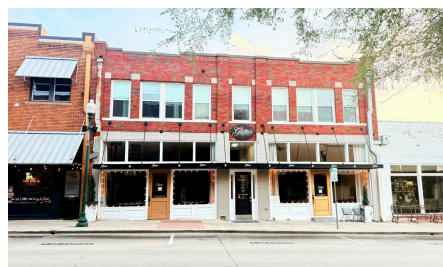




**FOR LEASE**  
 207 E. VIRGINIA  
 MCKINNEY, TX 75069

**\$40/sf + NNN**

TYPE	GROUND LEVEL
	VENUE/RESTAURANT
SIZE	4,500 +- SQFT



#### Prime Restaurant or Event Venue Space in Historic Downtown McKinney

Step into one of the most dynamic opportunities on the McKinney Square—an approximately 4,500 sq. ft. restaurant and/or event venue space designed to impress. Perfectly situated in the heart of Historic Downtown, this property blends charm, character, and functionality to create a one-of-a-kind destination.

Inside, you'll find a kitchen with grease trap, two spacious restrooms (mens & women), and two AC units for comfort. The expansive open floor plan is highlighted by elegant chandeliers, a dry bar, and a vintage mural-style painting that adds authentic character to the space. A built-in projector makes it ideal for private events, entertainment, or creative dining concepts.

Whether you envision an upscale restaurant, cocktail lounge, or a vibrant event venue, this space offers the style, location, and amenities to bring your vision to life—all in the bustling, high-traffic hub of McKinney's historic downtown.

**Janet Clark**  
 Principal Broker

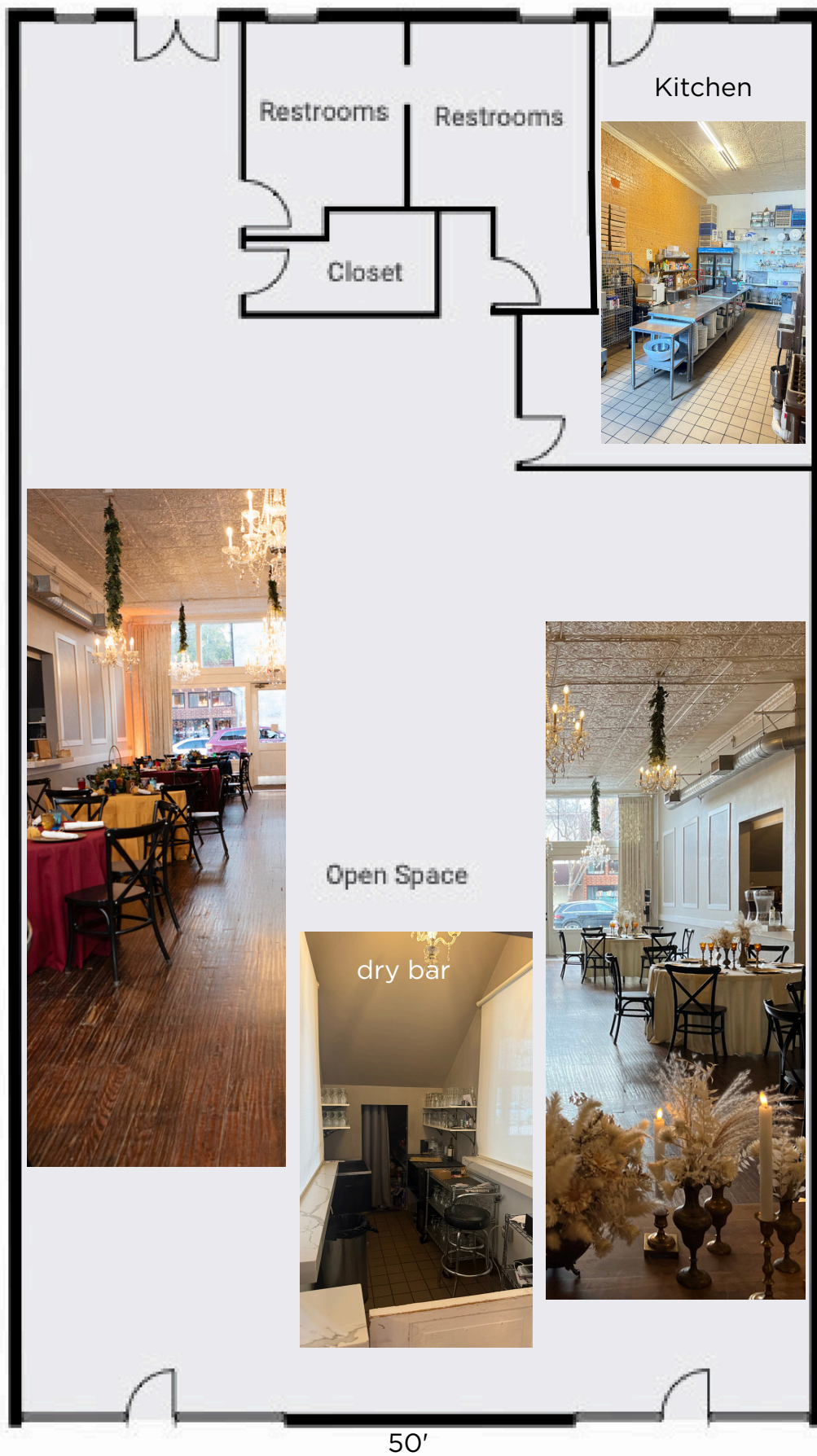
*let's connect*  
 214-945-1970 ext 700  
 janet@sociallivingre.com  
 www.sociallivingre.com

