



120 Louisiana
McKinney, TX 75069

Be Where Downtown Begins

Office For Lease
1,700 +/- SQFT



Building Overview

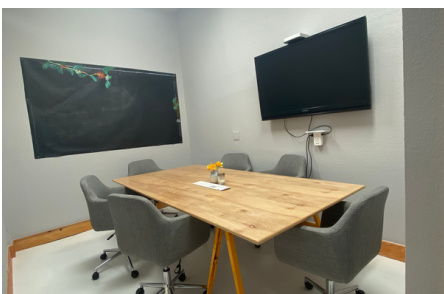
1-Story Commercial office
Building
Single tenant space with 1
parking space



YOUR BUSINESS DESERVES
AN ADDRESS THAT MAKES A
STATEMENT.



Welcome to 120 Louisiana Street—an exceptional commercial opportunity positioned at the front door of Historic Downtown McKinney. More than just office space, this is a place where your business becomes part of one of Texas' most vibrant and celebrated downtown districts. Designed with flexibility in mind, the approximately 1,700-square-foot floor plan features a spacious open-concept work area that easily adapts to collaborative offices, client reception, creative studios, boutique retail, or showroom space. Multiple private offices in the rear provide executive offices, conference rooms, or quiet workspaces, creating the perfect balance of openness and privacy.



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Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.



Premier Gateway to Historic Downtown McKinney

Dedicated parking offers convenience for employees—an increasingly rare amenity in downtown locations.

Outside your front door, Downtown McKinney becomes an extension of your workplace. Meet clients at locally owned coffee shops, celebrate successes at award-winning restaurants, browse unique boutiques, or unwind after work at nearby breweries, wine bars, and live music venues. Year-round festivals, art walks, farmers markets, and community events create an energy that few office locations can offer. With immediate access to US-75, Highway 5, and the greater Dallas-Fort Worth Metroplex, 120 Louisiana provides exceptional accessibility while delivering the prestige, charm, and walkability that today's businesses value most.

Whether you're establishing a flagship headquarters, growing your team, or elevating your brand, this is a rare opportunity to lease space in one of North Texas' most sought-after business destinations.

- ✓ 2 offices in rear
- ✓ Kitchenette/Coffee Bar
- ✓ Grease Trap
- ✓ 2 Private Restrooms
- ✓ 1 attached parking space
- ✓ Service Entrance in Rear
- ✓ Minutes to Highway 5
- ✓ Flexible Open-Concept Floor Plan
- ✓ Vinyl Wood Floors
- ✓ High Daily Traffic Counts for Brand Exposure
- ✓ Ideal for Professional Office, Creative Studio, Boutique Retail, Showroom, Medical, Legal, Financial & Technology Users
- ✓ Surrounded by Entertainment & Community Events
- ✓ Walk to Restaurants, Coffee Shops & Shopping

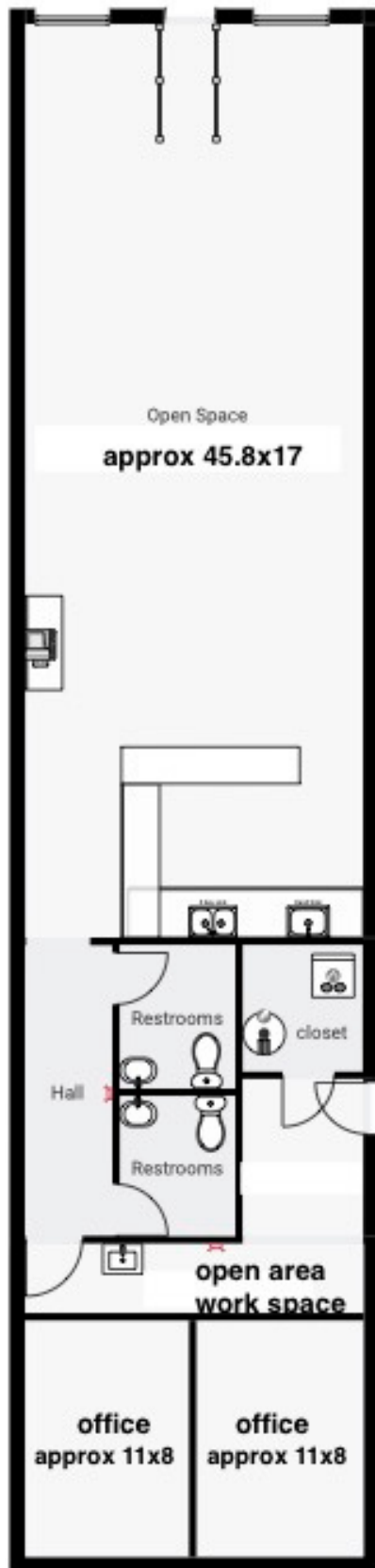


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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Social Living Real Estate Boutique

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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