



**209 E University Dr**

**Florence Gwynn**

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## 209 E University Dr

The property is located along East University Drive (US-380) in Denton, Texas, within the Downtown Denton submarket. It sits across from Texas Woman's University and is near the University of North Texas campus. The area features a mix of commercial and institutional uses with strong vehicular traffic and local connectivity. Nearby major thoroughfares include US Highway 380 and Interstate 35, providing direct regional access. The location is also within walking distance...

- Highly visible location on US Highway 380 with approximately 50,000 vehicles per day.
- Walking distance to Texas Woman's University and minutes from UNT.
- Extensive renovation with modern finishes and new mechanical systems.
- Flexible layout suitable for retail, office, restaurant, or medical use.
- Ample side and rear parking with handicap accessible entry
- High ceiling with updated windows & recess can lights throughout



Rental Rate: \$20.00 /SF/YR + NNN

Property Type: Office/Medical/Retail

Property Subtype: Medical

Building Class: B

Rentable Building Area: 2,816 SF

Year Built: 1930

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$1.67 /SF/MO

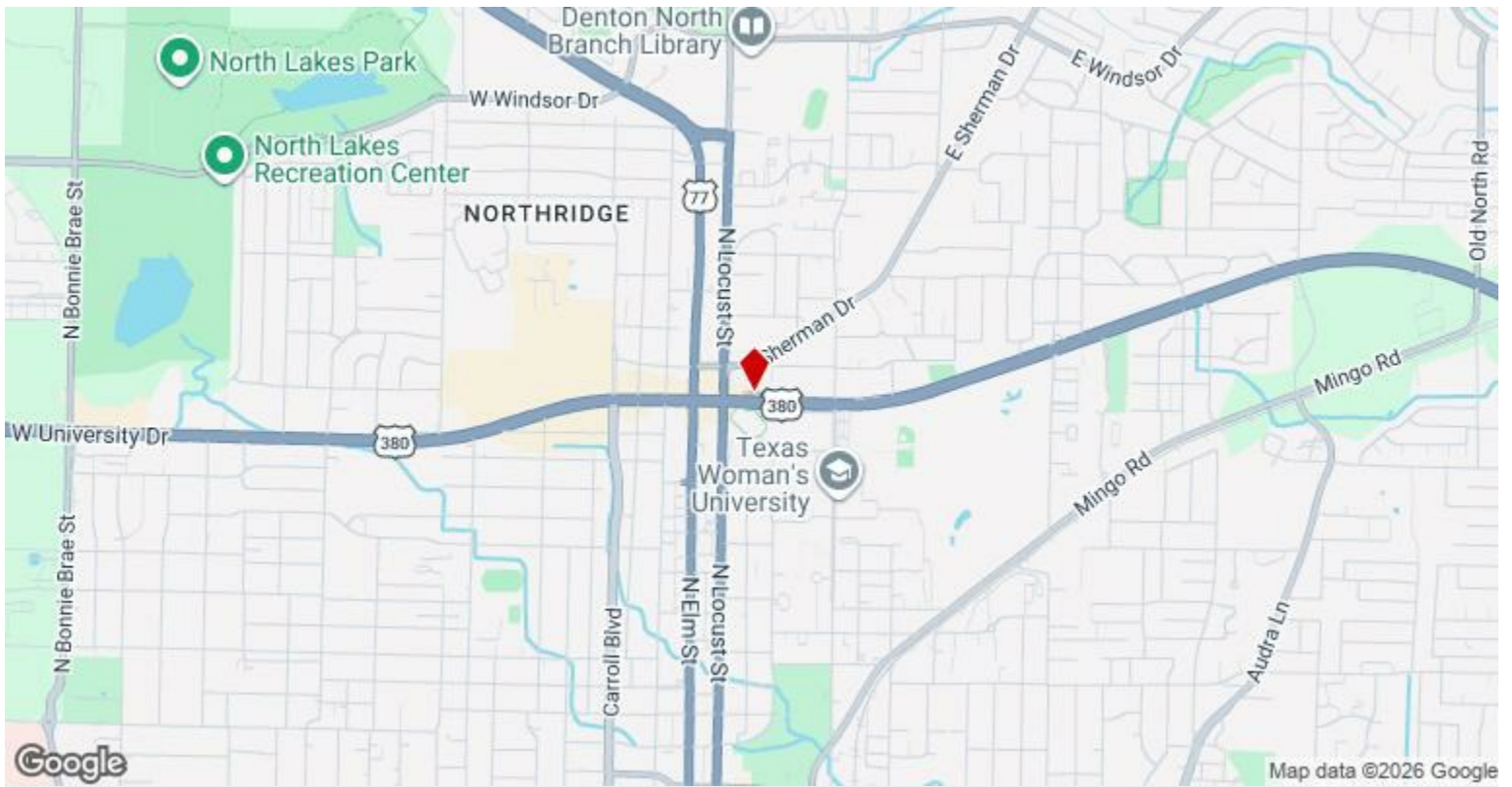
## 1st Floor and 2nd Floor

Space Available	1,408 SF
Rental Rate	\$20.00 /SF/YR + NNN (\$8/SF)
Contiguous Area	2,816 SF