(214) 945-1970 ext 700

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





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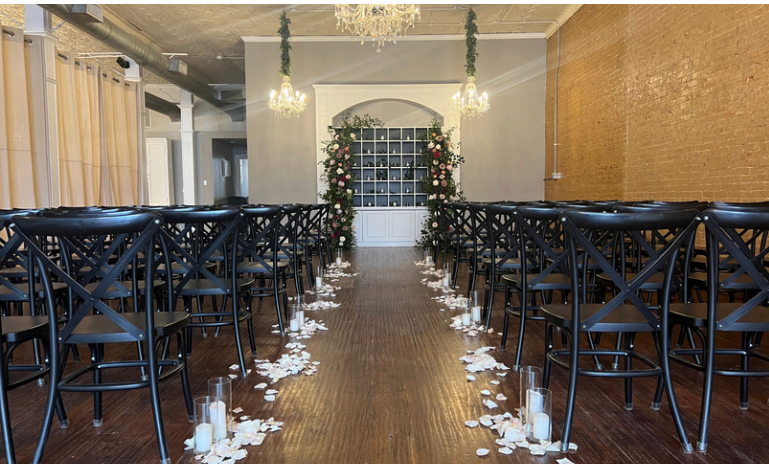
207 E. Virginia | McKinney

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- ✓ Prep Tables
- ✓ Grease Trap
- ✓ Refrigeration
- ✓ Dish Washer
- ✓ Commercial Oven
- ✓ Internet Fiber in Area
- ✓ Projection System
- ✓ Stereo/Speaker System
- ✓ Ground Level
- ✓ Chandlers
- ✓ 2 HVAC Units
- ✓ Men/Women Restrooms
- ✓ Dry Bar
- ✓ 2 Front Entrances
- ✓ Service Entrance in Rear
- ✓ 13' Ceilings
- ✓ Wood Floors
- ✓ Exposed brick walls

A rare opportunity to create something extraordinary in one of North Texas' most sought-after downtown districts!

