



# McKINNEY

CORPORATE CENTER

## II

 **VanTrust**<sup>®</sup>  
REAL ESTATE LLC

 **HOLT LUNSFORD**  
COMMERCIAL

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MCKINNEY  
CORPORATE CENTER  
II

MCKINNEY, TEXAS

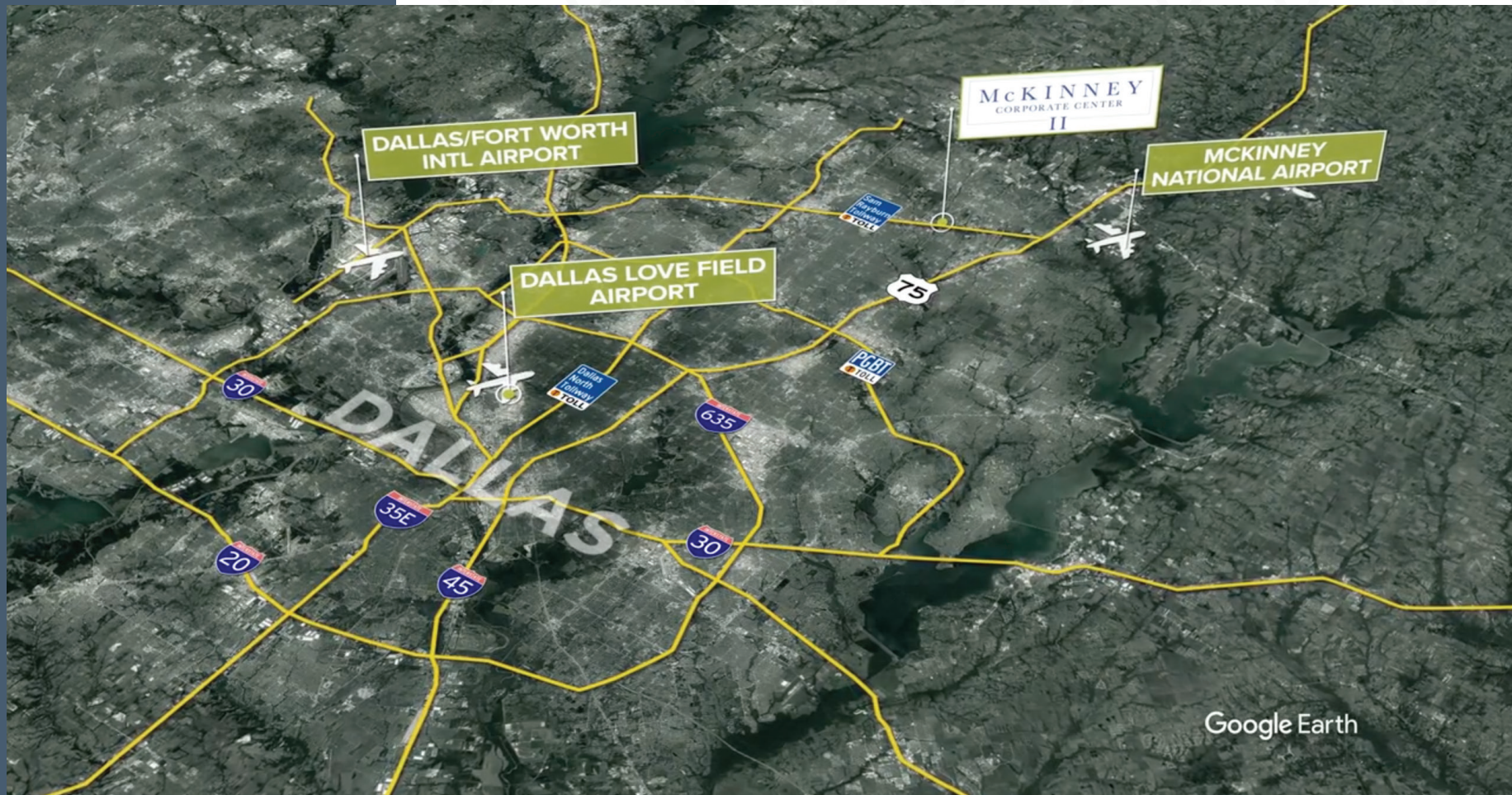
[CLICK HERE FOR VIDEO OVERVIEW](#)

#### THE BUILDING

### MCKINNEY CORPORATE CENTER II

- Class A office building
- 115,000 RSF
- 4 stories
- 5.2 / 1,000 parking ratio
- Surface and covered parking available
- Tenant lounge, outdoor patio, grab-and-go food service, and conference center
- Golf course views of TPC Craig Ranch (new home of the AT&T Byron Nelson)





#### LOCATION

### HIGHLIGHTS

- Prominently situated on the Sam Rayburn Tollway (State Hwy 121)
- Located in one of the highest growth cities in the United States with access to an abundant and well-educated labor pool
- 30-minute drive from DFW Airport, 25-minute drive from Dallas Love Field Airport, and only 6 miles away from the McKinney National Airport
- Excellent accessibility to Sam Rayburn Tollway, Dallas North Tollway, and US-75
- Three full on/off interchanges from Sam Rayburn Tollway that connect directly to Craig Ranch



## ABUNDANCE OF LIVE, WORK, PLAY AMENITIES



### LOCATION

## AMENITY HIGHLIGHTS

Located within the 2,200 acre Craig Ranch community and surrounded by an abundance of live, work, play amenities that include:

- TPC Craig Ranch Golf Course
- Craig Ranch Fitness Center and Spa
- Running and Biking Trails
- HUB 121 - mixed-use development at 121 and Alma Road
- Marriott Autograph Hotel