Date Available	Now
Service Type	Retail/Office/Medical/Commercial
Built Out As	Standard Office/Commercial
Parking	Ample side and rear parking
Utilities	Tenants Expense - All existing to the site
Lease Term	3-5 years (Negotiable)

The property showcases extensive upgrades, including energy-efficient windows, high ceilings, recessed lighting, refinished original hardwood floors, and a modern kitchen with stainless steel appliances and granite counters. Additional improvements include new HVAC, updated ADA-compliant restrooms, and a high-grade security system. The versatile open floor plan accommodates retail, office, medical, or specialty business uses. With 12 on-site parking spaces, wheelchair accessibility, and 24-hour building access, this property provides the convenience and amenities demanded by today's businesses. Information deemed reliable but not guarantee. Renter, buyer and their agents to verify all measurement, taxes and zoning information

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209 E University Dr, Denton, TX 76209



# Property Photos

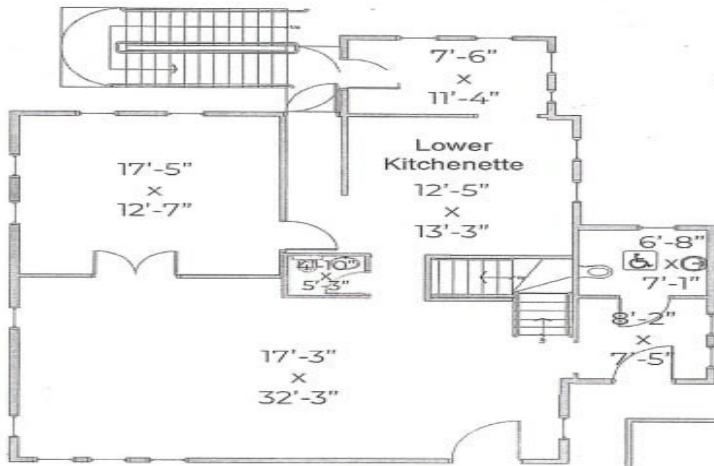


Building Photo



Building Photo

# Property Photos

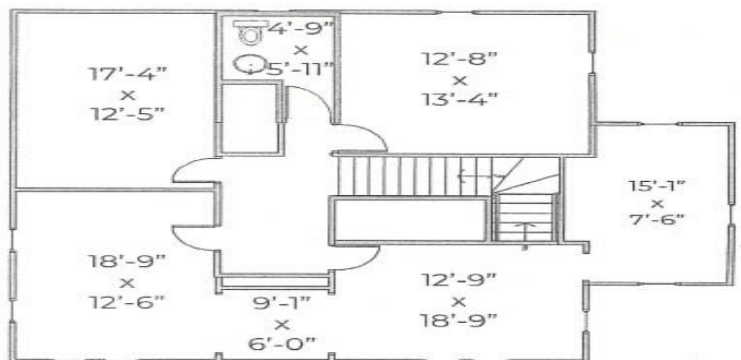


**First Story Front**

**Availability: +/- 2,816 SF**

**Includes:**

- Private Offices
- ADA Accessible Restrooms
- ADA Accessible Entry
- Kitchen
- Conference Space
- Open Bullpen Areas
- New Outdoor Storage Shed if Needed



