

Office/Medical Space for Lease

5213 Virginia Parkway, McKinney, Texas 75071



3,295 SF

ENTIRE BUILDING

2nd Gen

CONDITION

\$10 to \$12

EST. NNN PER SF

1 : 250

PARKING RATIO

Nov 1

AVAILABLE 2026

THE PROPERTY

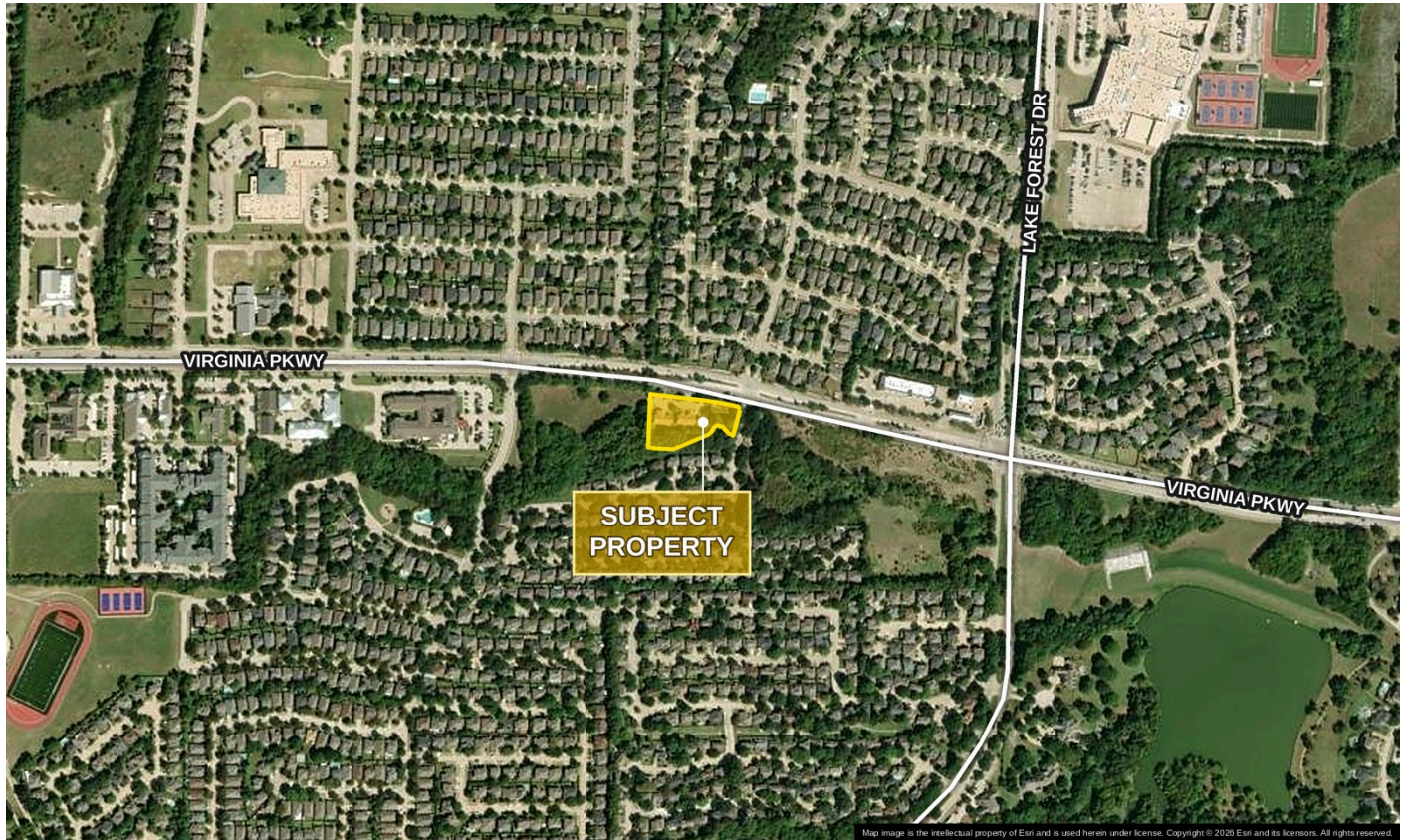
Located on Virginia Parkway at S Village Drive, just west of Lake Forest Drive, the building sits among the established neighborhoods of west McKinney, including Stonebridge Ranch. It shares its site with an established dental practice, making it a natural fit for medical, dental, professional or service users who want to be close to where their patients and clients live.

