

**AVISON  
YOUNG**

# Playful Studios

300 E Davis St, McKinney, TX





# PROPERTY OVERVIEW

## 300 E DAVIS ST, MCKINNEY, TX

Type	Class A
Size	58,800 SF
Land Area	92,957 - 2.134 acres
Year Built	2018
# of Stories	3
Parking Ratio	2.35/1,000 SF (Expandable)
Typical Floor Plate	17,666 SF
Zoning	F1 - Office Commercial
Occupancy	0%
Construction	Reinforced Concrete Frame
Foundation	Concrete Beam
HVAC	Trane Commercial Rooftop
Fire Safety	New Fire Panel 2019, Remote Monitor
Elevators	2 Otis Elevators
Pricing	Upon Request
Technology Components	2x Cisco Meraki MX450 firewalls 7x Cisco Meraki MS225-48P 48-port network switches 30x Cisco Meraki MR53 wireless mesh access points Full 802.11ac wifi signal coverage across all 3 floors Gigabit network connectivity with support for 10GbE Fiber connectivity at the firewall level Internet lines are 2 Gbps (Spectrum) and 500 Mbps (AT&T) fiber connections







## EXECUTIVE SUMMARY

---

Avison Young is pleased to exclusively offer Playful Studios state-of-the-art corporate headquarter facility located at 300 E Davis Street in McKinney, Texas. Recognized as one of the fastest-growing cities in the nation, McKinney is strongly embraced by businesses, residents and visitors who herald their community's vision and strong overall quality of life.

The building evokes energy and creativity through its generous use of natural light, open spaces, striking surfaces and inspiring color palate. The ergonomic workstations and in-place infrastructure facilitate a potential plug and play scenario for any user occupant. It features efficient floor plans, pod type workstations, abundant conferencing areas, modern amenities, a workout facility, showers, laundry areas full kitchens per floor.

The Playful Studio asset presents a tremendous opportunity for an owner/ user, single tenant or investor to acquire a high-quality property in a vastly expansive submarket.









## INNOVATION FUND

---

Strategically located 30 minutes north of Downtown Dallas, McKinney has been a destination for both population and corporate growth in the DFW market for the last 20 years. Because it has been a hub for innovation, McKinney has pledged to continue that modernization and growth through the goal of a new fund.

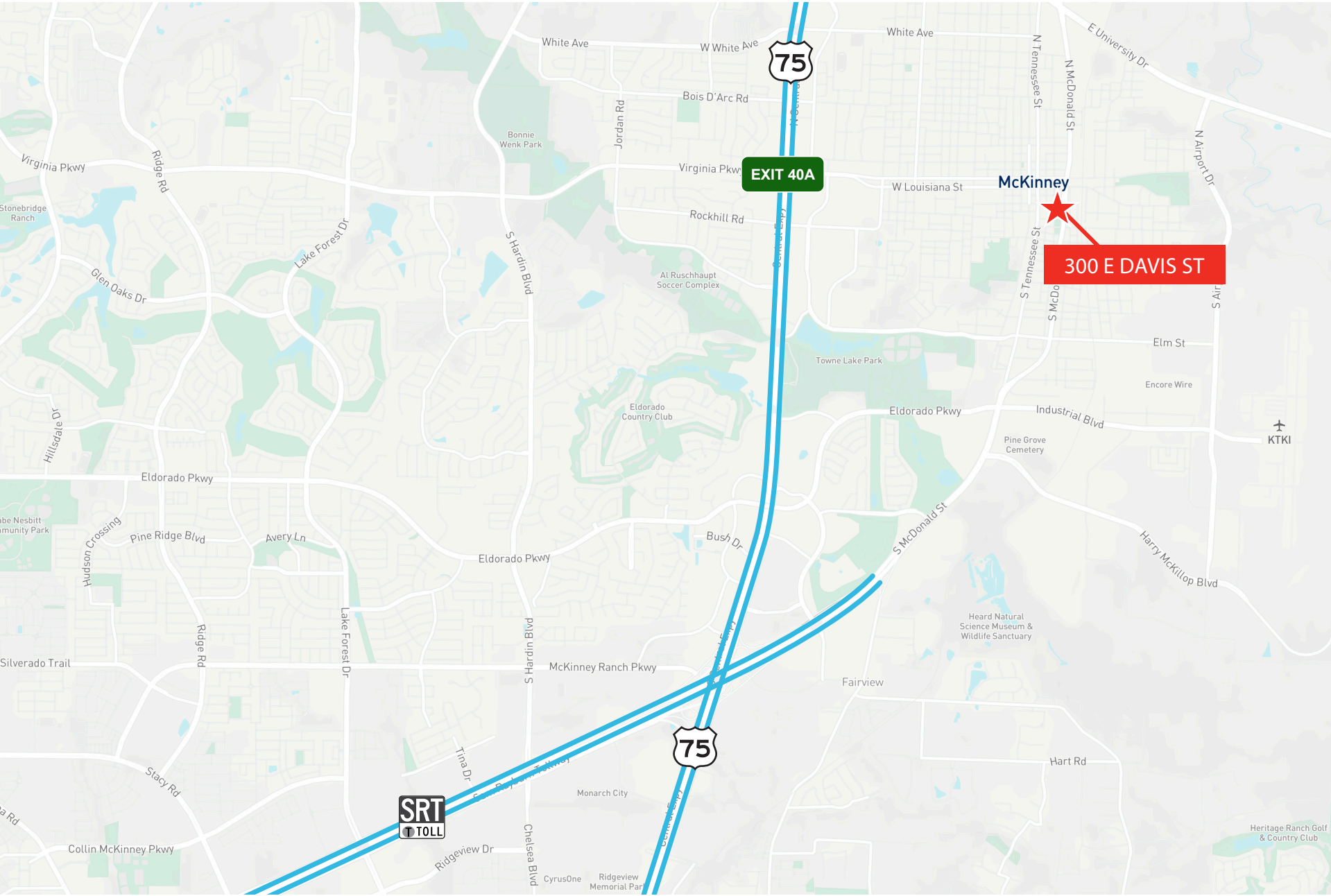
The McKinney Economic Development Corporation created the new funding source called the Innovation Fund. This first-of-its-kind fund is looking to recruit and expand technology based companies with the goal in mind of promoting economic development. Simply put, new and existing businesses will be incentivized to grow their operations locally.

