

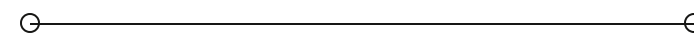


**SALE**

## 1209 Bent Oaks Court

**1209 BENT OAKS COURT**

Denton, TX 76210



**PRESENTED BY:**

**GREG JOHNSON**

O: 940.381.2220

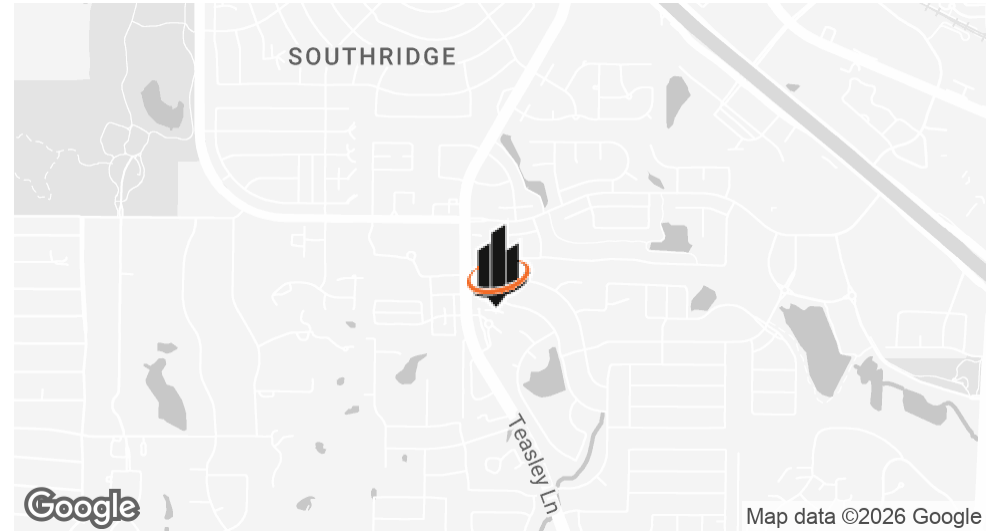
greg.johnson@svn.com

**MASON SHANAHAN**

O: 940.381.2220

mason.shanahan@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,350,000
<b>BUILDING SIZE:</b>	3,822 SF

### PROPERTY DESCRIPTION

Ideal Medical office space at 1209 Bent Oaks Court, Denton, TX, 76210. Boasting ample parking, easy access to major transportation routes, and a prime location, this property provides unparalleled convenience for both employees and clients. Enjoy abundant natural light, flexible layout and ready to occupy. With its professional ambiance and strategic positioning, this property is the ideal choice for medical users seeking a prestigious and versatile office space.

### PROPERTY HIGHLIGHTS

- Convenient access to major transportation routes
- Convenient for Neighborhoods and Nearby Hospitals
- Own well below Replacement Cost

**GREG JOHNSON**

O: 940.381.2220

greg.johnson@svn.com

**MASON SHANAHAN**

O: 940.381.2220

mason.shanahan@svn.com

1209 BENT OAKS COURT | Denton, TX 76210

SVN | VERUS COMMERCIAL 2

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$1,350,000</b>
-------------------	--------------------

### LOCATION INFORMATION

<b>STREET ADDRESS</b>	1209 Bent Oaks Court
<b>CITY, STATE, ZIP</b>	Denton, TX 76210
<b>COUNTY</b>	Denton

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Medical
<b>PROPERTY SUBTYPE</b>	Office

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	3,822 SF
<b>BUILDING CLASS</b>	B



