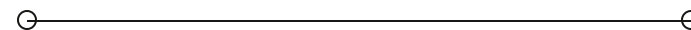


LEASE

604 North Bell Avenue

604 NORTH BELL AVENUE

Denton, TX 76209



PRESENTED BY:

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

PROPERTY SUMMARY

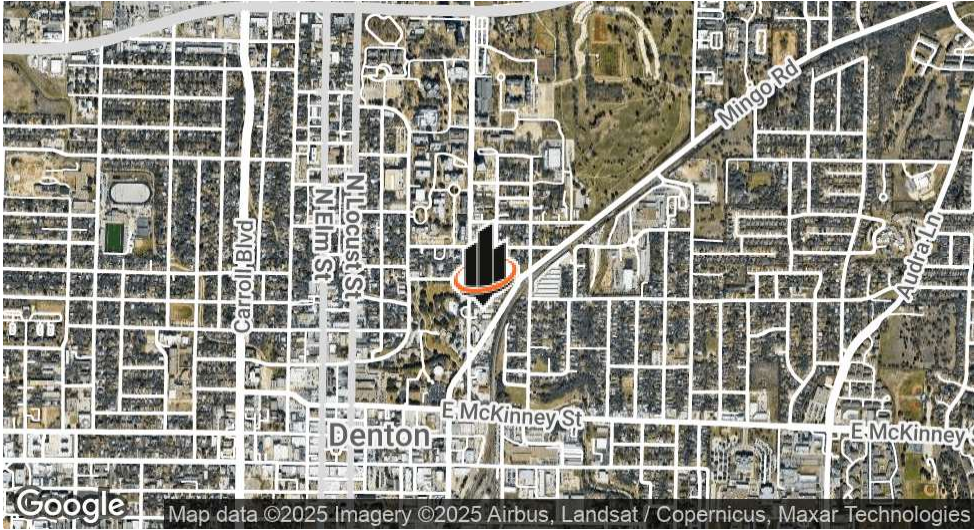


OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
BUILDING SIZE:	22,500 SF
AVAILABLE SF:	1,268 SF

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

604 NORTH BELL AVENUE | Denton, TX 76209



PROPERTY DESCRIPTION

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 DESCRIPTION

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



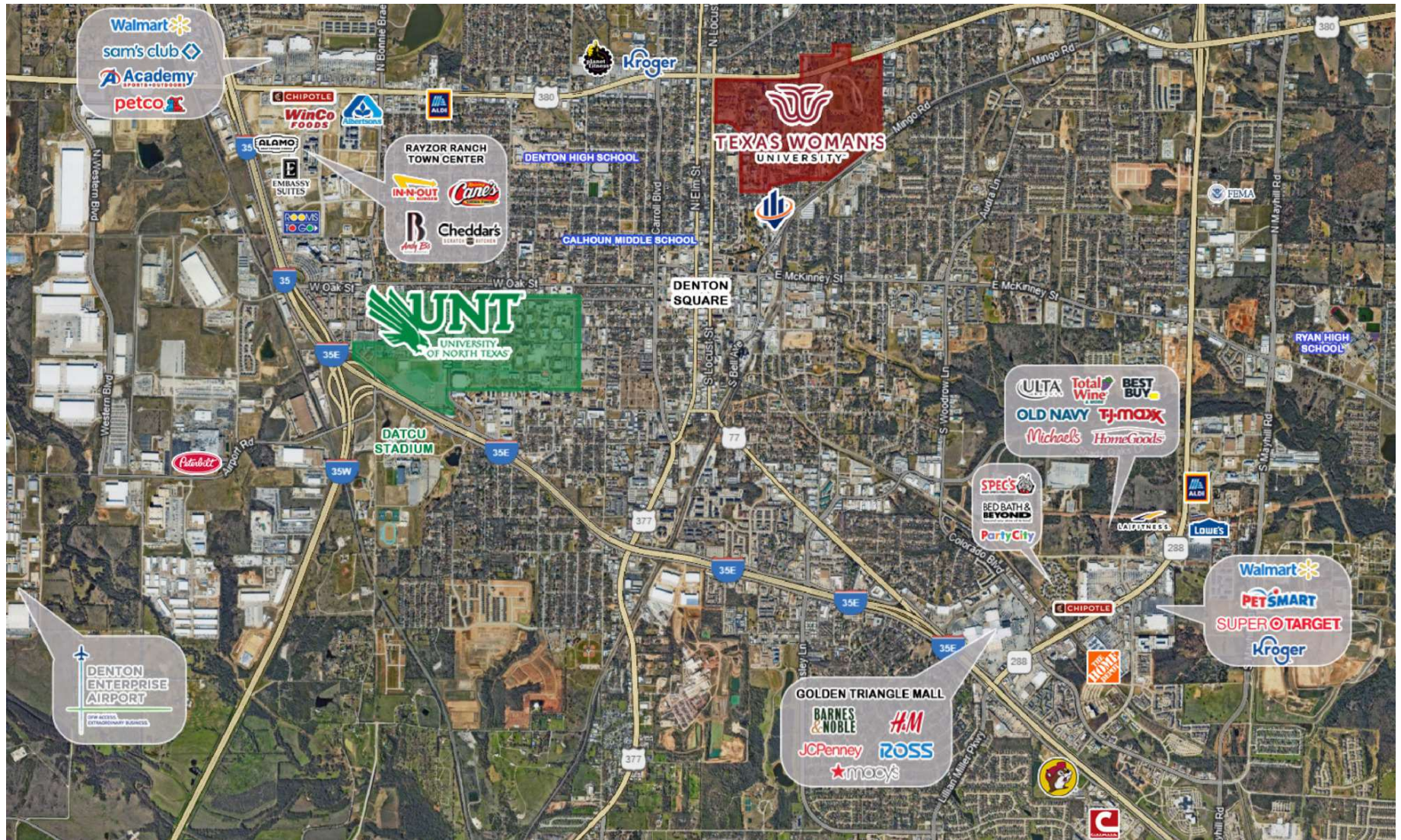
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,268 SF	LEASE RATE:	\$16.00 SF/yr