The Innovation Fund is a way to award grant-funding to startups and other companies that do not necessarily qualify for traditional economic incentives. In addition, it is meant to help existing businesses expand and also to attract new companies, thus creating more local job opportunities.

The City of McKinney already has an impressive startup ecosystem and the Innovation Fund further aligns with the corporation's goal of growing McKinney's tech industry. Many of the city's residents already have the skill-sets needed to work in tech-industry jobs so a true win/win will be created for companies that will choose McKinney to grow and prosper in while elevating themselves with a qualified labor pool looking for local employment opportunities.



# LOCATION MAP





## AREA ATTRACTIONS

---



Historic Downtown McKinney



Collin County Historical Society Museum



Town Lake Recreation Area



Chestnut Square Historic Village



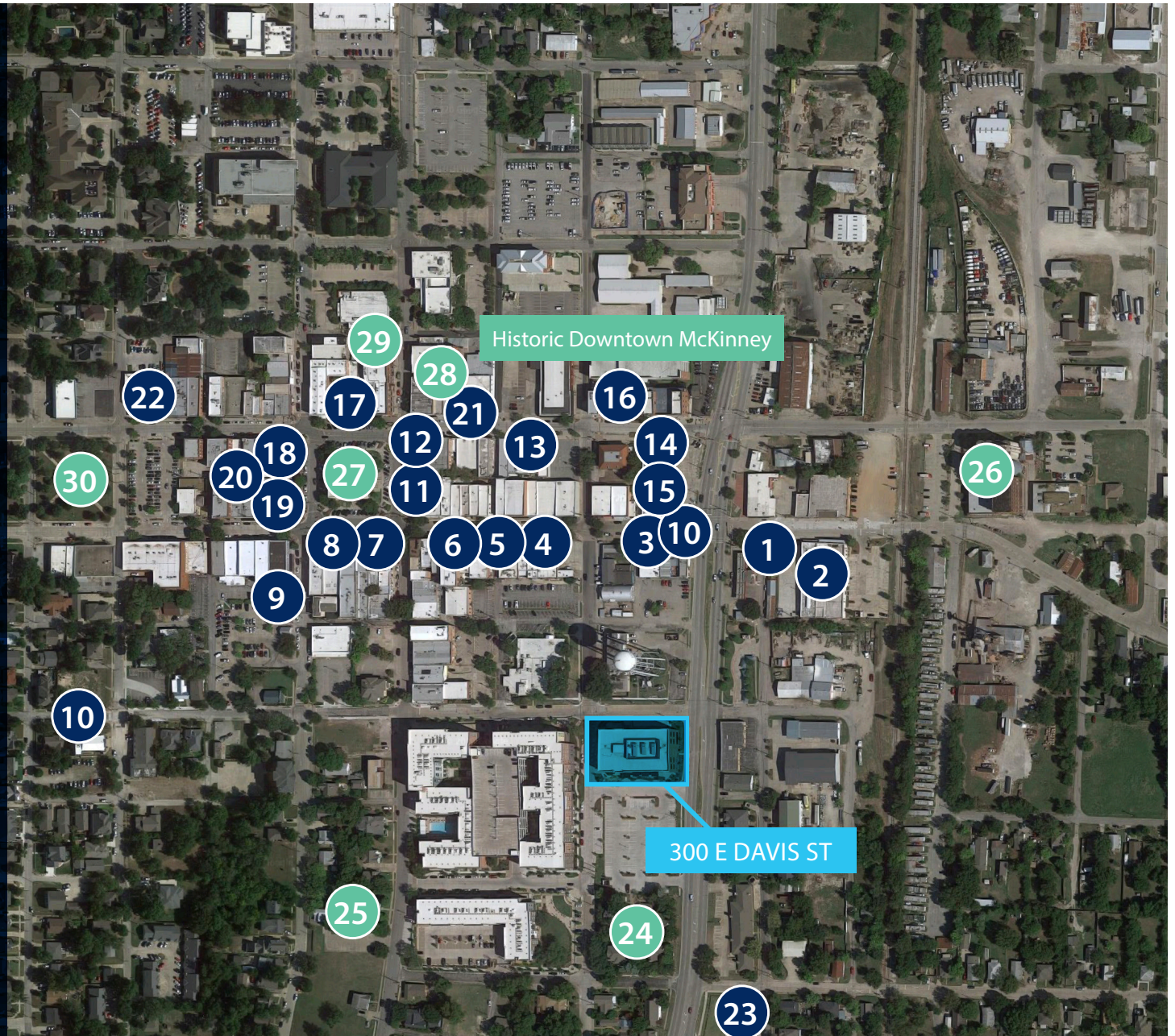
## AREA AMENITIES

### RESTAURANTS & BARS

1. Cookie's Mexican Restaurant
2. Local Yocal BBQ & Grill
3. Dempsey's Place
4. Bayou Jack's Cajun Grill - McKinney
5. Mellow Mushroom
6. The Pantry Restaurant
7. Harvest
8. Spoons Cafe
9. Cadillac Pizza Pub
10. The Yard McKinney TX
11. The Celtic Irish Pub
12. Patina Green Home and Market
13. Hugs Cafe
14. Koji Sushi
15. El Juarez Mexican Restaurant
16. Foxiis Restaurant and Grill
17. Layered coffee & kitchen
18. Square Burger
19. Rick's Chophouse
20. Rye
21. Gather in Downtown McKinney
22. The Pub McKinney
23. Chicken Express

