



LEASE

2735 Wind River Ln

2735 WIND RIVER LN

Denton, TX 76210

PRESENTED BY:

MASON SHANAHAN

Phone: 940.381.2220

mason.shanahan@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	3,243 SF
BUILDING SIZE:	9,963 SF

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PROPERTY DESCRIPTION

A motivated sublettor 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:	3,243 SF	LEASE RATE:	\$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	1,291 SF	NNN	\$14.00 SF/yr	There are 3 offices, conference room, break room, and two restrooms on the first floor.
Second Floor	Available	1,952 SF	NNN	\$14.00 SF/yr	The second floor includes 6 offices, kitchenette, and two restrooms.

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INTERIOR PHOTOS



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AERIAL PHOTOS

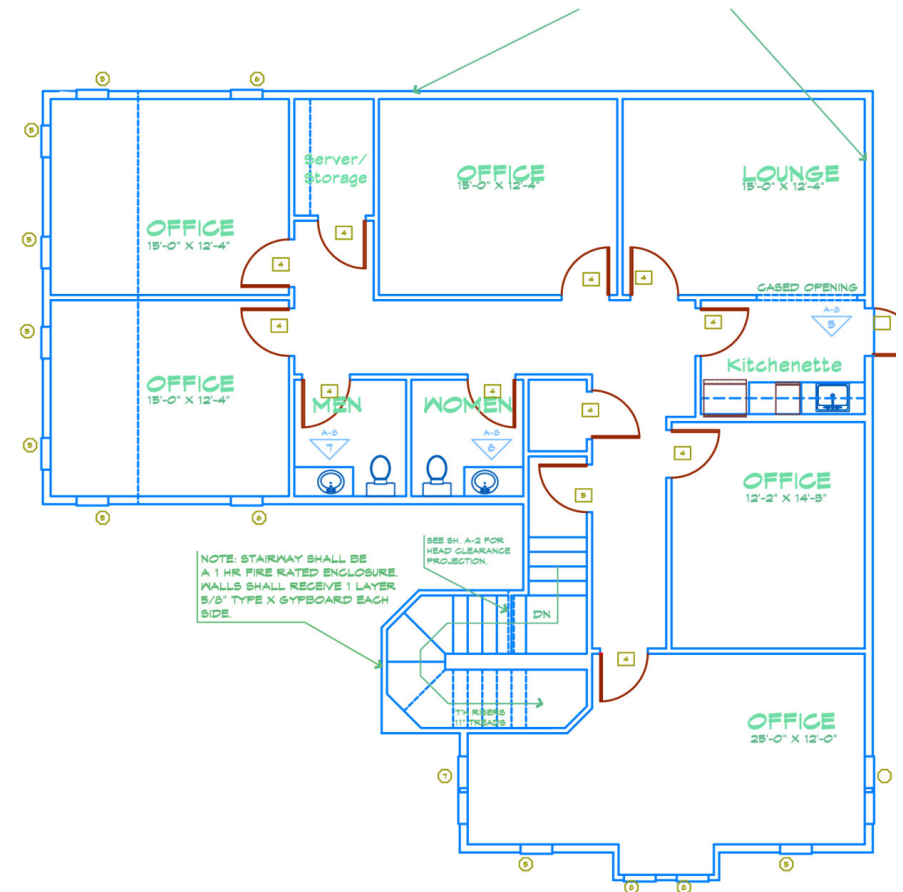
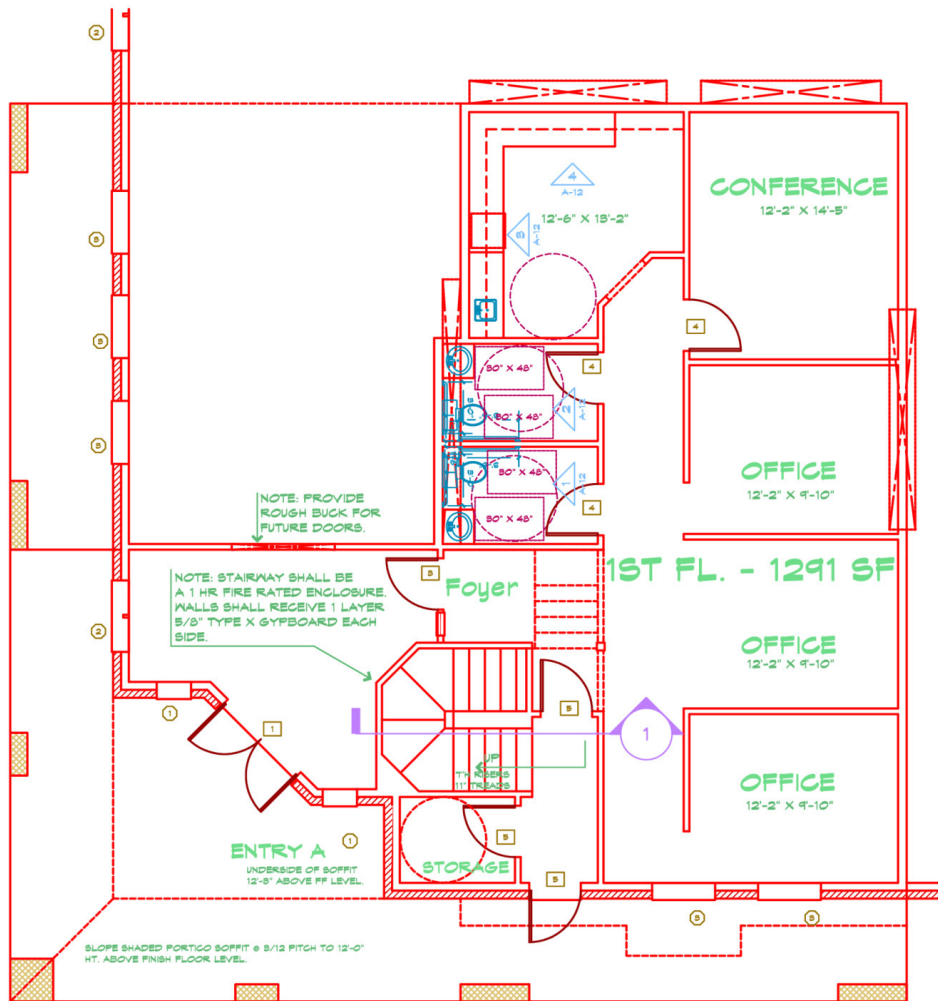


