

McKINNEY CORPORATE CENTER I

6800 Weiskopf Avenue McKinney, TX 75070



Jones Lang LaSalle Brokerage, Inc

BUILDING HIGHLIGHTS



Developed in 2014



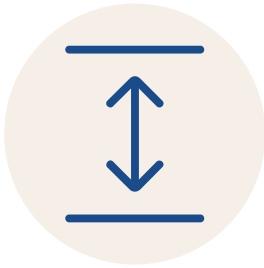
Building Size:
120,234 SF



40,000sf
Efficient Floorplates



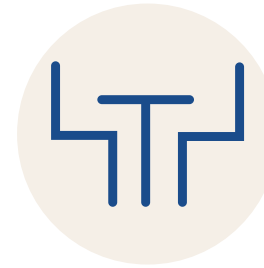
3 Stories



10' Ceiling Height;
14.6' floor-to-floor



Up to 7.5/1,000
Parking
Covered Available



Common Area
Renovations coming
in 2024



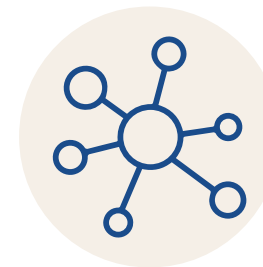
Direct access to Sam
Rayburn Tollway(121)



10-Minutes from
US-75 & the Dallas
North Tollway



Anchored by TPC
Craig Ranch – home
to the PGA's Byron
Nelson Championship



Located in Craig Ranch –
a vibrant mix of
single-family and multi-
family residences, retail,
restaurants and hospitality



LOCATION



Legacy West
10 Minute Drive

CRAIG RANCH



Immediate Access



100,000+
Vehicles Daily



5 Minutes



10 Minutes



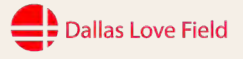
Access in All
Four Directions



McKinney National Airport
10 Min to a Corporate
Aviation Hub

CRAIG RANCH

Very close proximity
to Craig Ranch



25 minutes
from 2 International
Airports

McKINNEY CORPORATE CENTER I



childrenshealth[®]
STARCENTER

FAC
CRAIG RANCH

**AT&T
BYRON
NELSON**

ChopShop *Wine & Spirits*

pizzatwist

Joshy Mikes SUBS **CEDAR CREEK Brewery** **THE ELWOOD**

the sports center
SR
BENTLEY'S

COMMON TABLE **Snooze** **400 GRATIS**

Mi Cocina **Bob's**
Steak & Chop House

HOTEL DENIZEN
boutique 102-room hotel

THE FARM IN ALLEN

HUB **FLORA** **REPUBLIC**

ISGAL **THE SALTY Spudder**



NEARBY AMENITIES

LIFE IN MCKINNEY TEXAS



McKinney, the fourth-largest growing city in the U.S., is an affluent, pro-business community located 30 minutes north of Dallas. It is the largest city in Collin County, which also ranks as the ninth-fastest growing county in the nation. As the city continues its strong annual growth, its connectivity via major highways positions it as a prime location for businesses and residents. Offering a safe environment, sought-after residential communities, outstanding public schools, and an exceptional quality of life. McKinney is emerging as a preferred location for corporate relocations and expansions. It offers businesses exceptional access to a rapidly expanding well-educated workforce.

MCKINNEY, TEXAS - TOP U.S. CITY FOR GROWTH

#1

Best place to live in America
-Money Magazine

#4

Fastest growing big city in the U.S.
-U.S. Census (2010-2023)

