

\$600 - 8751 Collin Mckinney Parkway 204, McKinney

MLS® #21112973

\$600

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 8.04 Acres

Southern Hills Office Park II, McKinney, TX

Exceptional Class B office space located in the heart of Craig Ranch near Custer Rd and HWY 121 on the Frisco, McKinney border.

This fully finished, turnkey suite features upgraded finishes throughout and includes a welcoming reception area, three private offices, a kitchen common area, and a private restroom.

These offices provide an excellent opportunity for professionals looking to transition out of a home office into a modern, turnkey workspace within a high-growth corridor of North Texas. Each office space is 12' x 8' (approximately 96 SF) and leases for \$600 month gross for each unit, with the landlord covering all utilities, including high-speed internet!

The property sits within a highly desirable professional office park surrounded by affluent residential communities, top-rated schools, and the TPC Craig Ranch Golf Course.

Tenants enjoy excellent access to the Sam Rayburn Tollway 121, Dallas North Tollway, and US-75, as well as nearby restaurants, retail, and everyday amenities.

Built in 2018

Essential Information

MLS® #	21112973
Price	\$600
Bathrooms	0.00
Acres	8.04



Year Built	2018
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	8751 Collin Mckinney Parkway 204
Subdivision	Southern Hills Office Park II
City	McKinney
County	Collin
State	TX
Zip Code	75070-1658

Amenities

Utilities	City Sewer, City Water, Co-op Electric
Garages	Common

Interior

Heating	Central, Electric
# of Stories	1
Stories	1

Exterior

Roof	Composition
Construction	Brick
Foundation	Slab

Additional Information

Zoning	Commercial
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Listing Details

Listing Agent	Minu Mammen
Listing Office	Golden Realty

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