McKinney Technology Center

"Bringing innovative office solutions to organizations ranging from young entrepreneurs to small enterprises…"

Our Story

History of the McKinney Technology Center

- Purchased building in December 2016 for $5.15M

- Added $1M in Capex in Data Center/Office/City Requirements

- Commitment to quality and continued operational success

- Cash flow positive

MTC and McKinney

- Leverage MTC resources to attract young entrepreneurs and small businesses to McKinney

- Leverage MTC as a retention resource to ensure growing organizations have the resources they need

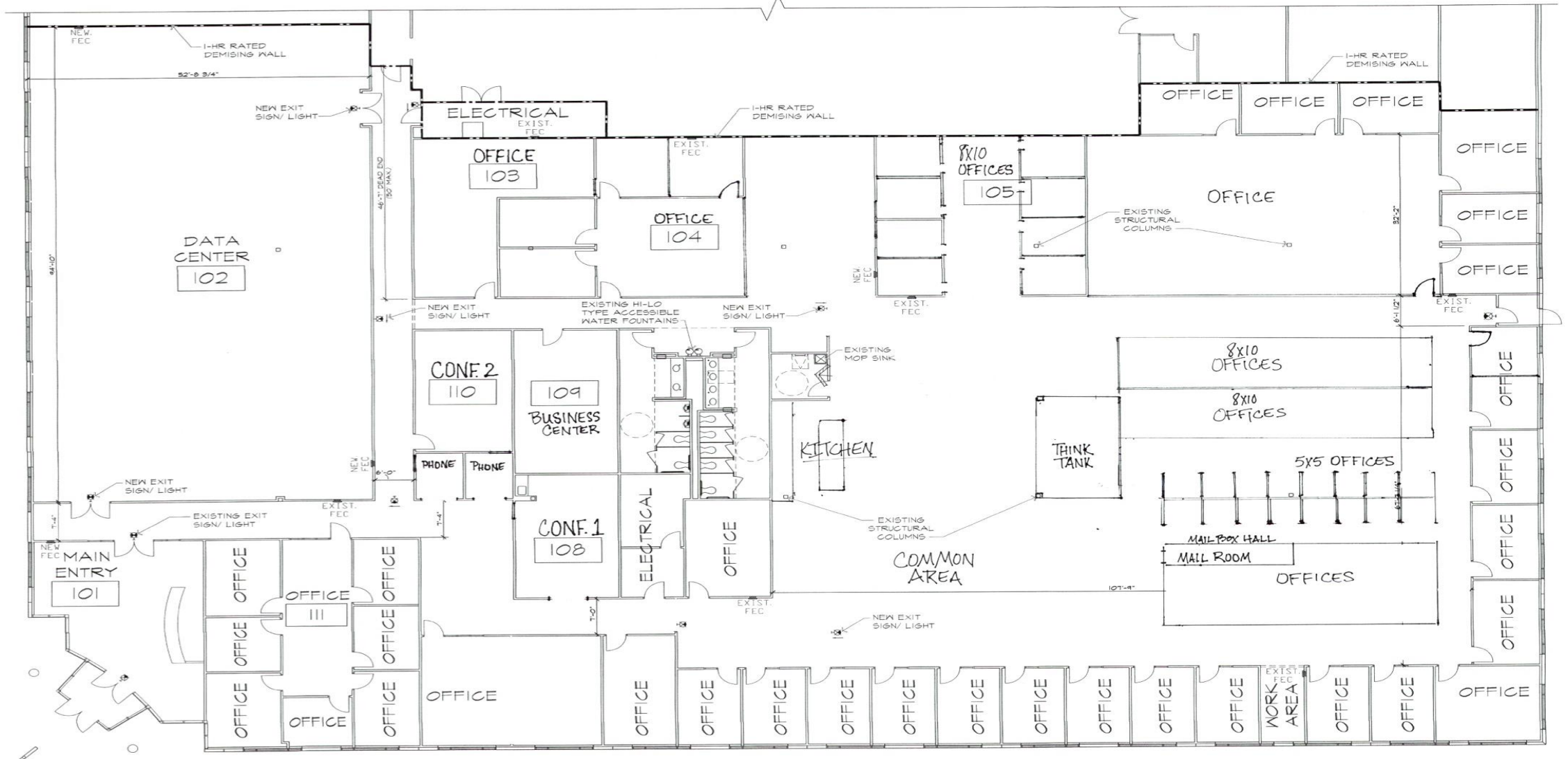- Leverage MTC to attract large enterprises to "drop anchor" in McKinney

Key Goals

- Create attractive and secure high tech multi tenant facility
- Create incentive monthly plans (something at every level)
- Encourage internal growth options
- Create "intermingling" growth options
- Continue to offer new technology solutions to all tenants
- Continue on healthy sustainable growth path

Jobs, Jobs, Jobs - Space?

- Must have space to enable job creation
- High paying jobs - $100K +
- IT, IoT, Dev/Ops, AI
- In 2015 Collin County had a county "technology center" that had 213 jobs with an average salary of $108,011
- Intimately familiar with technology companies with average salaries in excess of $150,000
- MTC will be more than just Jobs….(enabler of jobs, sustainability of resources)

Fishers, Indiana IOT Lab

"For a long time, IoT technology has been expensive and difficult to create. The capital needed to buy the equipment created a barrier for innovative entrepreneurs and small companies with big ideas. We were determined to find a way to give small agile teams and innovators the resources to make their ideas come to life. IoT Labs offers pioneers in IoT technology those resources in one collaborative environment"

-John Mcdonald, CEO

Interior Space

Casual Meeting Spaces

Interior Space

Conference Rooms
and Private Phone Booths

Pricing Options

- Entry Level (Multi tenant Desk) - $250

- Private Desk in Cubby - $400

- Private Office - $550

- Private Office w/Window - $700

- Small Business Options - $1,500 - $7,500

- All Tenants have access to shared spaces (Front entry, kitchen, restrooms, conference rooms, think tanks, video conferencing, data center, etc….)

3 Separate Contractors....3 Separate Bids

- Maverick Builders, Inc
- Classic Designs, LLC
- George C. Fuller

Demo/New Ceiling	110,155
Foors/Demo Carpet/Concrete Stain	55,861
Paint, Texture, Sheetrock repairs	75,000
Buildout of Kitchen	52,000
Electrical/lighting	190,000
HVAC Adjustments	53,120
Artwork	38,300
Office Furniture	100,000
Audio Visual Room	52,350
Update Restrooms	32,400
New Window Blinds/Treatments	15,000
Interior moveable wall systems	298,610
Adjust sprinkler per city code	25,000
Architectual/permits/contractor fee/dumpters, etc	150,000
Total	$1,247,796

Thank you!