HIGHLIGHTS

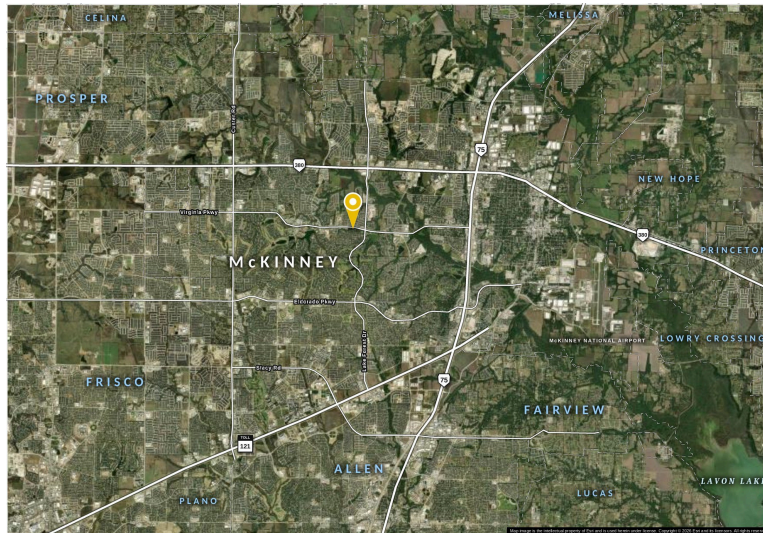
- Entire 3,295 SF building, single tenant
- Second generation space
- Parking 1 space per 250 SF
- Excellent visibility and access
- Near restaurants, shopping and services
- Suits professional, medical or service businesses

Not divisible. NNN estimated at \$10 to \$12 per SF.

