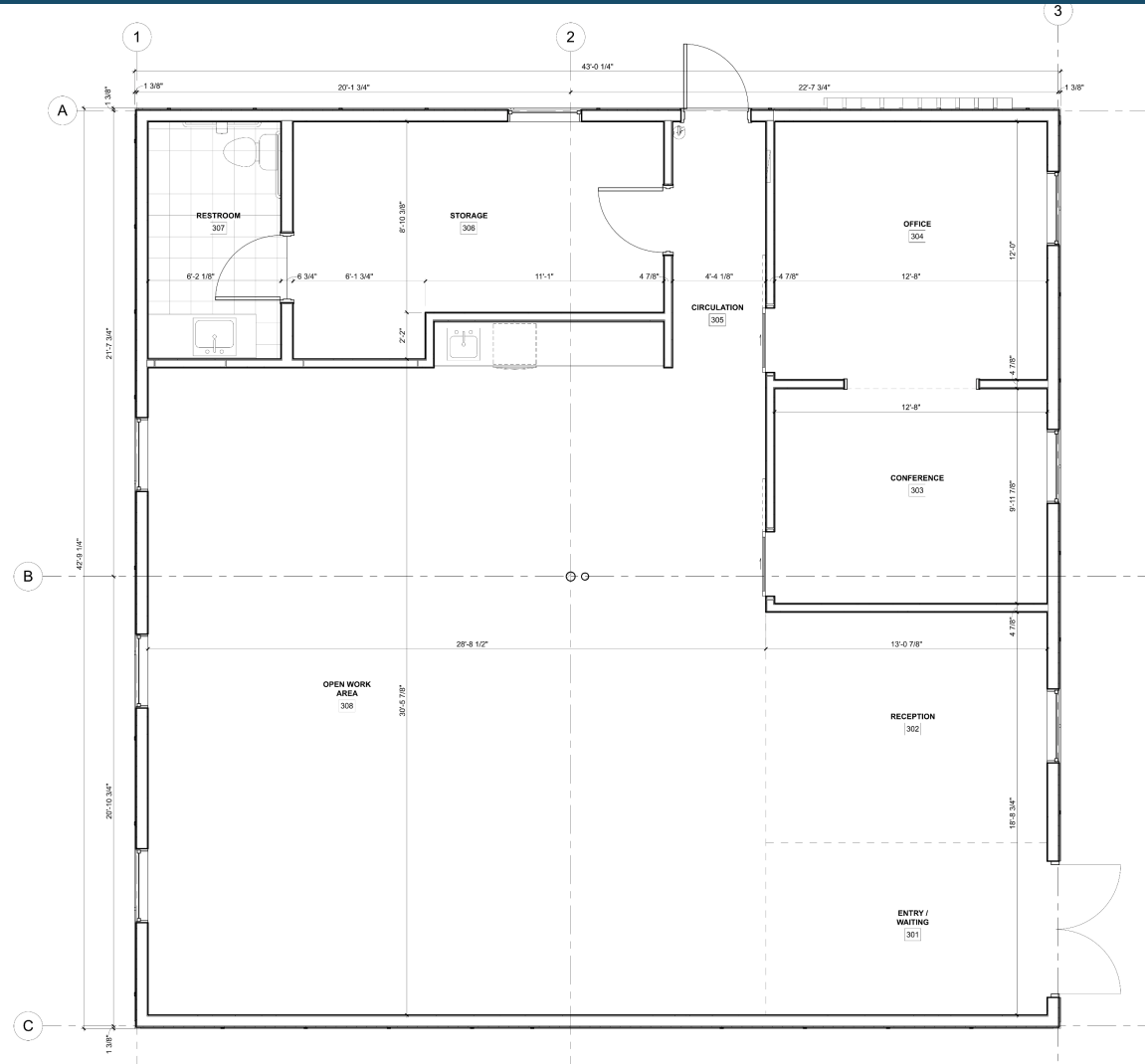
**Appian Commercial Realty**  
6657 Virginia Pkwy #100  
McKinney, TX 75071

# OFFICE SPACE FOR LEASE

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400 W Virginia Street  
McKinney, TX 75069