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

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kris.smith@svn.com

LOCATION MAP



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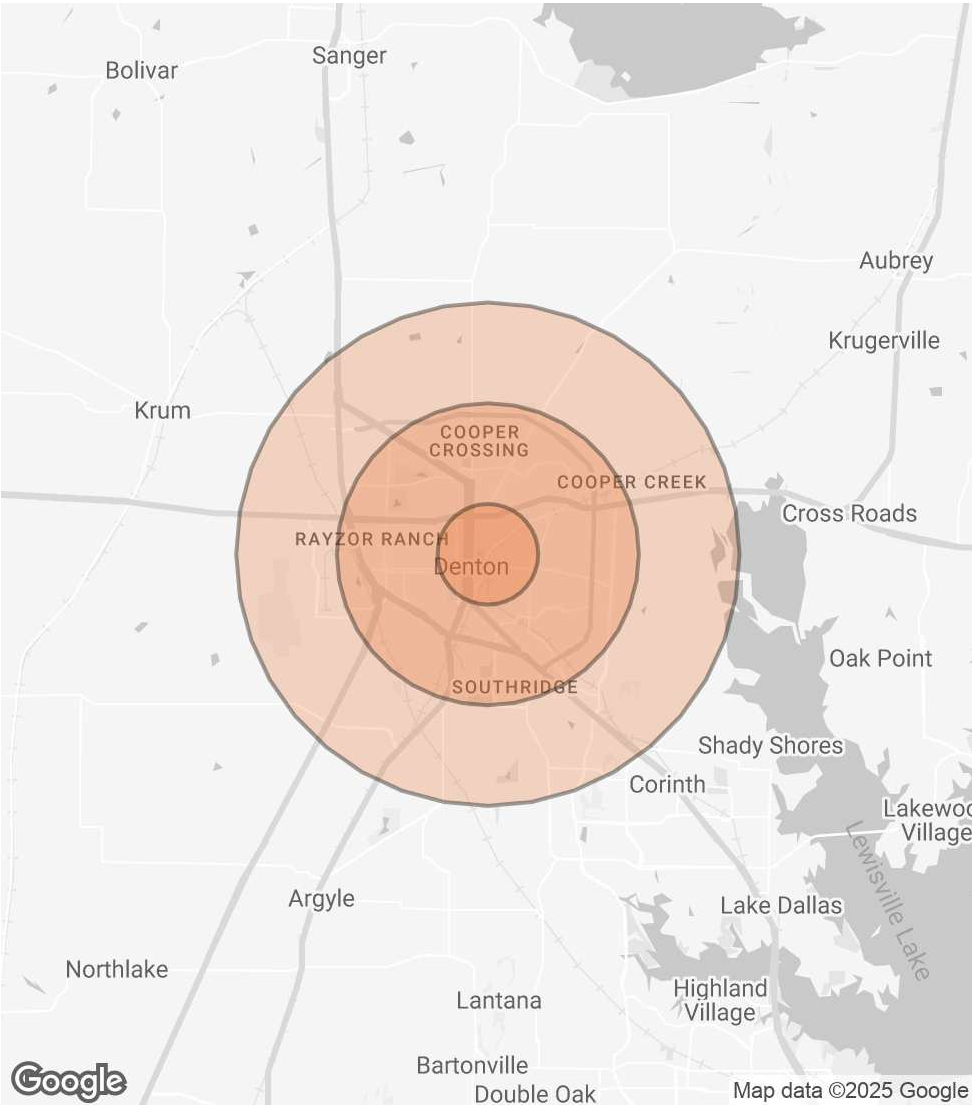
SVN | VERUS COMMERCIAL

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,298	96,254	136,249
AVERAGE AGE	32	34	35
AVERAGE AGE (MALE)	33	34	34
AVERAGE AGE (FEMALE)	32	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,892	39,675	53,496
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$61,417	\$75,196	\$89,495
AVERAGE HOUSE VALUE	\$389,302	\$348,565	\$355,173

Demographics data derived from AlphaMap



KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

MEET THE TEAM



KRIS SMITH

Advisor

Direct: 940.381.2220 **Cell:** 214.552.2413
kris.smith@svn.com

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com