



# CITADEL PARTNERS

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## 9040 Falcon View Drive

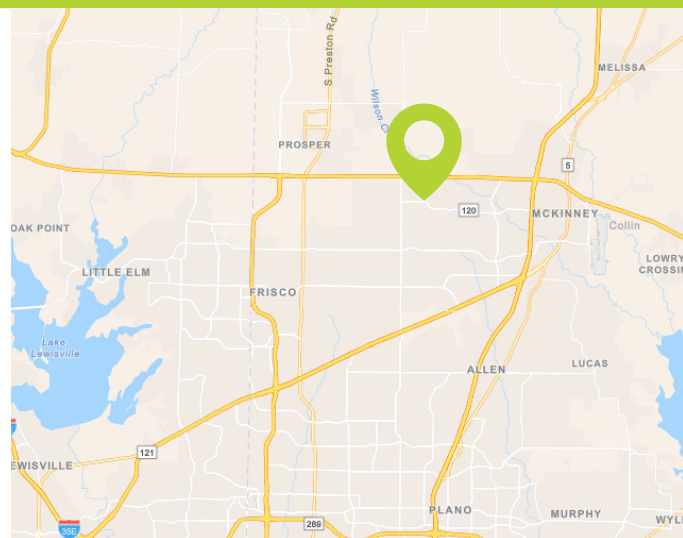
McKinney, TX 75072

MCKINNEY SUBMARKET

### For Lease

#### PROPERTY HIGHLIGHTS

- 11,109 RSF Building Size
- 1.16 Acres
- 3.0/1,000 Parking Ratio
- 2,977 RSF – 11,109 RSF Avail.
- Year Built: 2017



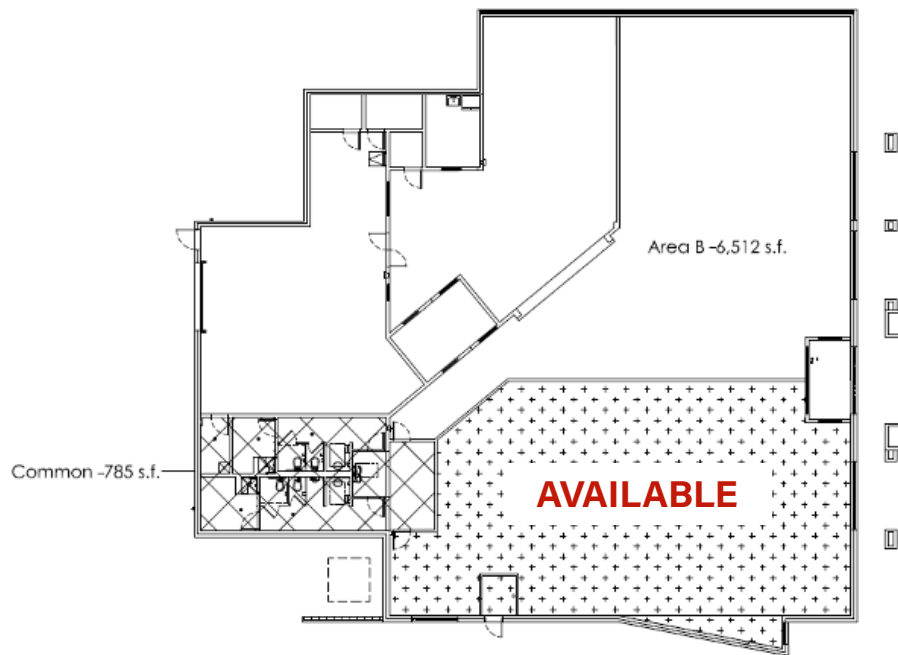
# 9040 Falcon View Drive

McKinney, TX 75072

## MCKINNEY SUBMARKET

### Lease Features

- Bikemart is existing Tenant and would demise their space
- 2,977 RSF Suite Available 7/1/2024
- Entire Building (11,109 RSF) Available Fall 2024
- Building Fronts Custer Rd.
- Open Floorplan
- End Cap Suite
- Sealed and Polished Concrete Floors
- 100% HVAC and 18' Clear Height
- Building sits on 1.16 Acres
- Rental Rate: Call For Pricing



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