## FLOOR PLAN – SUITE 300 1,693 SF

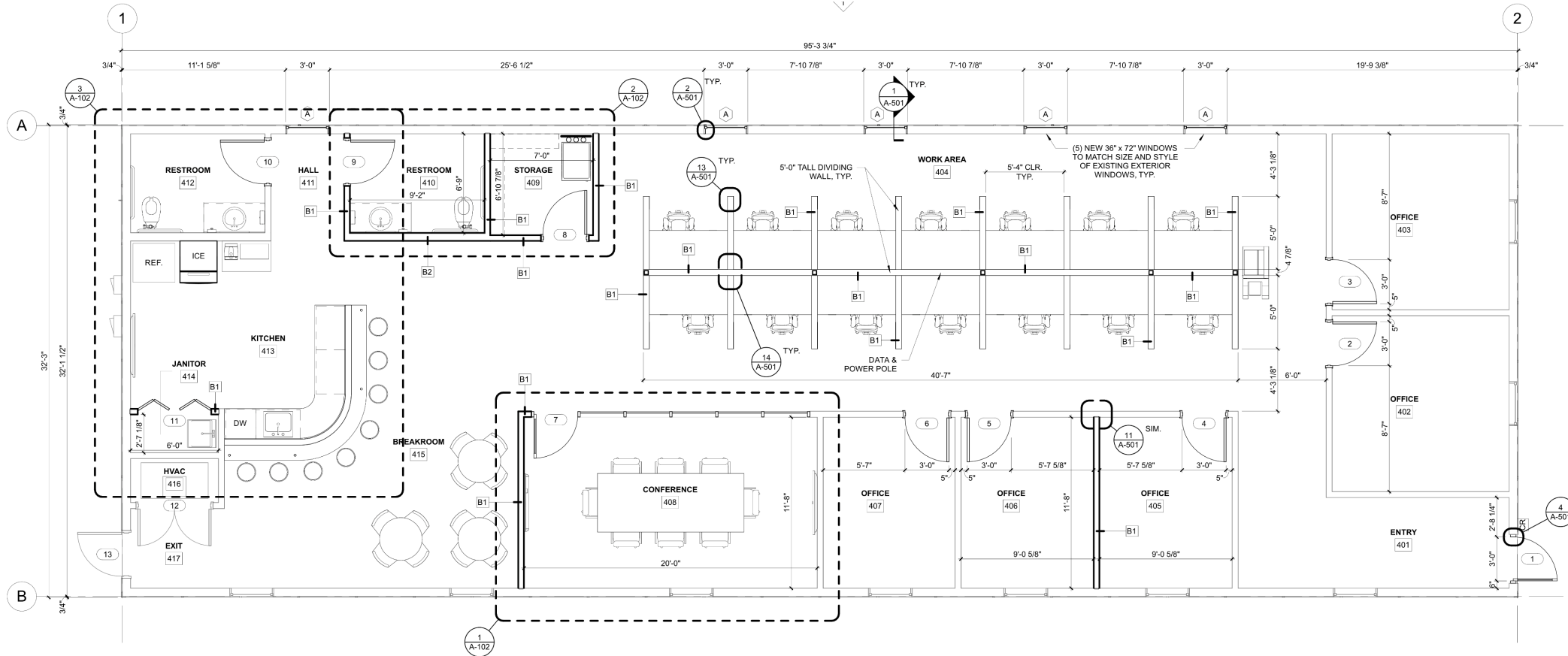
SUITE 300 ROOM SCHEDULE		
Room Number	Room Name	Area
301	ENTRY / WAITING	105 SF
302	RECEPTION	140 SF
303	CONFERENCE	126 SF
304	OFFICE	152 SF
305	CIRCULATION	192 SF
306	STORAGE	166 SF
307	RESTROOM	68 SF
308	OPEN WORK AREA	744 SF
Total Net Area		1693 SF
Total Gross Area		1840 SF



