

# SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT  
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Fort Worth Dr Professional Office Park</b>
<b>LOCATION:</b>	2411 – 2421 Fort Worth Dr, Denton, TX 76205
<b>TYPE:</b>	Professional office/retail suites – Upscale Office Condominiums
<b>POTENTIAL USE:</b>	Professional Office / Medical / Retail
<b>CONFIGURATION:</b>	New Construction / Shell Condition
<b>SIZE:</b>	<u>Building D</u> - Total +/-3,911 SF – Minimum Divisible to +/- 1,500 SF <u>Building E</u> - Total +/-3,911 SF – Minimum Divisible to +/- 1,500 SF <u>Building H</u> - Total +/-5,000 SF – Minimum Divisible to +/- 2,500 SF <u>Building K</u> - Total +/-10,000 SF – Minimum Divisible to +/- 2,500 SF
<b>AVAILABLE:</b>	Estimated completion July 2018
<b>FRONTAGE/ ACCESS:</b>	Fort Worth Dr (US HWY 377)
<b>VISIBILITY:</b>	High visibility
<b>UTILITIES:</b>	All available and existing to site – electric & water individually sub-metered to each building/tenant space. Tenant to pay all utilities.
<b>SIGNAGE:</b>	Façade/Monument signage available
<b>LEASE:</b>	\$19.00 / SF /Yr + NNN (Estimated NNN \$5.00/SF)
<b>SALE PRICE:</b>	\$255.00/SF (List Price includes \$35.00 for TI)
<b>MINERAL RIGHTS:</b>	Do Not Convey
<b>TERMS:</b>	5 Years
<b>PARKING:</b>	Abundant
<b>CEILING HT:</b>	9-12'
<b>LISTED:</b>	Loop Net, CoStar, Xceligent, Many Web-sites
<b>COMMENTS:</b>	Great location – High Traffic/High Visibility. Class A Professional Office Park, Sale or Lease - office/retail suites with turn-key finish-out available.
<b>CONTACT:</b>	John Withers, CCIM 940-320-1200 <a href="mailto:john@sbpcommercial.com">john@sbpcommercial.com</a>

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