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FLOOR PLAN



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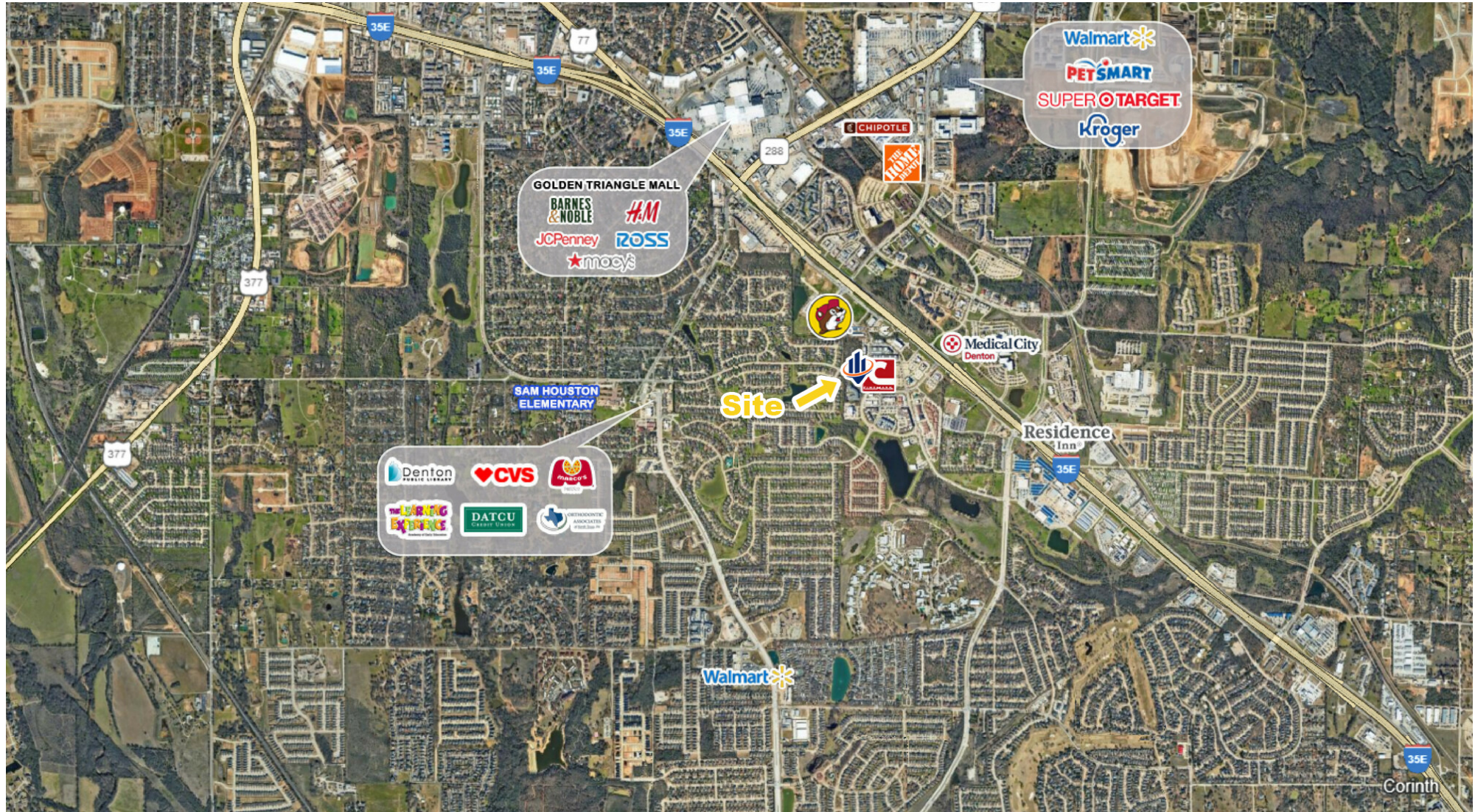
mason.shanahan@svn.com