# OFFICE SPACE FOR LEASE

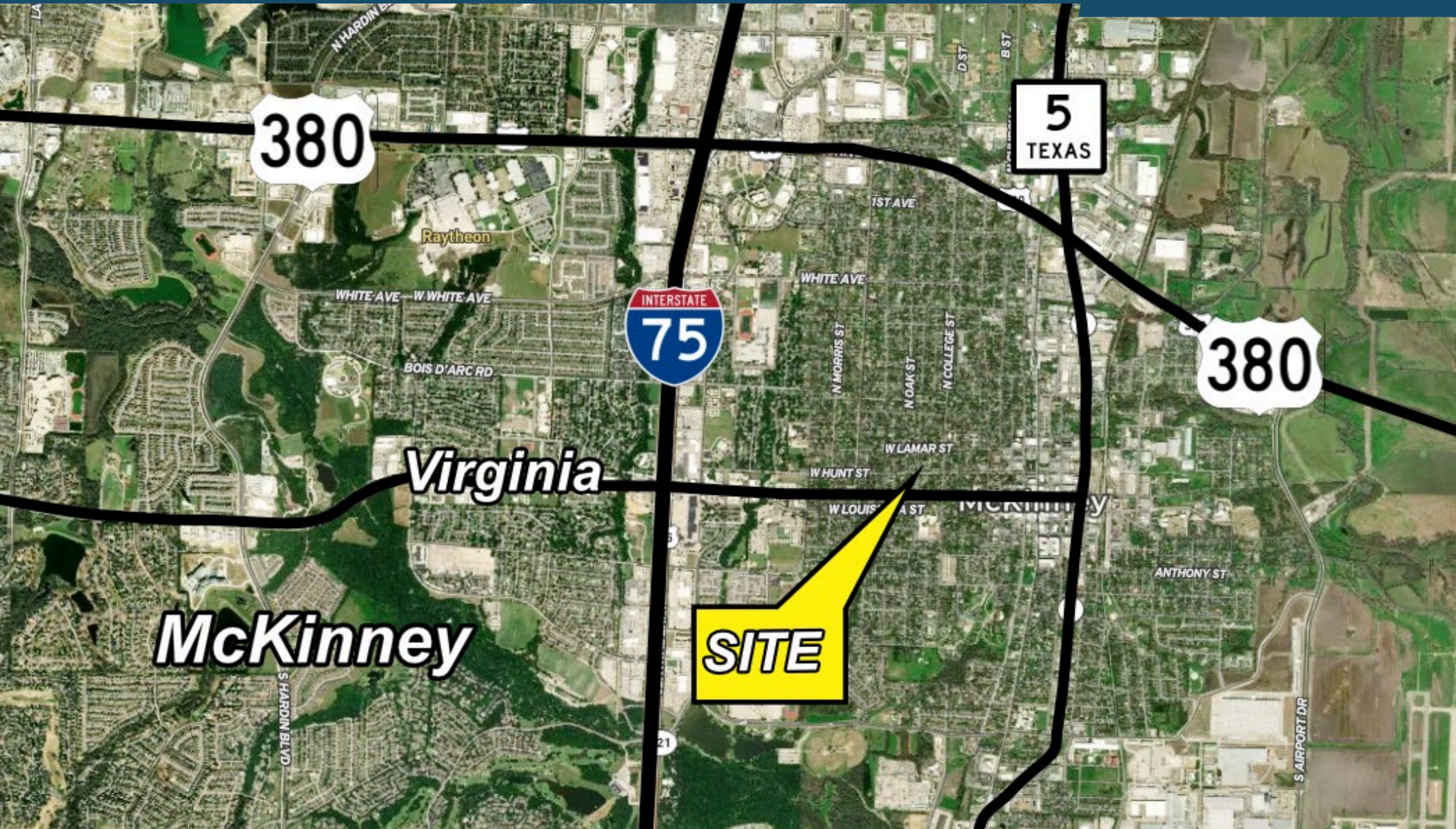
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FLOOR PLAN - SUITE 400 2,922 SF




