SOCIAL LIVING
REAL ESTATE

109 1/2 E. Virginia
(Above Layered)
McKinney, TX 75069

2nd Level For Lease
1,975± SF
$25/SF + NNN



Building Overview

Upstairs suite above Layered Directly on the historic McKinney square



Historic downtown McKinney, facing the courthouse square



Office space directly on the historic McKinney square rarely comes available. This 1,975± SF second-floor suite sits above Layered, facing the McKinney Performing Arts Center in the restored Collin County Courthouse. It offers two private offices of about 306 SF each, a 358 SF third office or conference room approx 358 sqft, an open lobby area and a kitchenette.

Original hardwood floors, stained wood trim and frosted-glass transom doors give the suite real character, and one office overlooks the square. Shops, independent restaurants and free on-square parking are steps away. Available immediately.

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





- Two ~306 SF private offices
- ~358 SF office or conference
- Open lobby / reception area
- Kitchenette
- Original hardwood floors
- Frosted-glass transom doors
- Office overlooks the square
- Free on-square parking
- Across from the MPAC center
- 1,975± SF Upstairs Suite, Available Immediately
- $25/SF Base + NNN (Est. $7.89/SF)
- Street-Level Entry Facing the Square
- 1-Year Minimum Term
- Landlord Will Consider Dividing
- Upstairs from Layered Café

- 1,975± SF | From $25/SF + NNN



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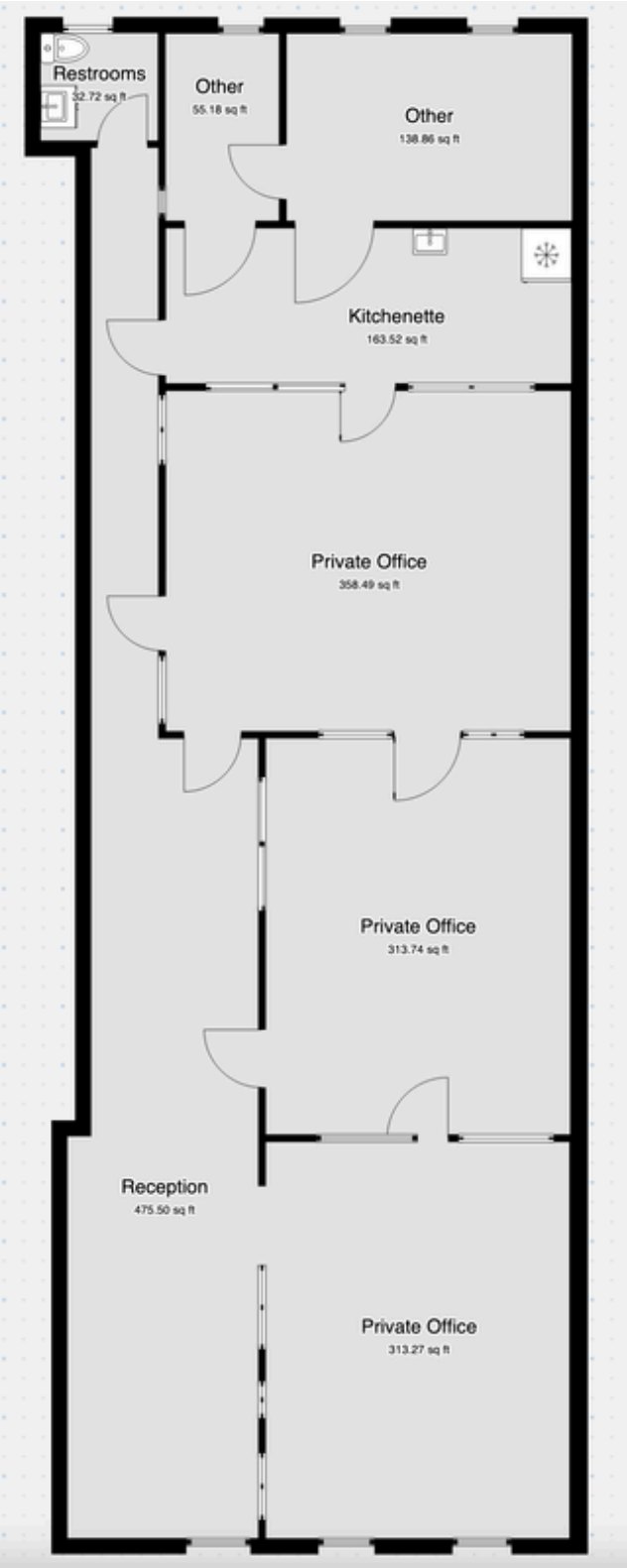
UPPER LEVEL | 109 ½ Virginia | 1,975± SF Finished Office with Lobby





