



CRAIG
INTERNATIONAL

FOR LEASE

2810 Hardin Blvd., McKinney, TX 75070

Building Size
11,000 SQ FT

Available Space
4,790 sq ft

Lease Rate
YR 1-3 \$18.50 SF
YR 4-5 \$19.50 SF

Expenses
\$6.90 NNN

TI Allowance
\$25.00

Term
Min. 5 yrs

Zoning
Commercial Uses

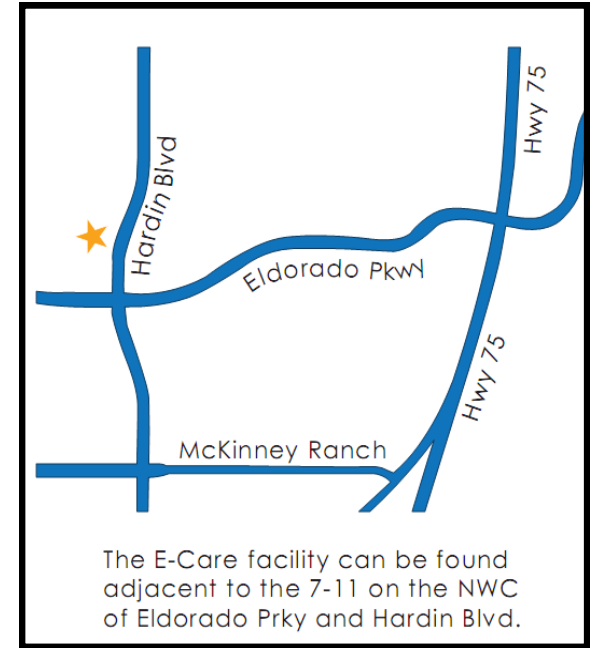
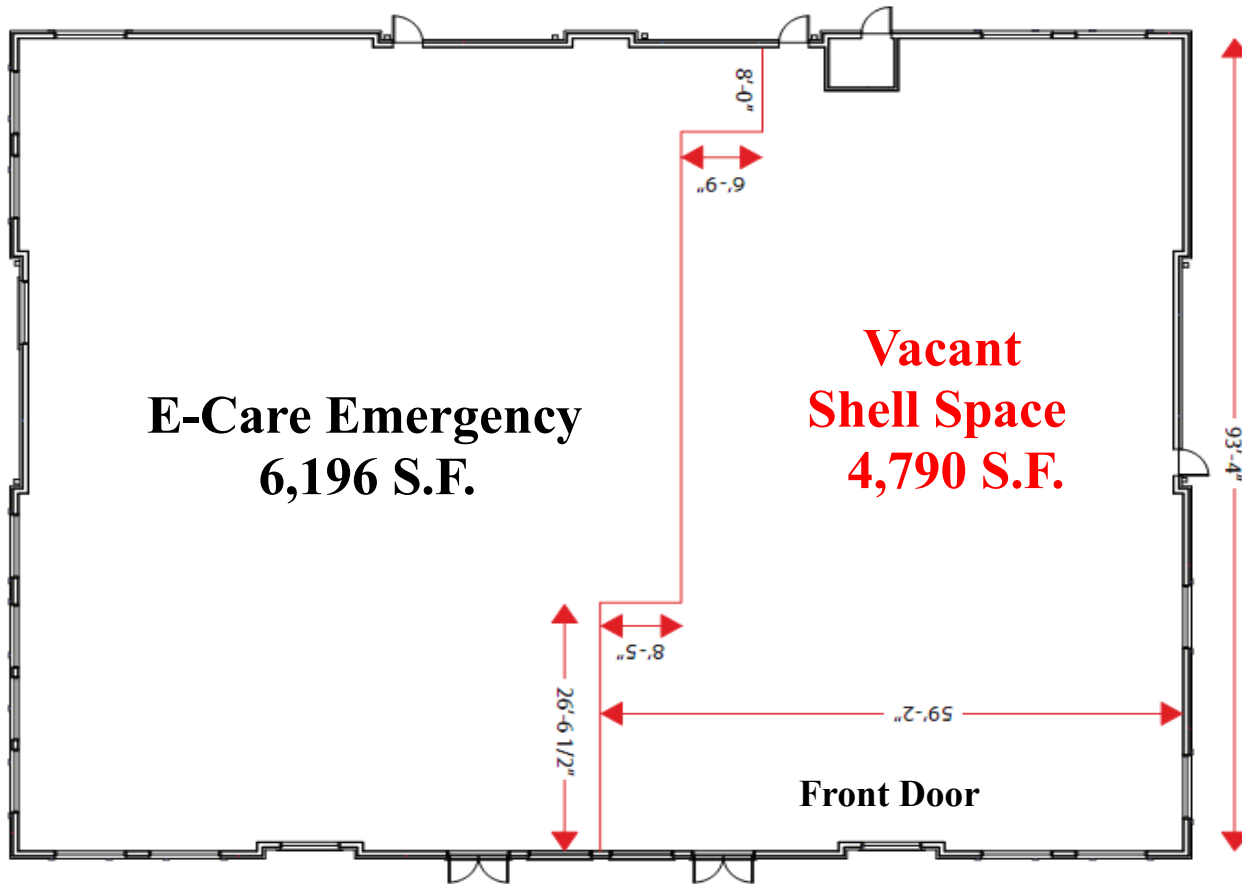
Bay Depths
93 FT

Parking
1 per 250



The property is located at the Northwest Quadrant of Eldorado Pkwy and Hardin Blvd., in McKinney, TX. The building contains approximately 11,000 sq ft of which 4,790 sq ft is available for Lease. The Suite is on the north side, facing east and next to the E-Care Emergency Center, an urgent healthcare facility.

Information furnished, while obtained by sources believed reliable, has not been verified by Craig International Inc.; we make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.



- * Building was constructed in 2005
- * Space is Co-Tenant in the building with E Care
- * Great signage
- * Located in affluent west side of McKinney servicing Eldorado residences and part of Stonebridge Ranch
- * Traffic count lends to more than 35,000 cars per day
- * Just minutes from U.S. 75 and S.H. 121
- * The space is well suited for Medical and Service Retail

For Information

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