



LEASE

2735 Wind River Ln

2735 WIND RIVER LN

Denton, TX 76210

PRESENTED BY:

MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	1,291 - 3,243 SF
BUILDING SIZE:	9,963 SF

MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

2735 WIND RIVER LN | Denton, TX 76210

PROPERTY DESCRIPTION

A motivated subletter 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. With its prime location and meticulously maintained grounds, this property presents an unparalleled opportunity for businesses looking to make a distinctive statement in the vibrant city of Denton.

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
- The suites can be combined

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,291 - 3,243 SF	LEASE RATE:	\$18 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

First Floor Suite	Available	1,291 SF	NNN	\$18.00 SF/yr	There are 3 offices, conference room, break room, and two restrooms on the first floor.
Second Floor Suite	Available	1,952 SF	NNN	\$18.00 SF/yr	The second floor includes 6 offices, kitchenette, and two restrooms.

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

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

INTERIOR PHOTOS



MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

2735 WIND RIVER LN | Denton, TX 76210

SVN | VERUS COMMERCIAL 4

AERIAL PHOTOS

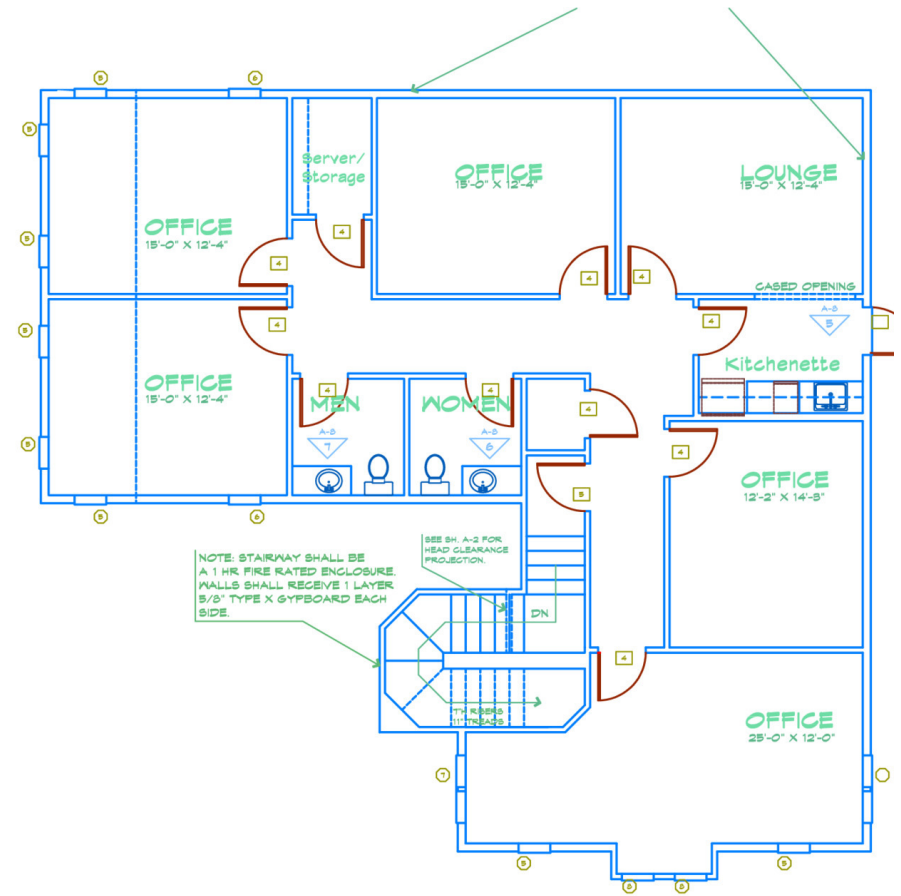
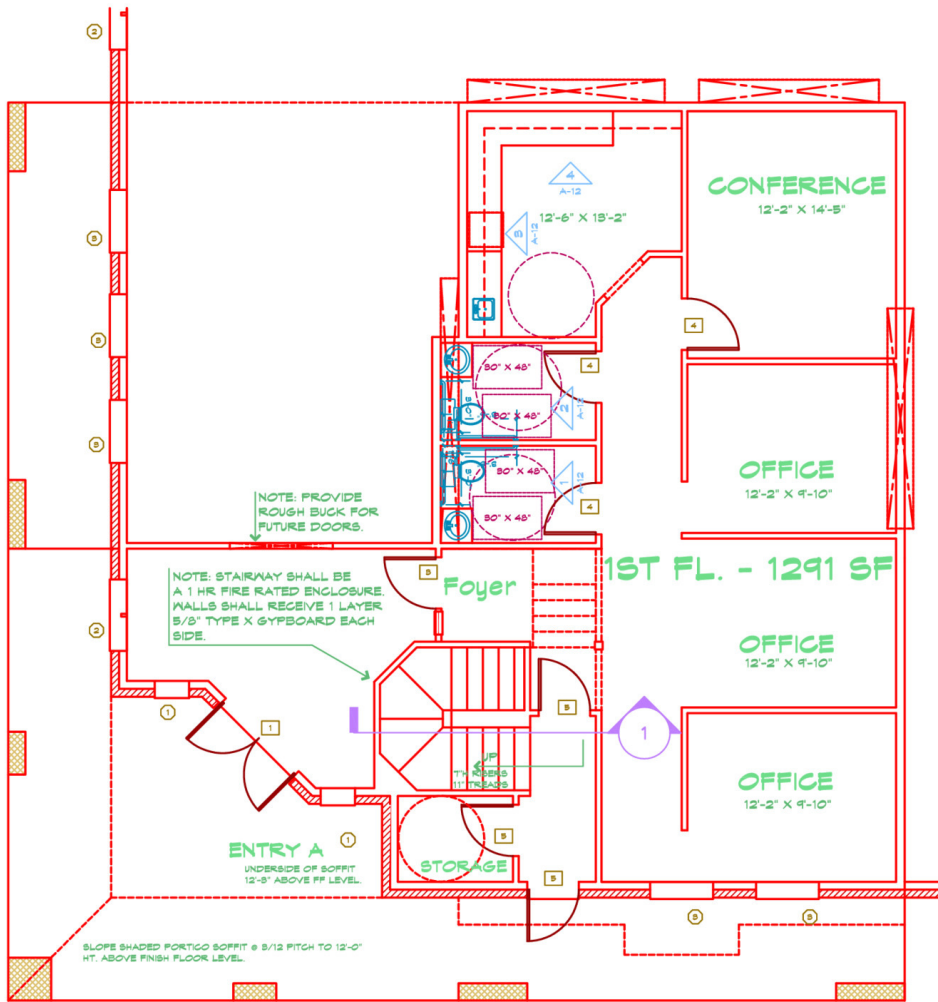


MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

2735 WIND RIVER LN | Denton, TX 76210

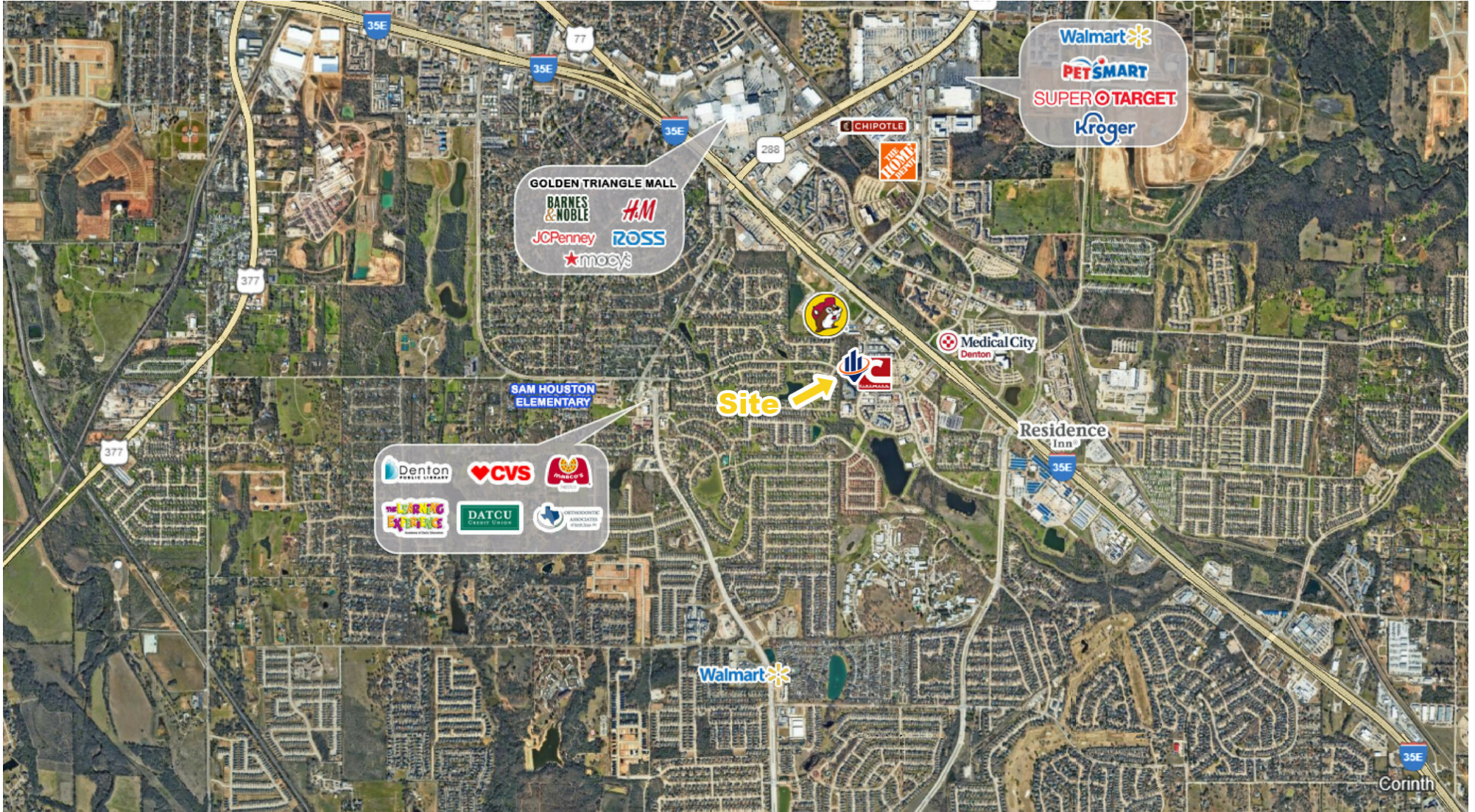
FLOOR PLAN



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

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

LOCATION MAP



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

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

2735 WIND RIVER LN | Denton, TX 76210

DENTON CITY INFO



LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

LOCATION DETAILS

COUNTY	Denton
---------------	--------

LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

2735 WIND RIVER LN | Denton, TX 76210

SVN | VERUS COMMERCIAL 8

DEMOGRAPHICS MAP & REPORT

POPULATION

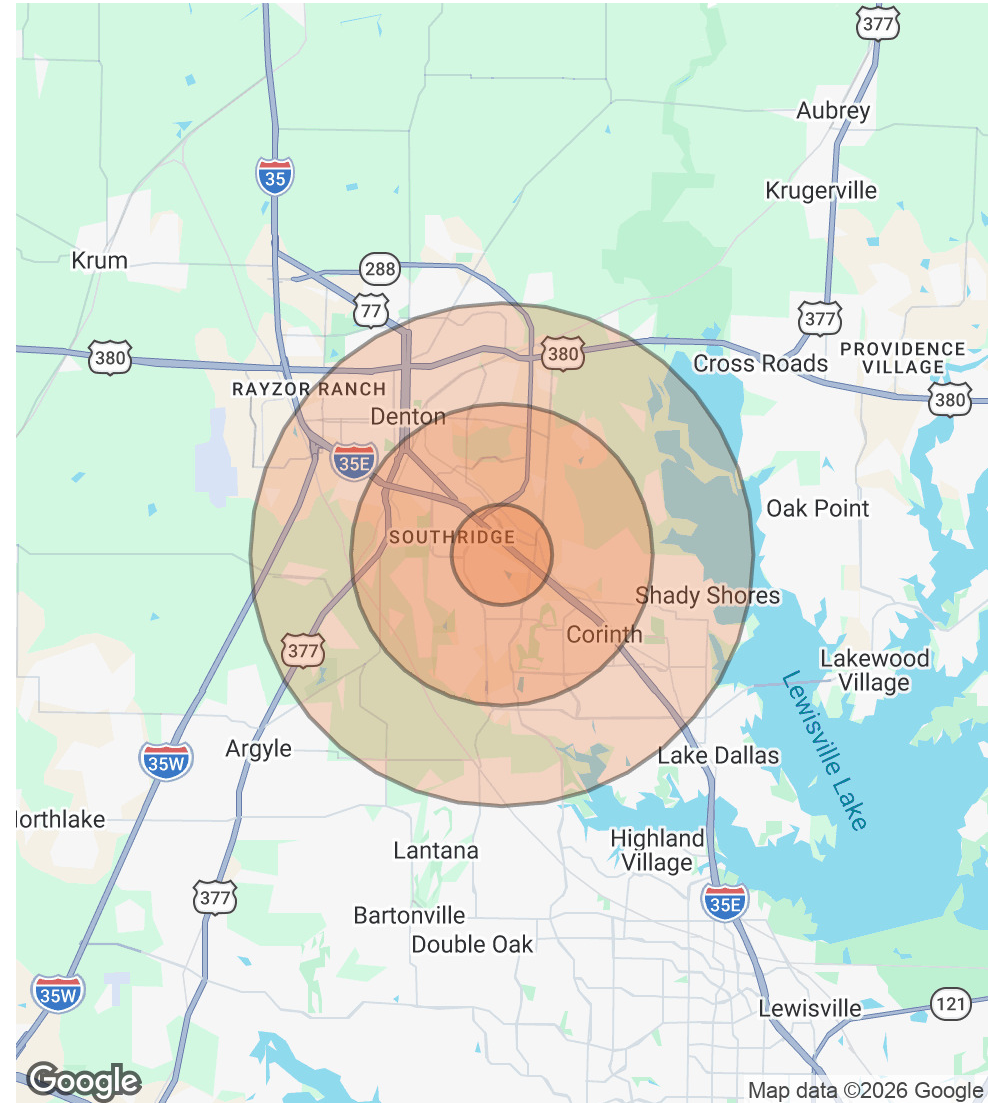
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,952	83,320	162,436
AVERAGE AGE	39	36	36
AVERAGE AGE (MALE)	37	35	35
AVERAGE AGE (FEMALE)	40	37	37

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,334	31,115	61,102
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$109,726	\$112,345	\$106,081
AVERAGE HOUSE VALUE	\$422,513	\$373,442	\$389,622

Demographics data derived from AlphaMap



MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

2735 WIND RIVER LN | Denton, TX 76210

SVN | VERUS COMMERCIAL



SVN
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent, ornate Texas State Capitol building in the center. The building has a large central dome and several smaller domes. The surrounding area includes various commercial buildings, parking lots with cars, and green spaces. The sky is a soft, hazy orange, suggesting a sunset or sunrise. Overlaid on the image is a logo consisting of three vertical bars of increasing height, with an orange and white swoosh underneath. To the right of the logo is the text 'SVN' in a large, 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'.