



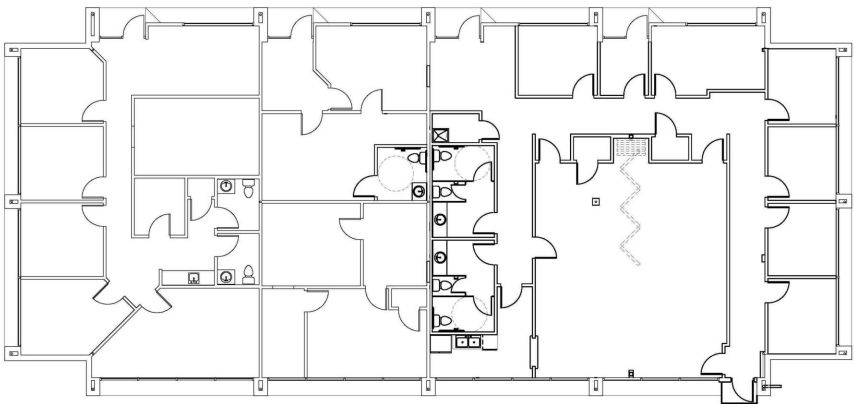
# 604 NORTH BELL AVENUE

DENTON, TX 76209

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# Property Summary



### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$16.00 SF/yr (NNN) |
| Building Size: | 22,500 SF           |
| Available SF:  | 1,268 SF            |

### PROPERTY OVERVIEW

Space for lease is well-suited for office users and within a walkable distance to the Historic Downtown Denton Square. This property has a dedicated parking lot.

### LOCATION OVERVIEW

This office is located within walking distance to TWU as well as the Historical Downtown Denton Square along with the several restaurants and shops in the Downtown Denton area.

# Lease Spaces



### LEASE INFORMATION

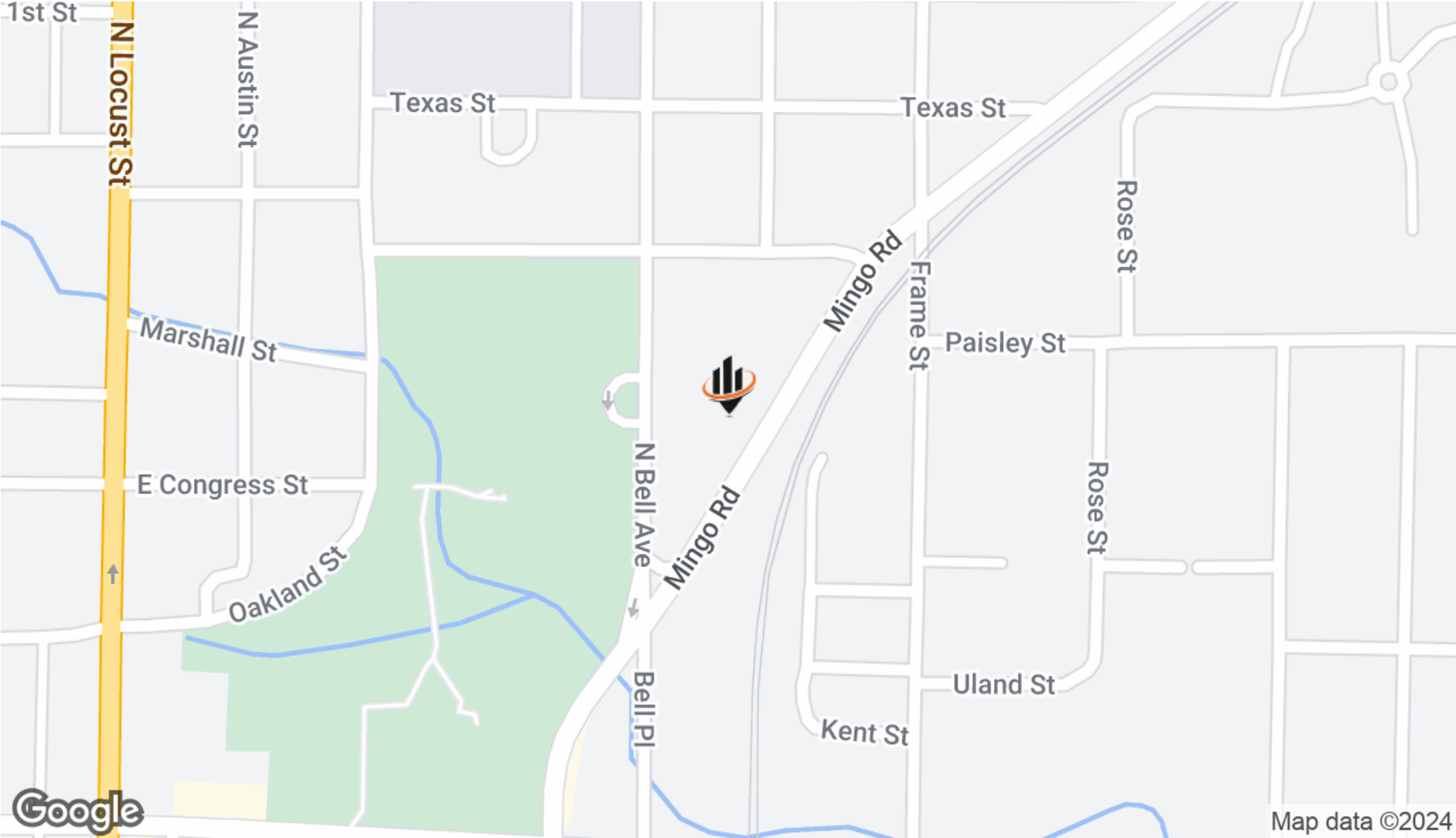
Lease Type: NNN      Lease Term: Negotiable  
 Total Space: 1,268 SF      Lease Rate: \$16.00 SF/yr

### AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-----------|-----------|-----------|------------|---------------|-------------|
| Suite 606 | Available | 1,268 SF  | NNN        | \$16.00 SF/yr | -           |

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Location Map



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