

# \$900 - 3951 Alma Road 302, McKinney

MLS® #20943393

**\$900**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.45 Acres

S13638, McKinney, TX

Commercial Office Space for Lease - 1228  
Square Feet - Fully Equipped - Prime Location  
We are offering a newly constructed  
commercial office space available for lease.

This space is well-suited for approved  
businesses, excluding IT consulting services,  
which are currently operated by the owner  
from one of the offices.

Property Details:

Total area is 1228 square feet

Includes three private office rooms

One fully furnished conference room

A fully equipped pantry with a microwave,  
refrigerator, and storage space

The office is secured with a complete CCTV  
camera setup

Additional Features:

One office room is currently occupied by the  
owner who runs an IT consulting business.

Looking for tenants in non-competing  
industries.

Flat monthly rent includes water and electricity  
charges

Move-in ready with professional interiors

Suitable For:

Legal professionals or law firms

Financial or accounting services

Marketing or creative agencies

Business consultants or coaches

Small businesses or startups not in IT  
consulting

If you are looking for a professional and  
secure workspace in a new commercial setup,  
this space could be the right fit for you.



For rent details, lease terms, or to schedule a viewing, please contact us.

- The smaller office goes for \$900. And, the remaining offices go with \$1000 per month.

Built in 2025

**Essential Information**

|            |                  |
|------------|------------------|
| MLS® #     | 20943393         |
| Price      | \$900            |
| Bathrooms  | 0.00             |
| Acres      | 0.45             |
| Year Built | 2025             |
| Type       | Commercial Lease |
| Sub-Type   | Office           |
| Status     | Active           |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3951 Alma Road 302 |
| Subdivision | S13638             |
| City        | McKinney           |
| County      | Collin             |
| State       | TX                 |
| Zip Code    | 75070              |

**Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | City Sewer, City Water, Co-op Electric, Electricity Available |
| Garages   | Additional Parking                                            |

**Interior**

|              |         |
|--------------|---------|
| Heating      | Central |
| # of Stories | 1       |
| Stories      | 1       |

**Exterior**

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Brick       |
| Foundation   | Slab        |

**Additional Information**

Zoning Office space for lease

### **Listing Details**

Listing Agent Sam Pandian

Listing Office DHS Realty

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