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LOCATION MAP



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DENTON CITY INFO



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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
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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.

DEMOGRAPHICS MAP & REPORT

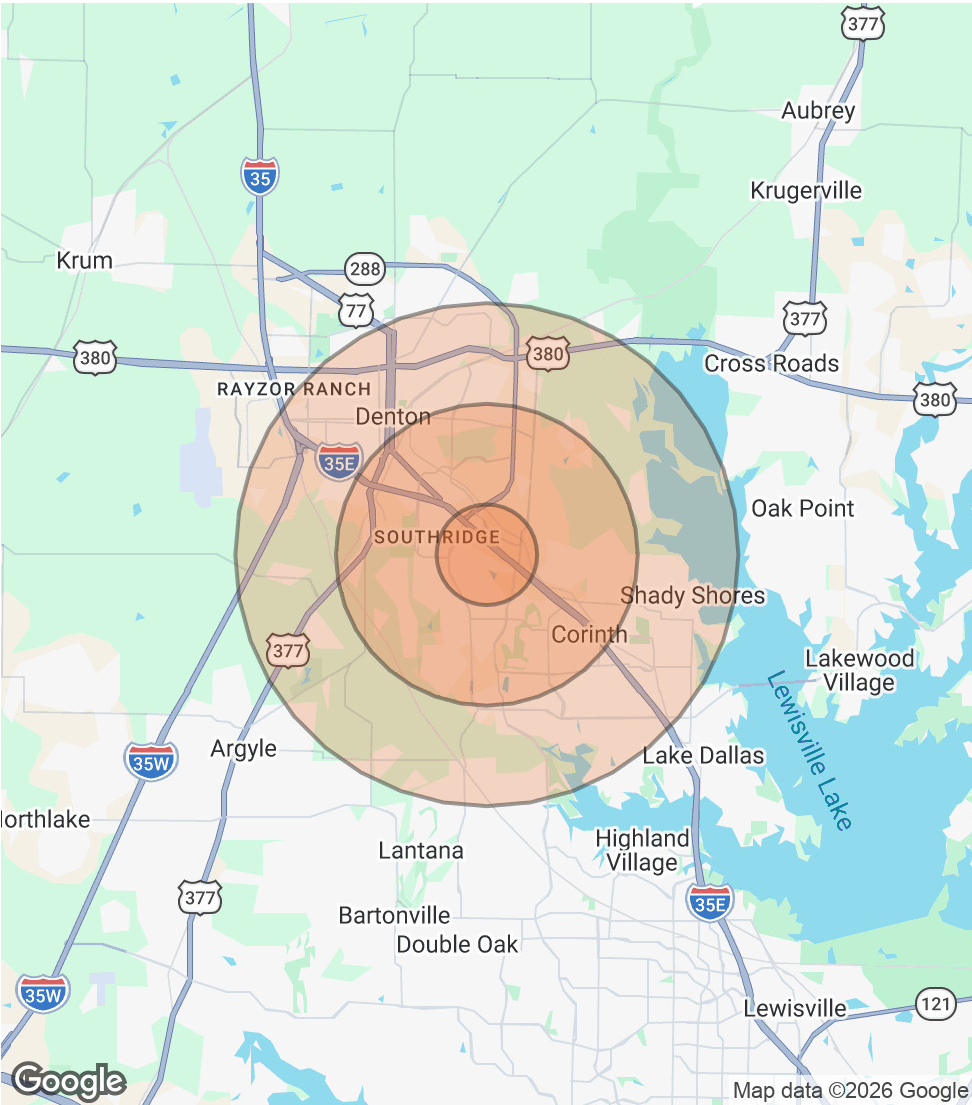
POPULATION

	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
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

2020 American Community Survey (ACS)



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