**Second Story Front**

# Property Photos



Interior Photo

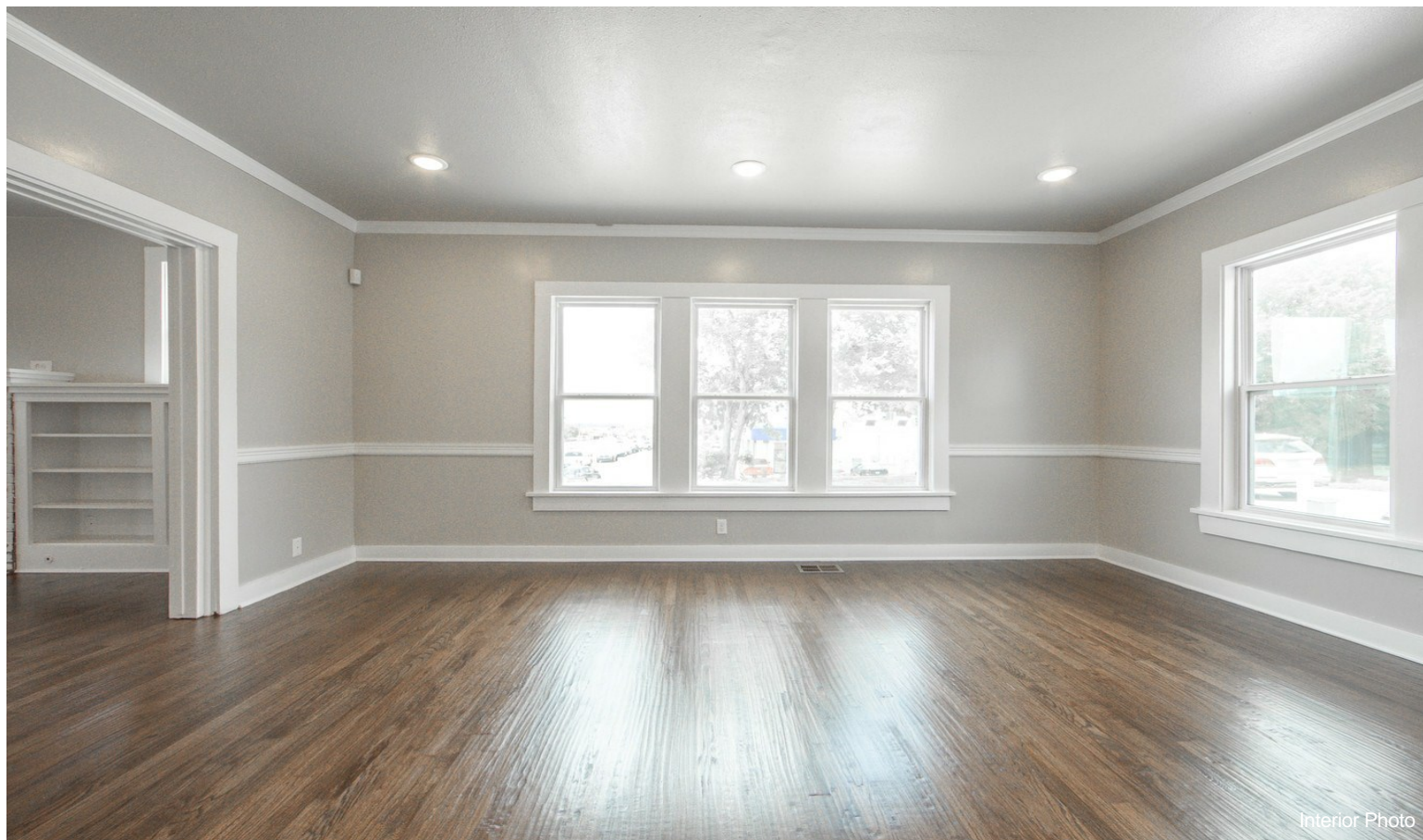


Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Aerial

# Property Photos



Building Photo