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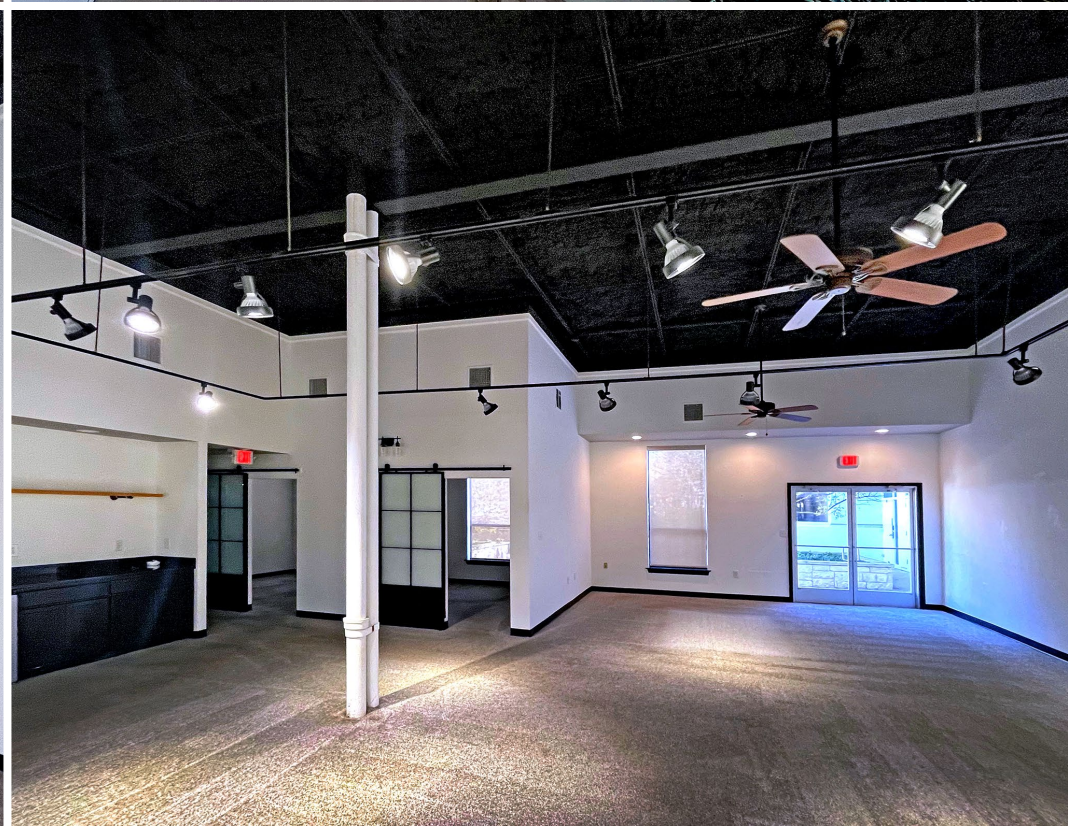
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Suite 300







Suite 400



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Office Space  
400 W Virginia Street  
McKinney, TX 75069

## PROPERTY DETAILS

- **Price:** \$24 NNN (approximately \$6.22)
- **Property Type:** Office
- **Available SF:** Suite 300 – 1,693 SF
- **Suites:** Suite 400 – 2,922 SF
- **Address:** 400 Virginia Street
- **City:** McKinney


- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** W Virginia Street & N Benge
- **Building Class:** B
- **Year Renovated:** 2023
- **Number of Stories:** 1

