

# 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>Denton Square Business Center</b>
<b>TYPE/ZONING:</b>	Office / Commercial
<b>LOCATION:</b>	723 South I-35 E, Denton, TX 76205 Just off I-35 @ Teasley Lane
<b>SIZE:</b>	37,668 SF, 2 Story –Office Building
<b>AVAILABILITY:</b>	<p><u>Suite 128 – 1,788 RSF - \$3,200.00 / M</u> – Reception Area, Copy/File Room, Storage, seven (7) private offices. Can combine with Suite 126 – total 2,648 RSF</p> <p><u>Suite 126 – 860 RSF - \$1,577.00 / M</u> – Reception Area, three (3) large private offices. Can combine with Suite 128</p> <p><u>Suite 230 – 3,387 RSF - \$20.00 / SF</u> – Reception Area, Large Conference Room, Six (6) Large Offices, Bullpen/Cubical area, break room, sever closet and storage.</p> <p><u>Suite 236 – 2,834 RSF - \$19.00 / SF</u> – Large Open Office</p> <p>Executive Suites – 150 – 500 SF - \$495 -\$650/Month</p>
<b>COMMON AREAS:</b>	Rate includes access to conference room, break room and Wi-Fi lounge
<b>UTILITIES:</b>	All existing to the property, Larger Suites are responsible for Electric use in suite, Executive Suites– all bills paid / included in the rent
<b>TAXES:</b>	Tax Parcel ID # R106195
<b>SIGNAGE:</b>	Tenants identified on the tenant marquee in the lobby
<b>ADA:</b>	Yes
<b>PARKING:</b>	4.78:1000
<b>LEASE:</b>	3 – 5 Year initial terms preferred
<b>AGE:</b>	Originally built in 1984. Gutted and remodeled in 2009.
<b>TERMS:</b>	Negotiable depending on space / finish out requirements – will remodel to suit – to excellent rental condition for new tenants

**LISTED:** LoopNet, CoStar, Denton Sites, and Many Web Sites

**COMMENTS:** Class A 2 story Denton Square Business Center on I-35. A beautiful building with Turn Key Finish Out. Neighboring the new state of the art Benessere Active Health Club, this center includes at no cost to the Tenants a Wi Fi Lounge, Conference Room, and Coffee/Break Area.

Located on the service road of I-35 E in Denton in the Denton Square Shopping Center anchored by Brookshire's Grocery Store. Additional retailers are Little Caesars Pizza, Subway, Nova Medical, Title Boxing, and Gobi Mongolian Grill. Just off the north bound service road on the corner of Teasley and I-35. Can accommodate wide variety of uses, sizes, configurations and / or will Finish Out to suit.

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