**GREG JOHNSON**

O: 940.381.2220

greg.johnson@svn.com

**MASON SHANAHAN**

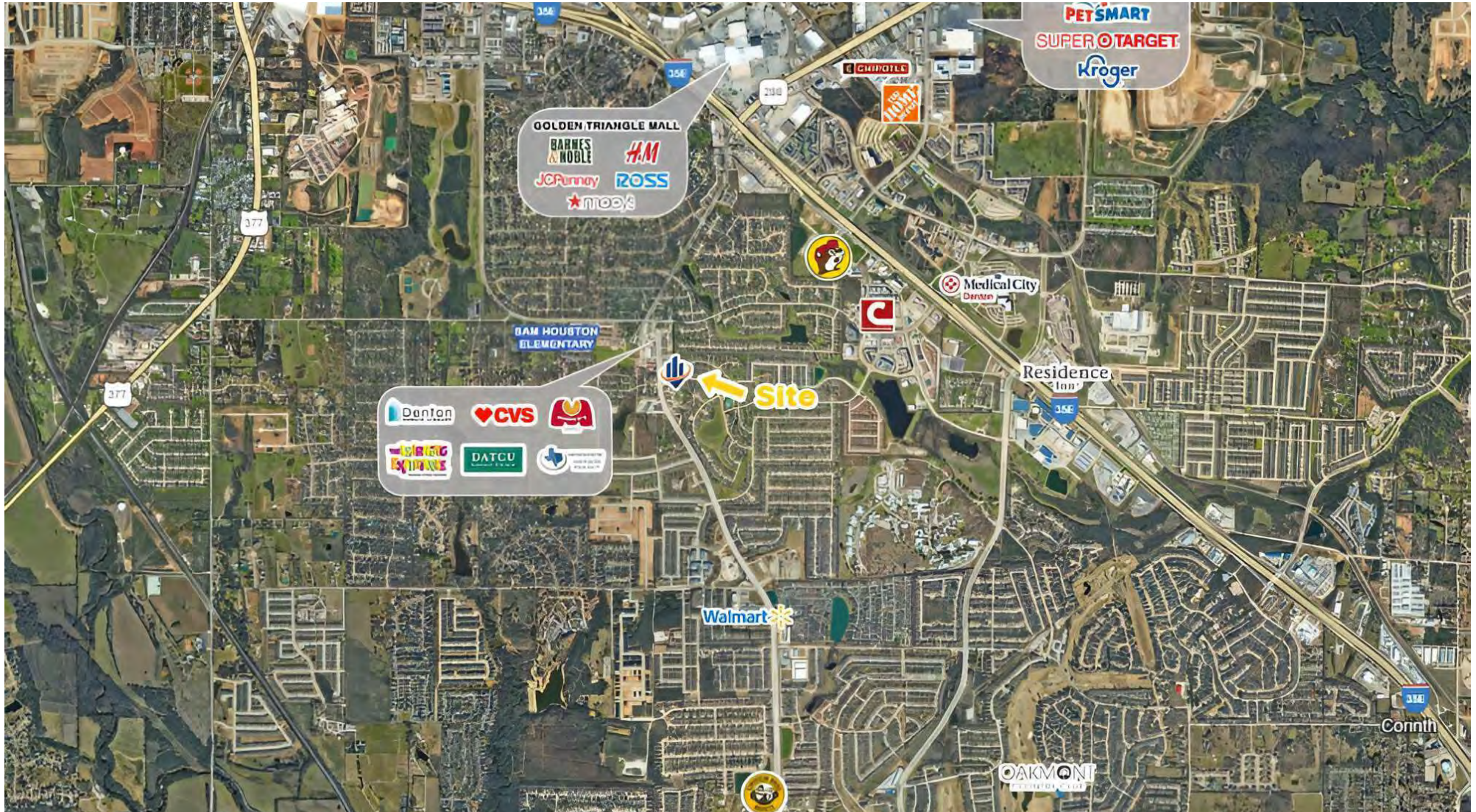
O: 940.381.2220

mason.shanahan@svn.com

**1209 BENT OAKS COURT** | Denton, TX 76210

**SVN | VERUS COMMERCIAL** 3

# LOCATION MAP



**GREG JOHNSON**  
O: 940.381.2220  
greg.johnson@svn.com

**MASON SHANAHAN**  
O: 940.381.2220  
mason.shanahan@svn.com

## ADDITIONAL PHOTOS



**GREG JOHNSON**  
O: 940.381.2220  
greg.johnson@svn.com

**MASON SHANAHAN**  
O: 940.381.2220  
mason.shanahan@svn.com

1209 BENT OAKS COURT | Denton, TX 76210

SVN | VERUS COMMERCIAL 5

## ADDITIONAL PHOTOS



**GREG JOHNSON**  
O: 940.381.2220  
greg.johnson@svn.com

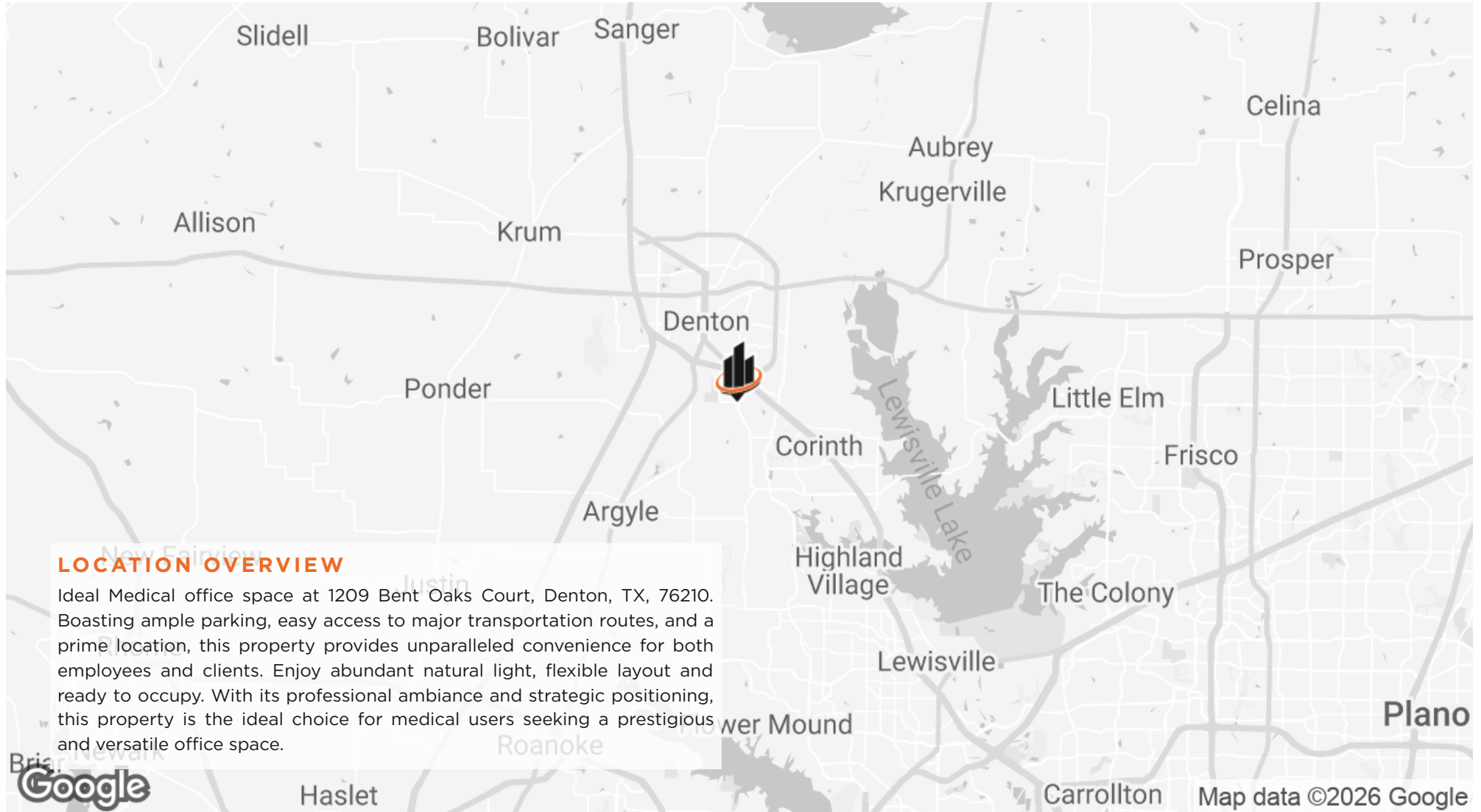
**MASON SHANAHAN**  
O: 940.381.2220  
mason.shanahan@svn.com

1209 BENT OAKS COURT | Denton, TX 76210

SVN | VERUS COMMERCIAL 6



## REGIONAL MAP



**GREG JOHNSON**

O: 940.381.2220

greg.johnson@svn.com

**MASON SHANAHAN**

O: 940.381.2220

mason.shanahan@svn.com

**1209 BENT OAKS COURT** | Denton, TX 76210

**SVN | VERUS COMMERCIAL** 8

## MEET THE TEAM



**GREG JOHNSON**

Managing Director

**Direct:** 940.381.2220 **Cell:** 940.594.7717  
greg.johnson@svn.com



**MASON SHANAHAN**

Associate Advisor

**Direct:** 940.381.2220 **Cell:** 940.999.0417  
mason.shanahan@svn.com

**GREG JOHNSON**  
O: 940.381.2220  
greg.johnson@svn.com

**MASON SHANAHAN**  
O: 940.381.2220  
mason.shanahan@svn.com



**SVN**  
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent Texas State Capitol building in the center. The building is a large, classical-style structure with a central dome and multiple smaller domes. The surrounding area includes various commercial buildings, parking lots, and green spaces. The sky is a soft, hazy orange, suggesting a sunset or sunrise. Overlaid on the image is a large, white logo consisting of three vertical bars of varying heights, with an orange and white swoosh underneath. To the right of the logo, the letters 'SVN' are written in a large, bold, white sans-serif font. Below this, the words 'VERUS COMMERCIAL' are written in a smaller, white sans-serif font. A registered trademark symbol (®) is visible to the right of the 'N' in 'SVN'.