Building Photo

# Property Photos

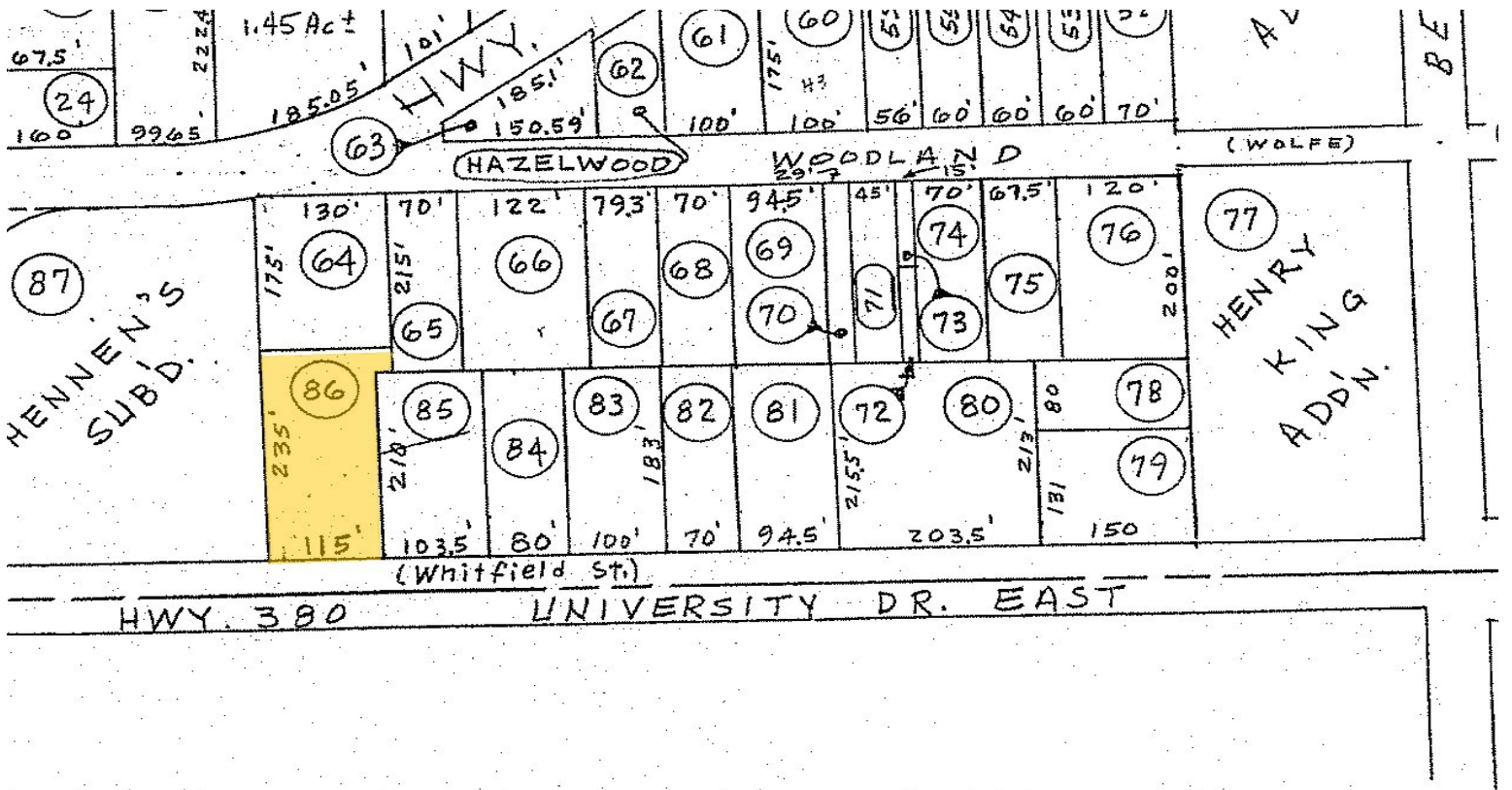


Building Photo



Building Photo

# Property Photos



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