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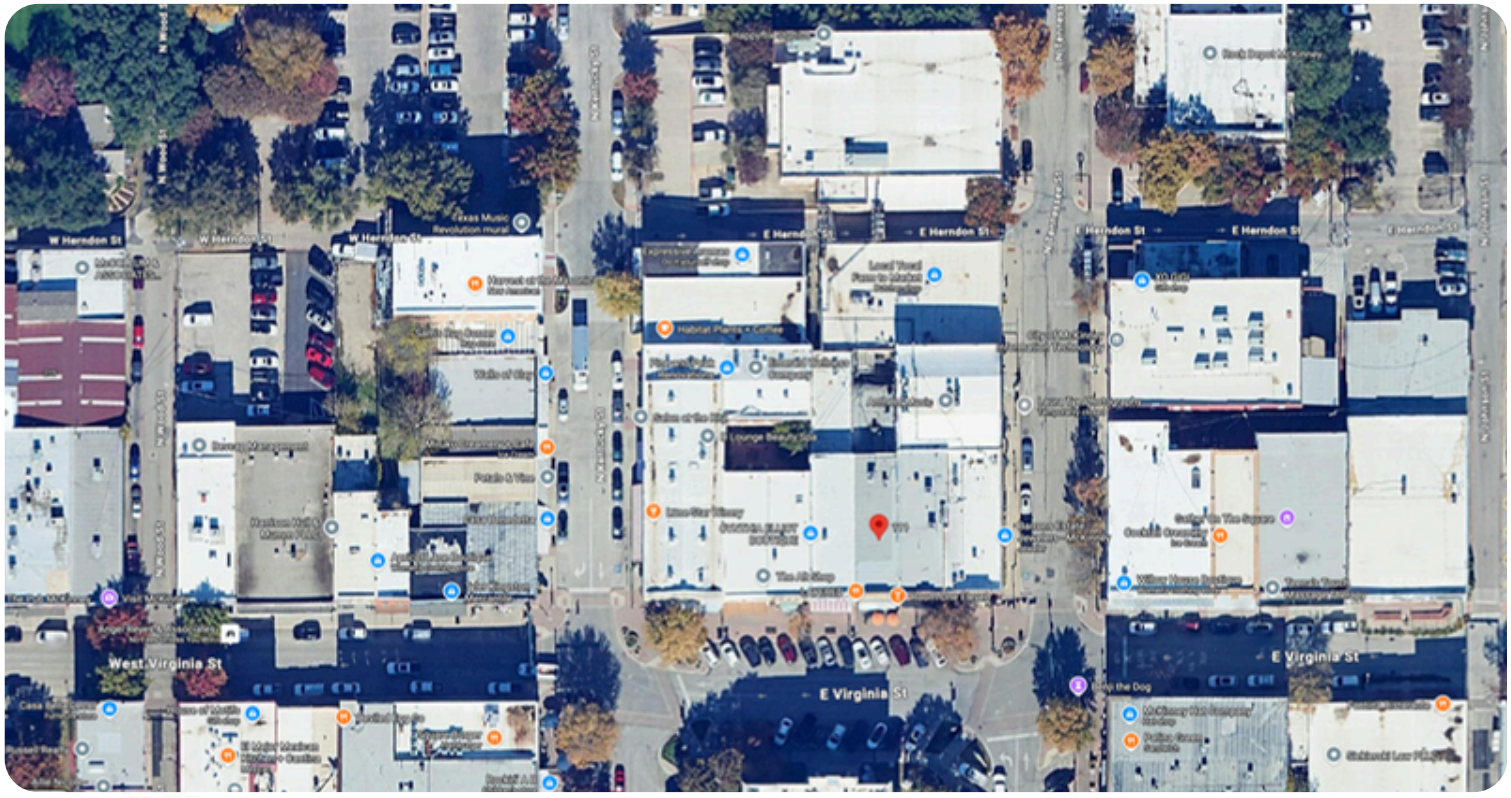

LOCATION



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Office Space on the McKinney Square

109 1/2 E. Virginia, Above Layered | Historic Downtown McKinney, Texas

A character-filled upstairs suite on the square, with coffee and lunch right downstairs.

There is one historic square in McKinney, and this suite puts your business on it. The second floor above Layered faces the McKinney Performing Arts Center in the restored Collin County Courthouse, at the heart of a walkable downtown that clients already know and enjoy visiting.

THE SPACE

A street-level door on the front of the building opens to the stairs. Upstairs, 1,975± SF includes two private offices of about 306 SF each and a 358 SF room that works as a third office or conference room. An open lobby area greets clients, and a kitchenette serves the team. Original hardwood floors, stained wood trim and frosted-glass transom doors carry the building's history, and one office looks out over the square. The space is available immediately, and the landlord will consider dividing it for smaller users depending on the use, terms, etc.

WHO IT FITS

Attorneys, CPAs and financial advisors who want an address clients remember. Real estate and title offices, Architects, interior designers and creative studios drawn to original finishes. Counselors and wellness practices that value a calm, private setting. Small professional teams and growing startups ready for a real downtown presence, with coffee, client lunches and after-work meetings a short walk away.

WHY THE MCKINNEY SQUARE

Historic Downtown McKinney is one of North Texas's best-loved town centers. The square is ringed by more than 100 shops, galleries and antique stores, and its restaurants are independently owned. The McKinney Performing Arts Center anchors the square from the restored courthouse.

McKinney has been a Texas Main Street City since 2003, and year-round events such as Arts in Bloom and Oktoberfest keep the square busy. For a tenant, that means steady foot traffic, an easy place to meet clients and an address with real character.

GETTING HERE

The suite sits on the north side of the square on E. Virginia St. Free parking is available on the square, with angle spaces out front and a public lot one block north at N. Kentucky and Herndon. US-75 and US-380 connect quickly to the rest of Collin County and Dallas.

LEASE TERMS

- Base rent from $25/SF/yr, depending on size and term
- NNN estimated at $7.89/SF/yr
- 1-year minimum term; available immediately

PROPERTY FACTS

- 1,975± SF second floor, reached by stairs
- Two ~306 SF offices + ~358 SF office or conference room
- Open lobby area and kitchenette; landlord will consider dividing

Schedule a private tour: Janet Clark-Sela | 214-945-1970 ext 700 | janet@sociallivingre.com



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2-10-2025

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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Janet Clark-Sela	**0476532**	**janet@sociallivingre.com**	**(214)945-1970**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janet Clark-Sela	**0476532**	**janet@SocialLivingRE.com**	**(214)945-1970**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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