LOCATION



NEIGHBORHOOD AERIAL, VIRGINIA PARKWAY AND LAKE FOREST DRIVE

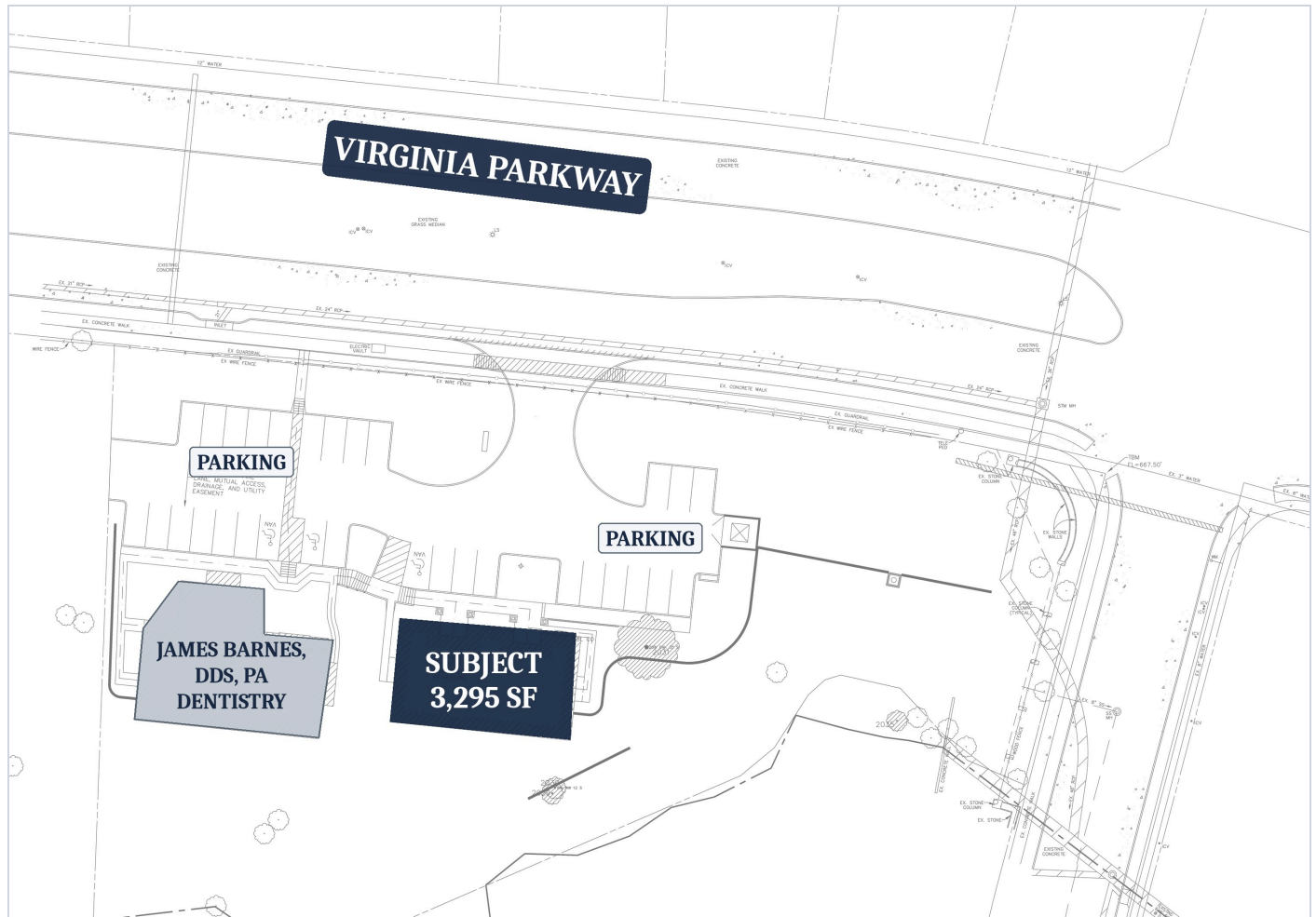


WEST MCKINNEY, CENTRAL COLLIN COUNTY



BUILDING AND SITE

SITE PLAN

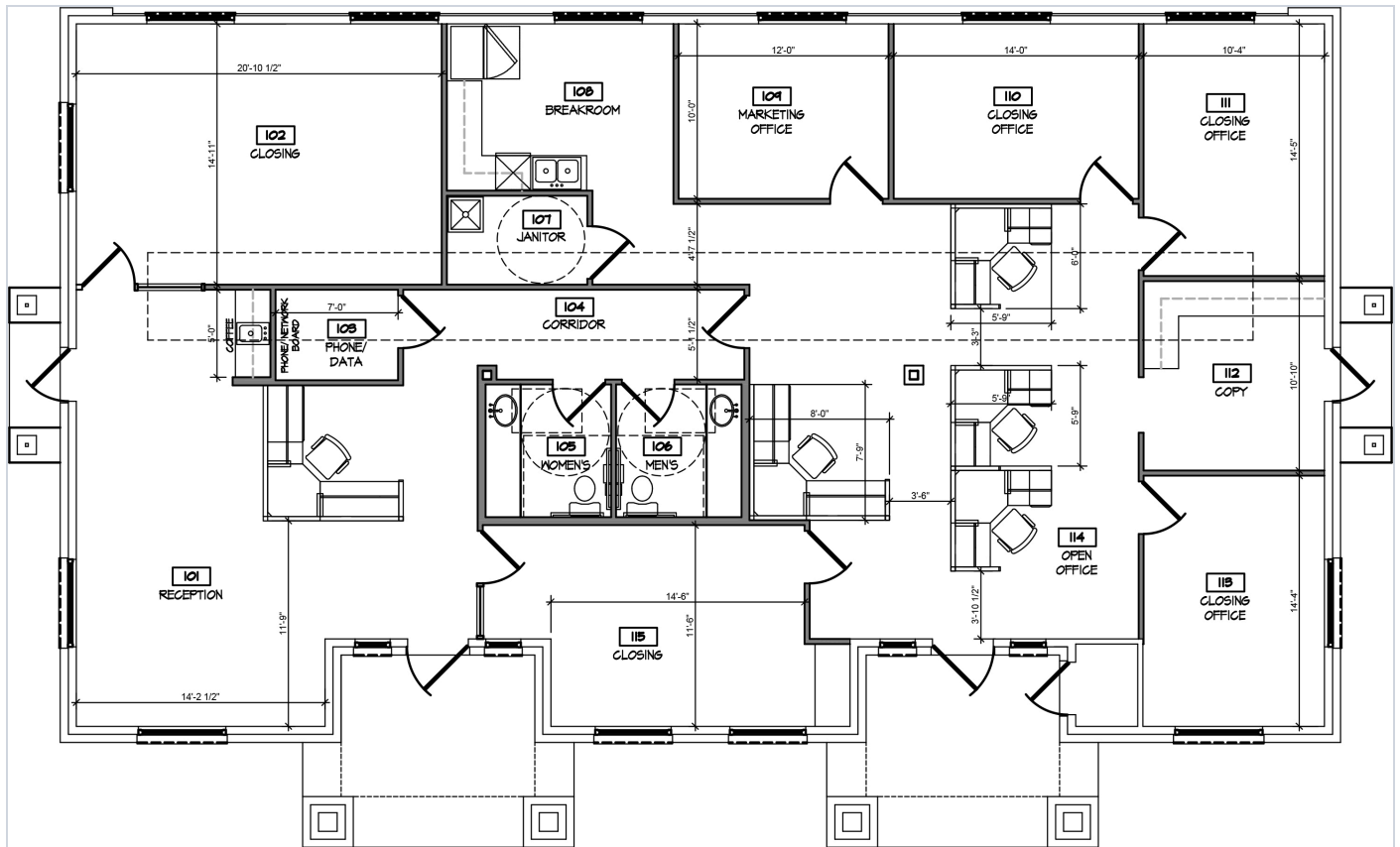


SUBJECT BUILDING SHADED NAVY. SHARES THE SITE AND PARKING WITH JAMES BARNES, DDS, PA. NOT TO SCALE.



BUILDING AND SITE

FLOOR PLAN



3,295 SF, ENTIRE BUILDING. LAYOUT SHOWN IS A PRIOR TENANT'S PLAN, FOR REFERENCE ONLY.

FRONT ELEVATION



ARCHITECTURAL FRONT ELEVATION