

SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY:	BRYDEN PROFESSIONAL BUILDING
LOCATION:	4851 South I-35 E, Corinth, TX 76210 Corner of I-35 and Post Oak – Across from Bill Utter Ford <u>One exit south of Denton Regional Hospital</u>
TYPE:	Medical Office Building – Professional Office
ZONING:	C-1 Commercial
POTENTIAL USE:	Office – general, medical, professional
SIZE:	24,493 SF Total – 2 Story Office Building
AVAILABLE:	<p><u>Suite 102 – 1,058 RSF</u> – Former audiologist suite. Current layout offers a reception area, clerical area, 2 restrooms, 2 lab areas with sinks and built-in's, large exam area and small office area. Glass entry off main lobby. (Can combine with Ste 103 for total of 2,408 SF)</p> <p><u>Suite 103 - 1,350 RSF</u> – Couple of large open areas, storage area, small office. Glass entry off main lobby. (Suite 103 can be combined with Suite 104 for a total of 4,363 SF)</p> <p><u>Suite 104 - 3,137 RSF</u> – Private entrance off the parking lot. Suite has large open area with 7 offices/exam rooms, 2 full restrooms with showers and a large clerical area. Has entry way off the parking lot. (Can be combined with Ste. 102 & 103 for a total of 5,545 SF)</p> <p><u>Suite 201 - 3,940 RSF</u> – Reception, clerical work area, 2 restrooms, break room, several offices, open areas, storage rooms. Can be reconfigured. Currently tenant occupied through the end of 2015. Can negotiate to release current tenant and place new tenant. Can remodel to suit. Entry off 2nd floor inside lobby.</p>
FRONTAGE:	Post Oak and I-35
ACCESS/VISIBILITY:	Post Oak and I-35
TAXES:	Parcel ID R273319

SIGNAGE: Monument Sign – Corner – I-35 @ Post Oak
Marquis Sign in Lobby
Outside of building – negotiable

PRICE: \$14.00 / SF / Yr + NNN

NNN: \$5.00 / SF / Yr

ADA: Yes

PARKING: Ample open parking spaces

LEASE: 3 – 5 Years

AGE: Originally built in 1999 – Major updates in 2014

TERMS: Negotiable

TI: Negotiable

LISTED: LoopNet, CoStar, Xceligent, Many Web-sites

COMMENTS: NEW OWNERSHIP AND NEW MANAGEMENT!!! Prime office space ideal for medical or professional office. Good tenant mix with several medical and other business uses tenants in place. Spaces have access from newly remodeled entryway lobby area and may also have access directly from outside parking lot. Suites have various existing configurations some have large open areas and others have offices, exam rooms, lab rooms, restrooms, reception area, etc. Many have existing partitions / built in desk / counter tops, etc. All suites move in ready, or can be reconfigured.

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