



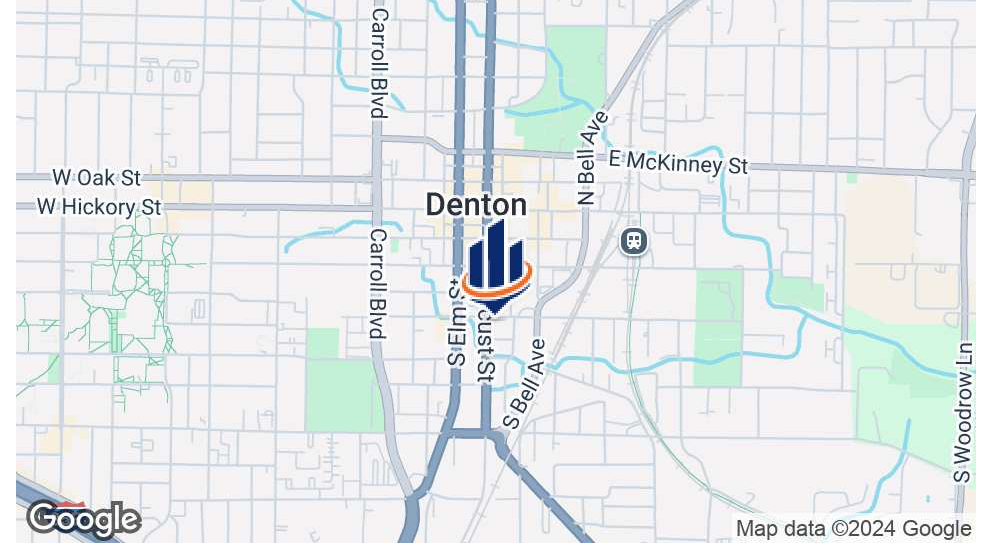
505 S LOCUST ST

DENTON, TX 76201

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	62,391 SF
Available SF:	643 - 1,264 SF

PROPERTY OVERVIEW

Discover a prime leasing opportunity at this exceptional property in Denton, TX. Boasting a strategic location and modern design, this space offers unparalleled visibility and accessibility for tenants. The property features desirable amenities including ample parking, customizable office layouts, and state-of-the-art facilities. Enjoy the convenience of nearby dining and retail options, as well as close proximity to major roadways. Elevate your business presence with this impressive leasing opportunity in the heart of Denton.

LOCATION OVERVIEW

Denton, TX, the location of our property, is a vibrant city with a rich history and a lively cultural scene. The area boasts a mix of local shops, delicious dining options, and charming entertainment venues. Nearby points of interest include the historic Downtown Square, home to unique boutiques and cozy cafes, the Clear Creek Natural Heritage Center for those seeking outdoor recreation, and the University of North Texas campus. With its blend of small-town charm and modern amenities, Denton offers a welcoming environment for businesses and professionals looking for an ideal office location.

Lease Spaces



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 643 - 1,264 SF Lease Rate: \$22.00 SF/yr

AVAILABLE SPACES

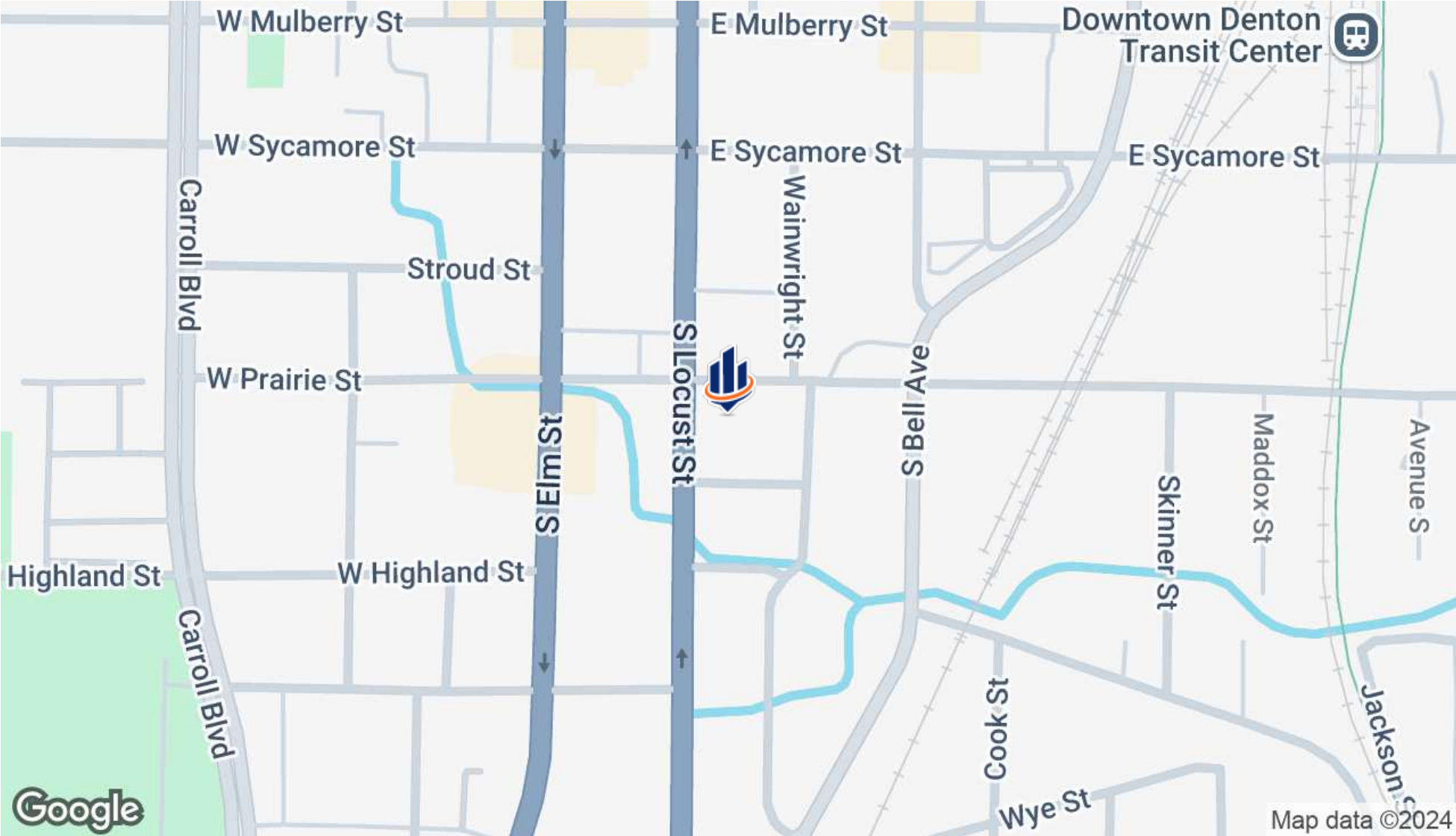
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 505	Available	643 SF	NNN	\$22.00 SF/yr	-
Suite 509	Available	1,264 SF	NNN	\$22.00 SF/yr	-

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



Location Map



505 S LOCUST ST DENTON, TX 76201

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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	645	3,777	17,467
Average Age	31.8	28.0	25.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	377	2,062	7,259
# of Persons per HH	1.7	1.8	2.4
Average HH Income	\$43,615	\$36,380	\$34,620
Average House Value	\$8,850	\$39,330	\$75,583

2020 American Community Survey (ACS)