## PROPERTY INFORMATION

This property is located in a prime location near downtown McKinney, TX. The property is a rare find featuring an abundant lot and street-side parking. The newly renovated Suite 400, a stand-alone building, boasts new windows, roofing, and drainage improvements. Inside, you will find 5 private offices, a spacious conference room, 14 individual workstations, separate men's and women's restrooms, a dedicated air-conditioned server and storage room, and a generously sized kitchenette/bar area. Suite 300, just under 1,700 SF is turn-key and ready for immediate office use. For businesses seeking customization, the current owner is prepared to build to suit, tailoring either space to meet your unique requirements.



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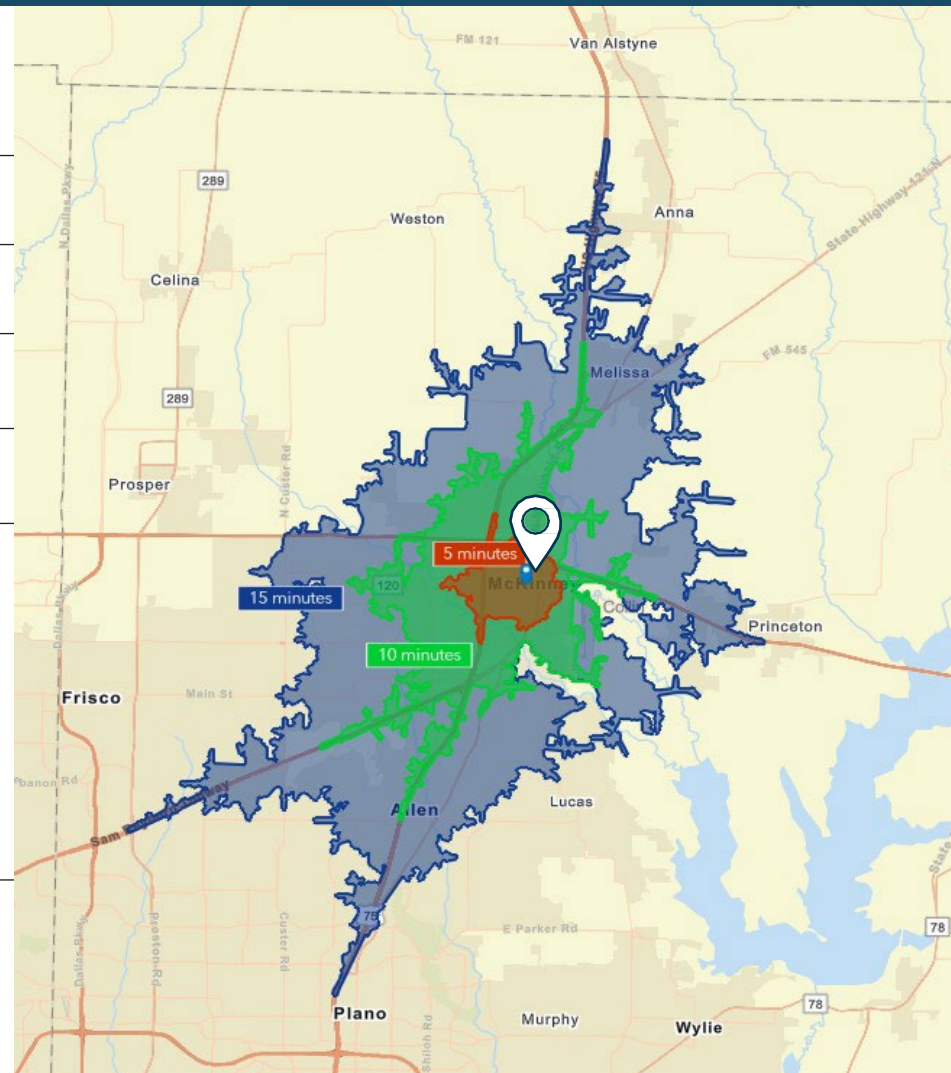
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# OFFICE SPACE FOR LEASE

