



LEASE

2735 Wind River Ln

2735 WIND RIVER LN

Denton, TX 76210

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,243 SF
BUILDING SIZE:	9,963 SF

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PROPERTY DESCRIPTION

A motivated sublessor is ready to make a deal, don't miss this exceptional opportunity at 2735 Wind River Ln, Denton, TX, 76210. This impressive property offers a modern and professional environment, ideal for businesses seeking a new office or office building. Boasting state-of-the-art facilities, abundant parking with plenty of spaces for staff and visitors alike, the property provides a flexible and inviting workspace for a variety of tenants. Suite contains 9 private offices, reception, 2 kitchens, and 4 bathrooms.

LOCATION DESCRIPTION

2735 Wind River Lane is situated in the heart of Denton's thriving South I-35E retail and office corridor, just off the Interstate 35E frontage road near Loop 288. Less than a quarter mile southwest of 35E. It is surrounded by BJ's Restaurant & Brewhouse, Buccees, and Rodeo Goat.

PROPERTY HIGHLIGHTS

- First floor features 3 offices and a conference room
- Break room and two restrooms on the first floor
- Second floor includes 6 offices and a kitchenette
- Two restrooms on the second floor

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,243 SF	LEASE RATE:	\$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 151	Available	3,243 SF	NNN	\$14.00 SF/yr	Suite contains 9 private offices, reception, 2 kitchens, and 4 bathrooms.
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INTERIOR PHOTOS



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AERIAL PHOTOS

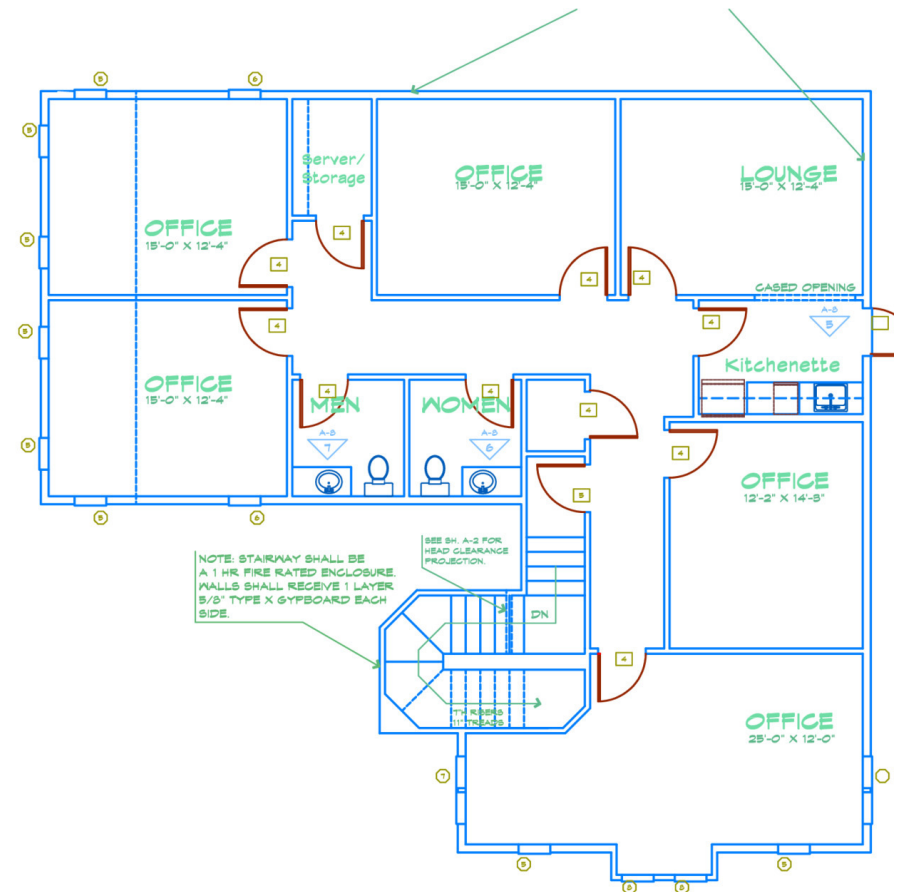
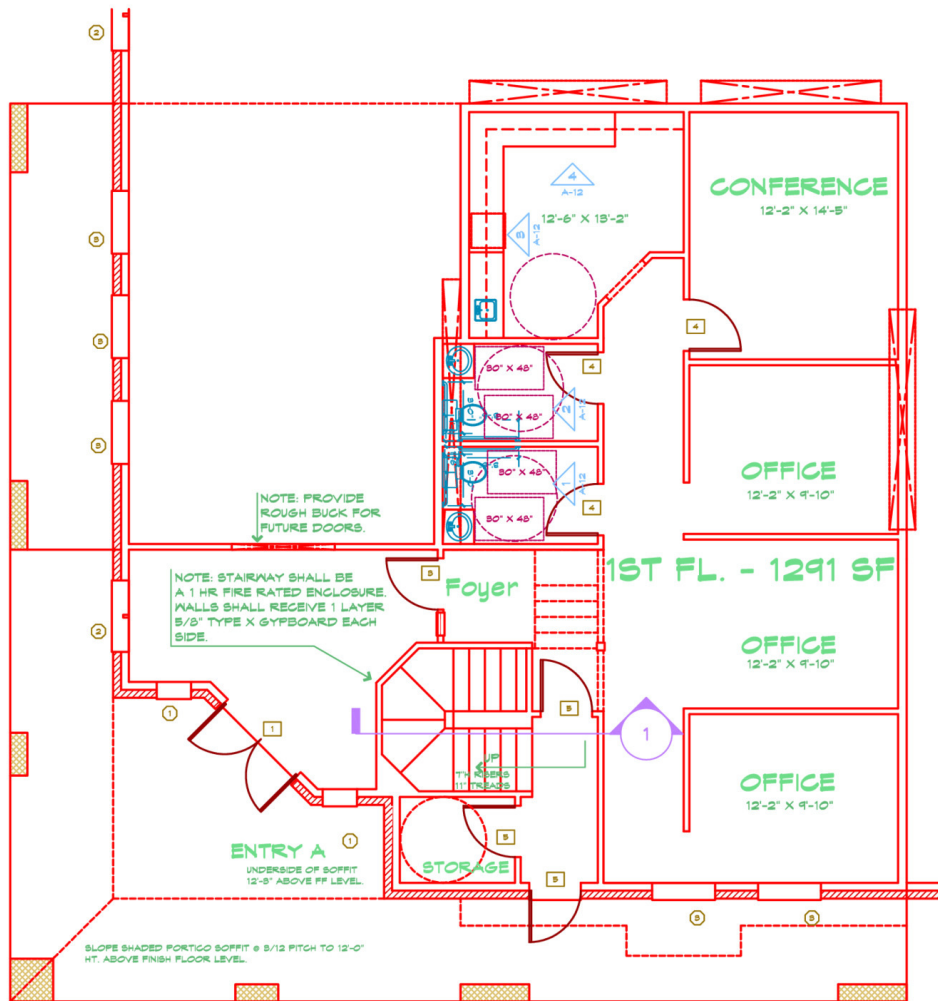