207 E. Virginia | McKinney

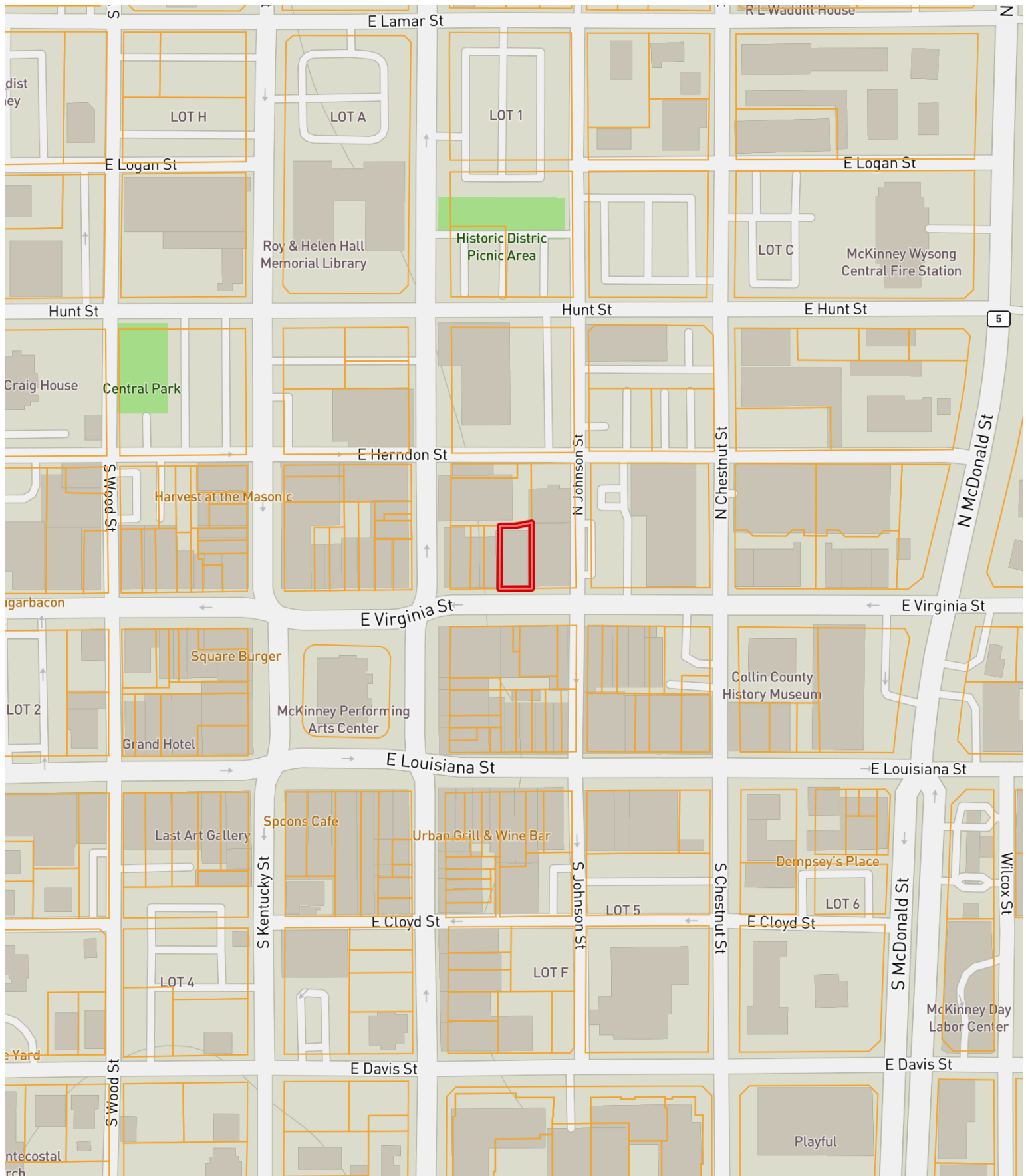


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## Information About Brokerage Services

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



### 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.

<u>Social Living Real Estate Boutique</u>	<u>9003284</u>	<u>Info@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@sociallivingre.com</u>	<u>(214)945-1970</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@SocialLivingRE.com</u>	<u>(214)945-1970</u>
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](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501