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McKinney, TX 75069

## DEMOGRAPHICS

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	19,056	75,646	316,387
Households	7,411	27,663	113,147
Families	4,631	19,260	82,768
Average Household Size	2.55	2.71	2.77
Owner Occupied Housing Units	3,396	15,310	70,717
Renter Occupied Housing Units	4,015	12,353	42,430
Median Age	36.1	36.6	36.8
Median Household Income	\$80,689	\$99,063	\$128,468
Average Household Income	\$112,706	\$137,305	\$164,483



# DEMOGRAPHIC SUMMARY

400 W Virginia St, McKinney, Texas, 75069

Drive time of 5 minutes

## KEY FACTS

19,056

Population



7,411

Households

36.1

Median Age

\$66,134

Median Disposable Income

## EDUCATION

12.2%

No High School Diploma



28.4%

High School Graduate



28.4%

Some College/  
Associate's Degree



31.1%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$80,689

Median Household Income



\$44,462

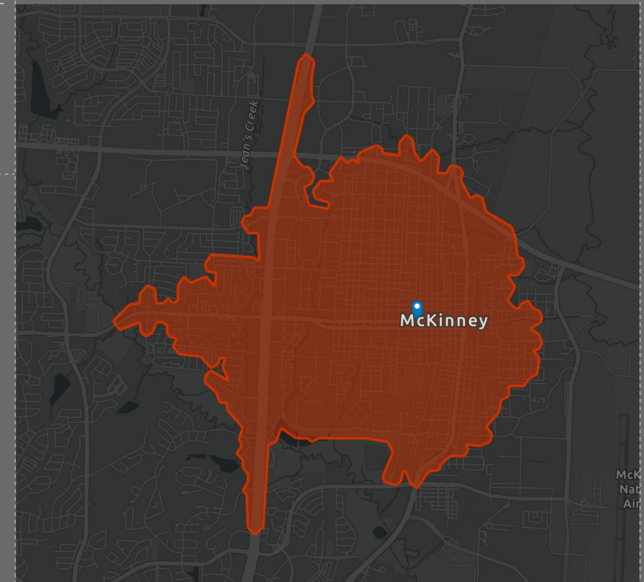
Per Capita Income



\$113,053

Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

59.3%



Blue Collar

25.7%



Services

17.5%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DEMOGRAPHIC SUMMARY

400 W Virginia St, Mckinney, Texas, 75069

Drive time of 10 minutes

## KEY FACTS

75,646

Population



27,663

Households

36.6

Median Age

\$83,325

Median Disposable Income

## EDUCATION

7.4%

No High School Diploma



21.1%

High School Graduate



27.4%

Some College/  
Associate's Degree



44.1%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$99,063

Median Household Income



\$50,928

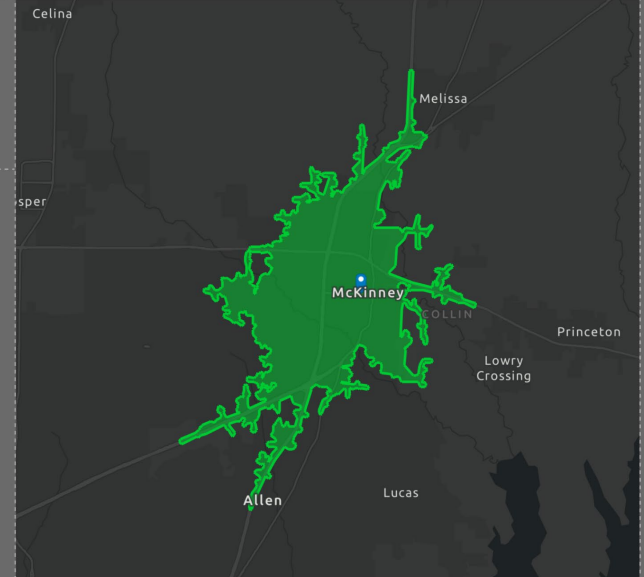
Per Capita Income



\$234,985

Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

70.8%



Blue Collar

16.7%



Services

14.6%

2.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DEMOGRAPHIC SUMMARY

400 W Virginia St, Mckinney, Texas, 75069

Drive time of 15 minutes

## KEY FACTS

316,387

Population



113,147

Households

36.8

Median Age

\$106,151

Median Disposable Income

## EDUCATION

4.0%

No High School Diploma



14.9%

High School Graduate



24.2%

Some College/  
Associate's Degree



56.9%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$128,468  
Median Household Income

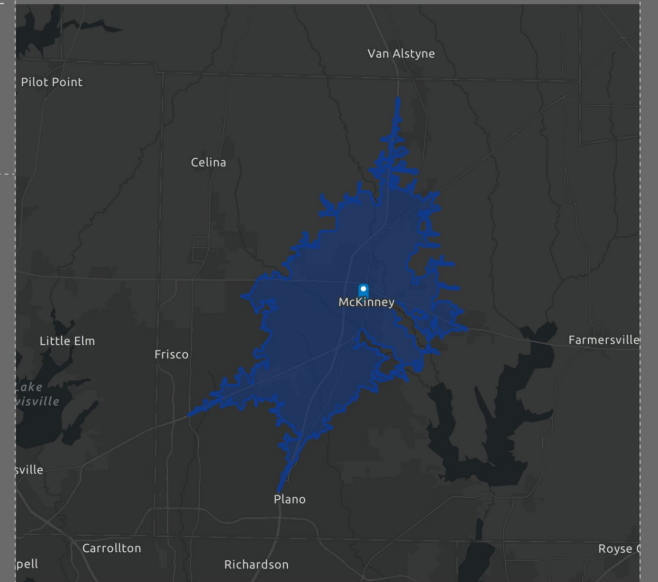
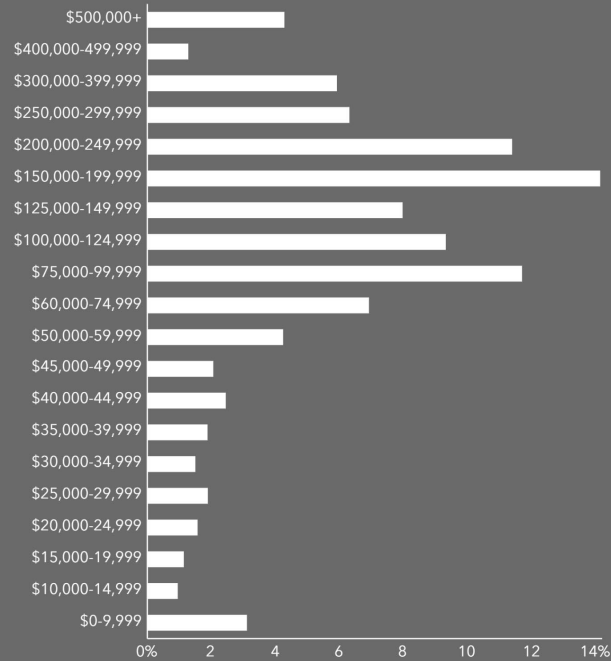


\$58,946  
Per Capita Income



\$411,435  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

77.8%



Blue Collar

11.9%



Services

12.0%

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



## Information About Brokerage Services

11-2-2015

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0