

HERITAGE MEDICAL

Brand New Medical Office Building For Sale / Lease



1870 Harroun Ave, McKinney, TX 75069
(NEC of Heritage Dr and Harroun Ave)

Project Overview

- + Medical / Professional Office Building
- + Max Contiguous – 8,400 SF
- + Minimum Divisible – 1,400 SF
- + Abundant parking spaces; 1 per 300 SF
- + Gorgeous façade in masonry
- + Ideal for
 - Dentist / Physician
 - Polyclinic
 - Chiropractor / Physiotherapist
 - Veterinarian
 - Professional offices (CPA, insurance agent)
 - Law Offices / title companies
 - Learning centers
- + For sale, Shell Space
 - ✓ \$350 per SF
- + For lease, \$26 per SF plus NNN, shell
 - ✓ Generous TI available

Location Highlights

- + Situated in the heart of McKinney, one of the most desired cities in the DFW metroplex
- + SE Quadrant of Hwy 380 and US Hwy 75
- + High Traffic Area providing excellent visibility and accessibility.
- + Proximity to densely populated neighborhoods, with more than 75,000 residents living within a 5-mile radius.
- + Potential to draw business from the fast-growing towns – Melissa, Ana, and Princeton

Srinivas Chaluvadi, MS, MBA, PMP

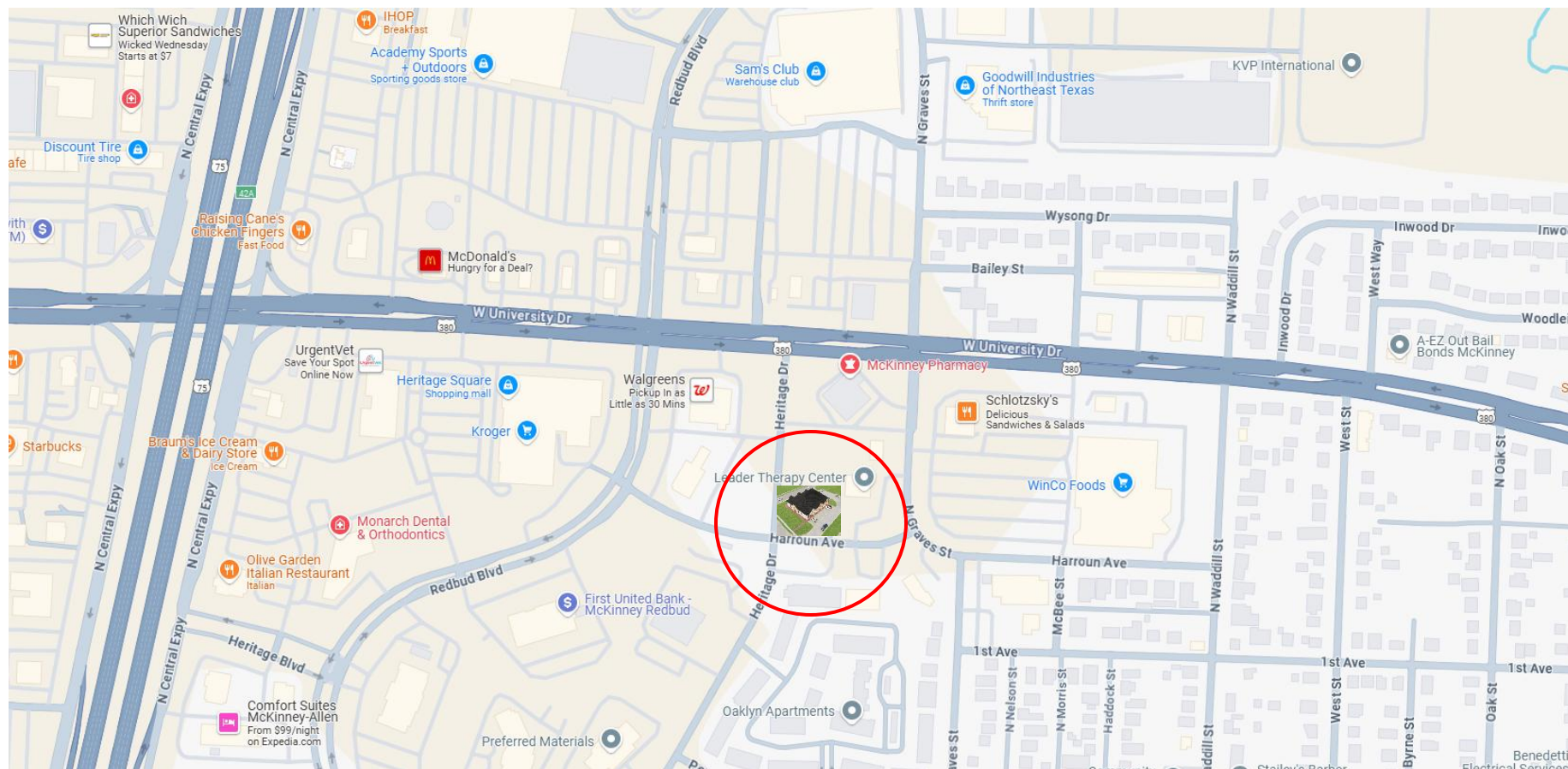
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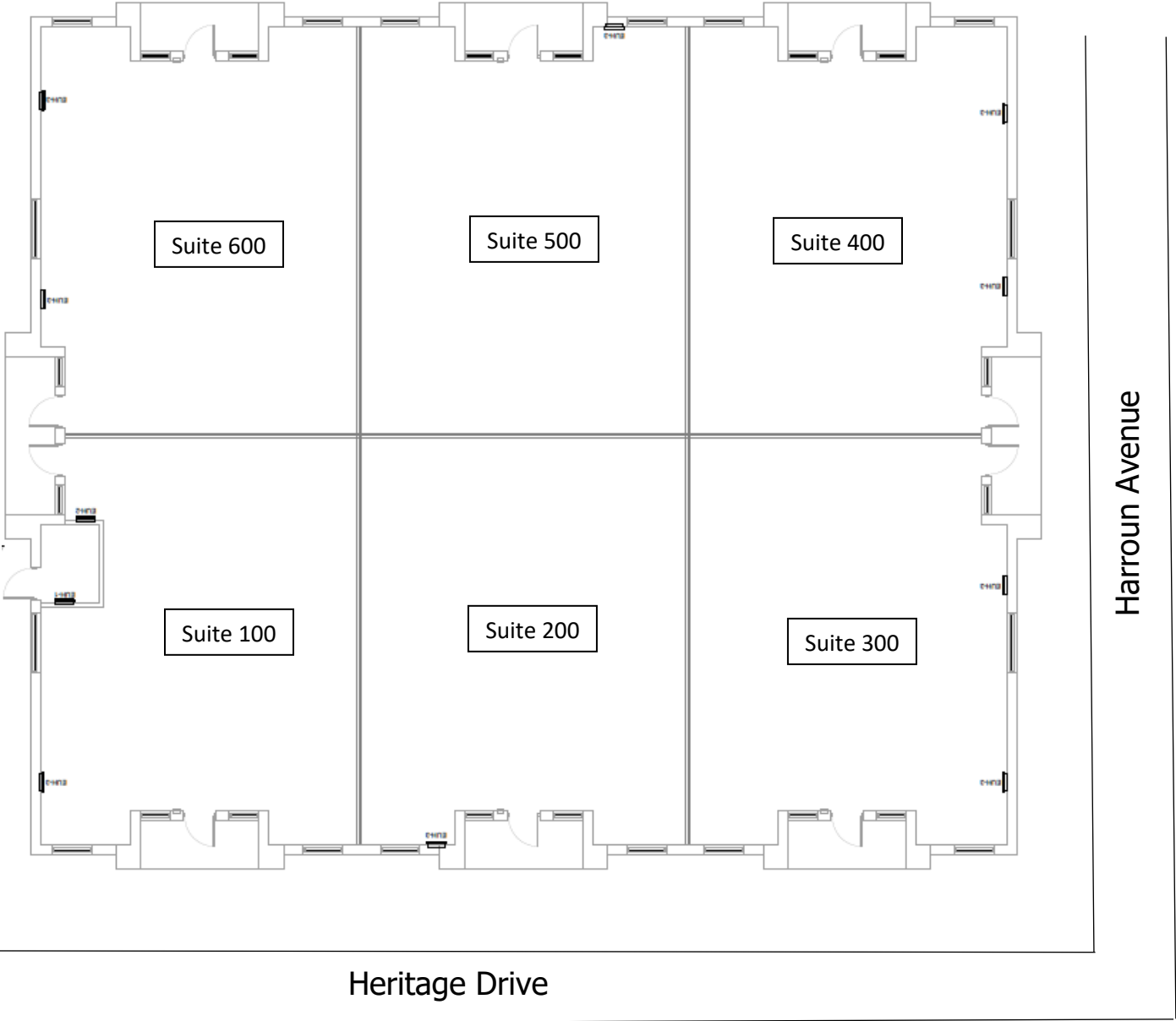
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Floor Plan/Suite layout



N ←



View from Heritage Dr (West)



View from Harroun Ave (South)



View from North side



View from East side