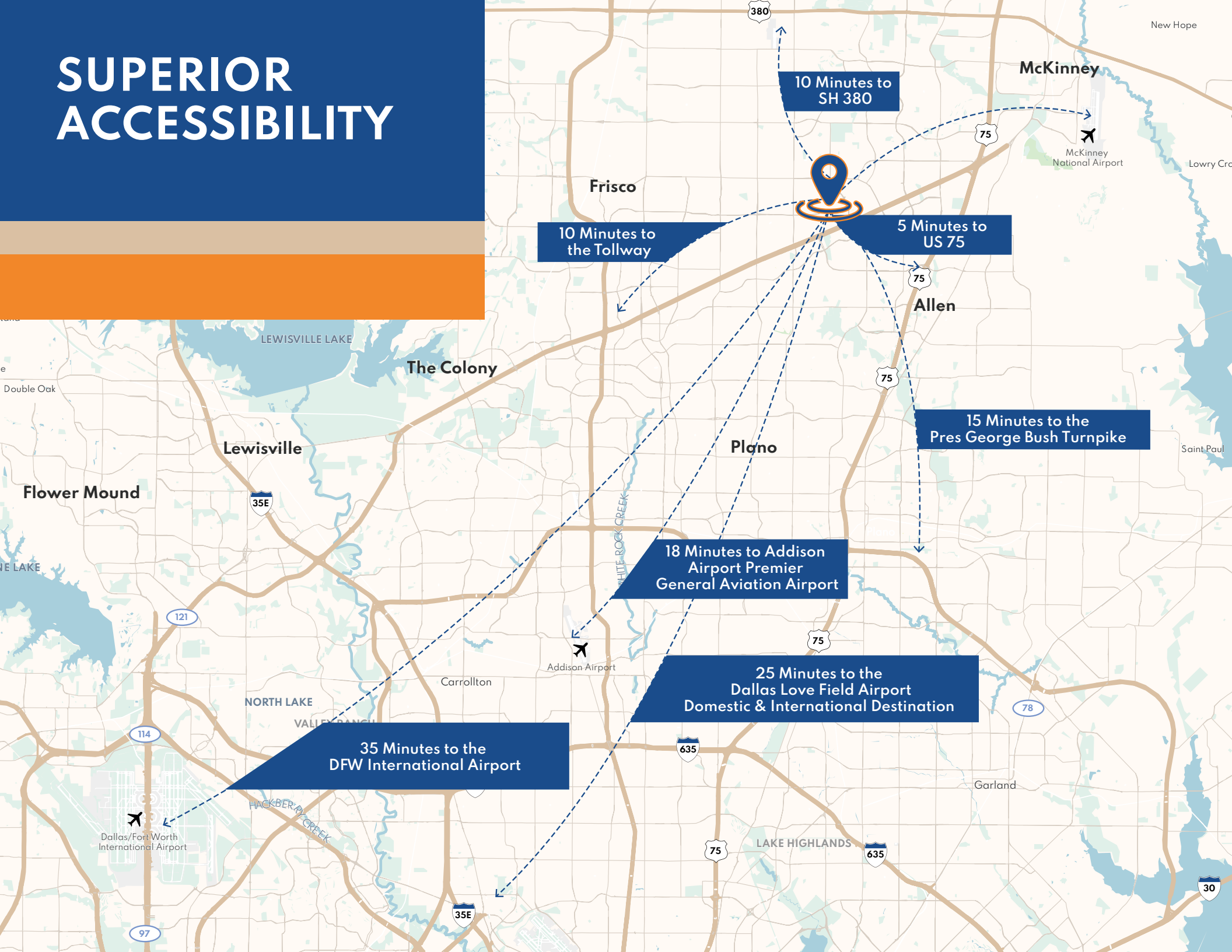
#1

Best U.S. city for first time home buyers
-Wallethub.com

WHY MCKINNEY, TEXAS

- Nations #4 Fastest Growing City
- Robust Occupancy Tenant Demand & Rents
- Strong Corporate Presence Target for Relocations & Expansions
- Premier Master Planned Community
- First Class Live Work Play Environment
- Superior Infrastructure & Accessibility
- Convenient to 1 Corporate & 2 International Airports
- Abundant Shopping Dining Hotels & Country Clubs
- Rapidly Growing Young Well Educated Workforce

SUPERIOR ACCESSIBILITY



10 Minutes to SH 380

10 Minutes to the Tollway

5 Minutes to US 75

15 Minutes to the Pres George Bush Turnpike

18 Minutes to Addison Airport Premier General Aviation Airport

25 Minutes to the Dallas Love Field Airport Domestic & International Destination

35 Minutes to the DFW International Airport

McKINNEY

CORPORATE CENTER I

Jeff Wood

jeff.wood@jll.com

214 438 3959



Jones Lang LaSalle Americas, Inc.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeff Wood	586631	jeff.wood@jll.com	214-438-3959
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date