### AREA ATTRACTIONS

24. Chestnut Square Historic Village
25. Surrey House and Gardens Wedding & Reception Center
26. The Mill at East McKinney
27. McKinney Square
28. Gather in Downtown McKinney
29. Local Yocal Farm to Market
30. Dr. Mitchell Memorial Park







---

**Susan Gwin Burks**  
**Senior Vice President**  
214 269 3106  
susangwin.burks@avisonyoung.com

**John Bowles**  
**Senior Vice President**  
214 269 3102  
john.bowles@avisonyoung.com

**Bruce Butler**  
**Senior Vice President**  
214 269 3122  
bruce.butler@avisonyoung.com

**Caleb Brooks**  
**Financial Analyst**  
214 261 1046  
caleb.brooks@avisonyoung.com

**Victoria Reynoso**  
**Client Services Coordinator**  
214 261 1023  
victoria.reynoso@avisonyoung.com

---

AVISON YOUNG- DALLAS, LLC  
1920 McKinney Avenue | Suite 1100  
Dallas, TX 75201  
**avisonyoung.com**



## DISCLAIMER

©2020 Avison Young. All rights reserved. The information contained in this document is proprietary to Avison Young and shall be used solely for the purpose of evaluating this proposal. All such documentation and information remains in the property of Avison Young and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Avison Young. All information contained herein is from sources deemed reliable; however, no representative or warranty is made as to the accuracy thereof. The Property is being offered free of management and debt encumbrances. The terms of sale are all cash to the Seller at closing. The Property is offered in an "as is, where is" condition on fee simple land.