

District 121 for lease

7300 SH 121 SB, McKinney, TX 75070

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DETAILS

Property name	District 121
Location	7300 SH 121 SB, McKinney, TX 75070
Ownership	Eckard Enterprises
Rentable space	190,405 RSF
Floors	8
Floor sizes	23,793 SF
Available space	14,942 RSF
Year built	2022
Building class	AA
Lease type	NNN +E
Operating expenses	NNNs - \$12.53 PSF Electric - \$2.08 PSF
Parking ratio	4.00/1,000
Parking type	Covered available
Building HVAC	Hours of Operation Monday-Friday: 7 AM – 7 PM Saturday: 7 AM – 1 PM After Hours: \$100.00 Per Hour (2hr min)
On-Site Staff	Property Management (JLL), Building Engineer (JLL), Security Guards, and Ownership
Building amenities	• Conference Center • Fitness Center • Golf Stimulator • Indoor and Outdoor Tenant Lounges
Nearby amenities	Mi Cocina, Common Table, Bob's Steak House, Pie Tap, Jersey Mike's, Broken Yolk Café, Valerie's Taco Shop, Chop Sports McKinney, Elysium Live Music Bar, and Denizen McKinney Hotel



Lobby



Lobby



Elevator Lobby



Parking Garage



Tenant Lounge



Fitness Center



Training Room



Outdoor Lounge



Putting Green



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