LOCATION  
NEARBY AMENITIES

► **FOOD**

Papa Lopez Cantina  
Raising Cane's  
Chipotle  
Firehouse Subs  
Starbucks  
On the Border  
Chili's  
Which Wich  
Durkin's Pizza  
Chick-fil-A  
Dickey's BBQ  
Tokyo Joe's  
Einstein Bros. Bagels  
Wingstop  
Jason's Deli

► **RETAIL**

Walmart  
Target  
CVS  
Ross Dress for Less  
Patel Brothers  
Dollar Tree  
GNC  
All About Fashion  
PetSmart  
Staples  
Lowe's  
FedEx  
RadioShack  
UPS Store

► **MISCELLANEOUS**

Bank of America  
Wells Fargo Bank  
T-Mobile Store  
AT&T Store  
Great Clips  
Sport Clips  
European Wax Center  
Massage Envy  
Ville Nails & Spa  
Supercuts  
Shubh Beauty Salon  
Moviehouse & Eatery  
Sprint Store  
Craig Ranch Chiropractic  
Salon Ana Bella



# BUILDING AMENITIES

- GOLF COURSE VIEWS
- TENANT LOUNGE
- TENANT PATIO
- GRAB-AND-GO FOOD SERVICE
- CONFERENCE CENTER



CRAIG RANCH  
NEW HOME OF THE  
AT&T BYRON NELSON

McKINNEY  
CORPORATE CENTER  
II



- 5.2 / 1,000 PARKING RATIO
- SURFACE AND COVERED PARKING AVAILABLE















INTERIOR  
RESTROOM





INTERIOR  
CONFERENCE ROOM



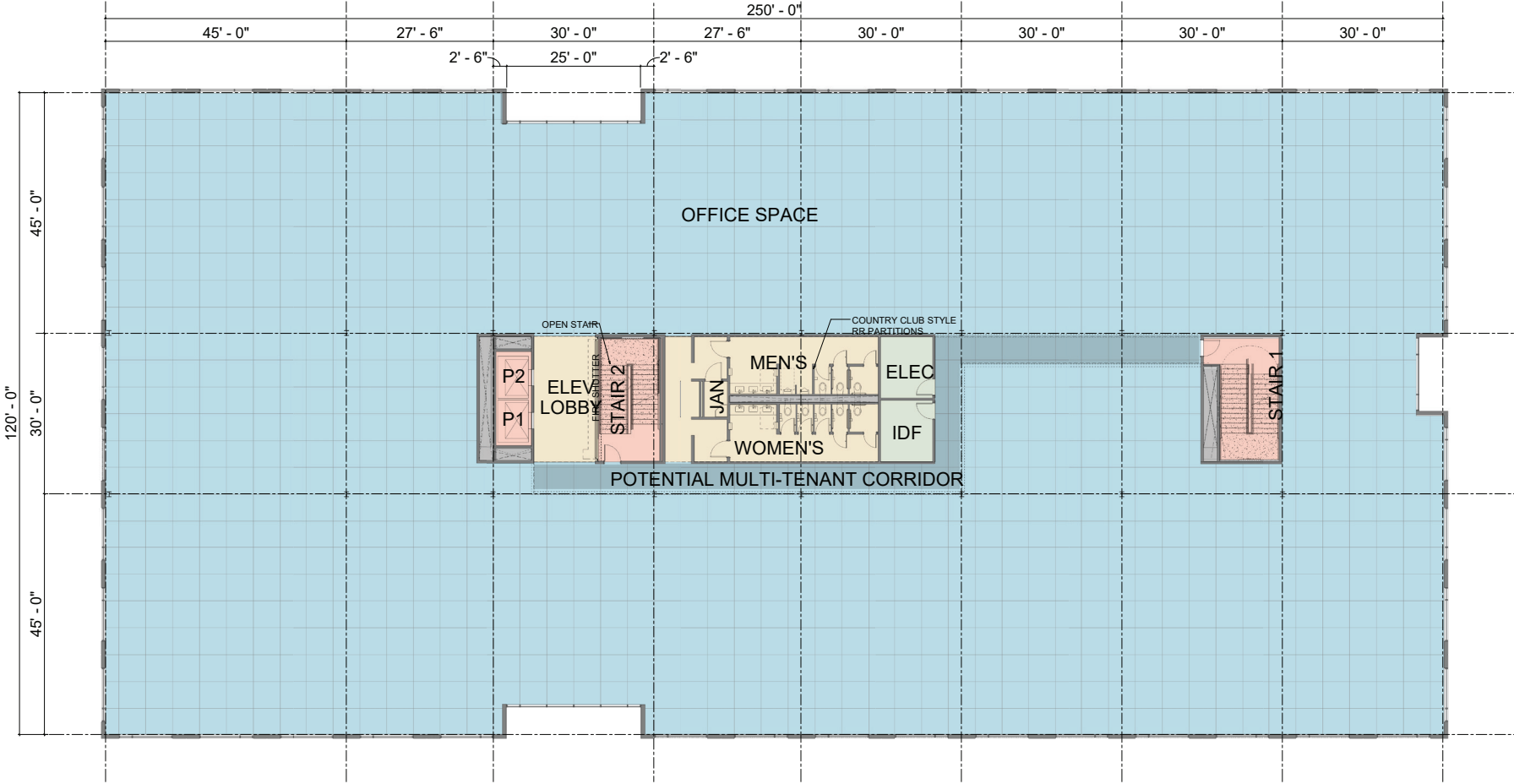








MCKINNEY CORPORATE CENTER II  
FLOORS 2-4 | 30,528 RSF





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# II

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