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FLOOR PLAN



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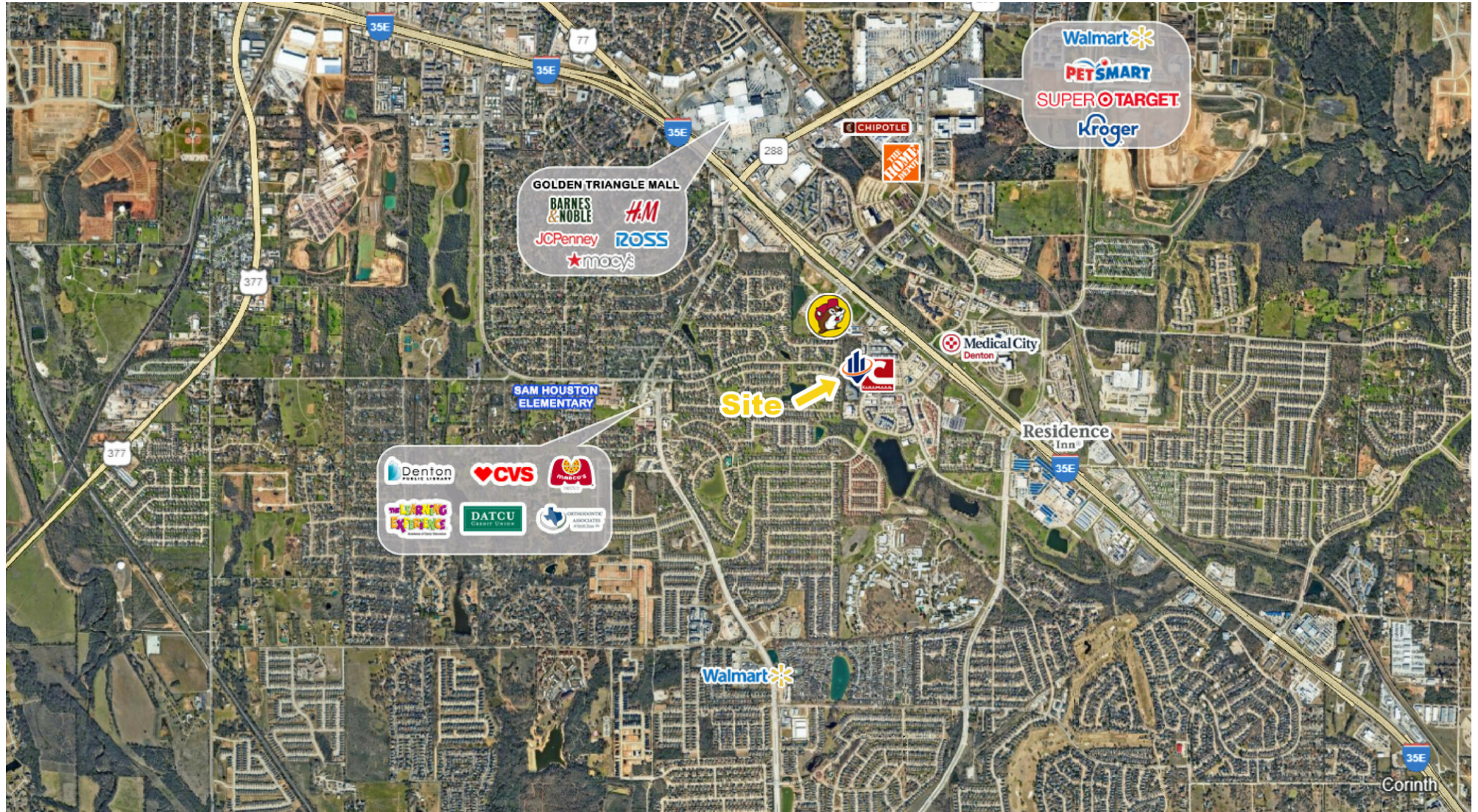
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LOCATION MAP



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MEET THE TEAM



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