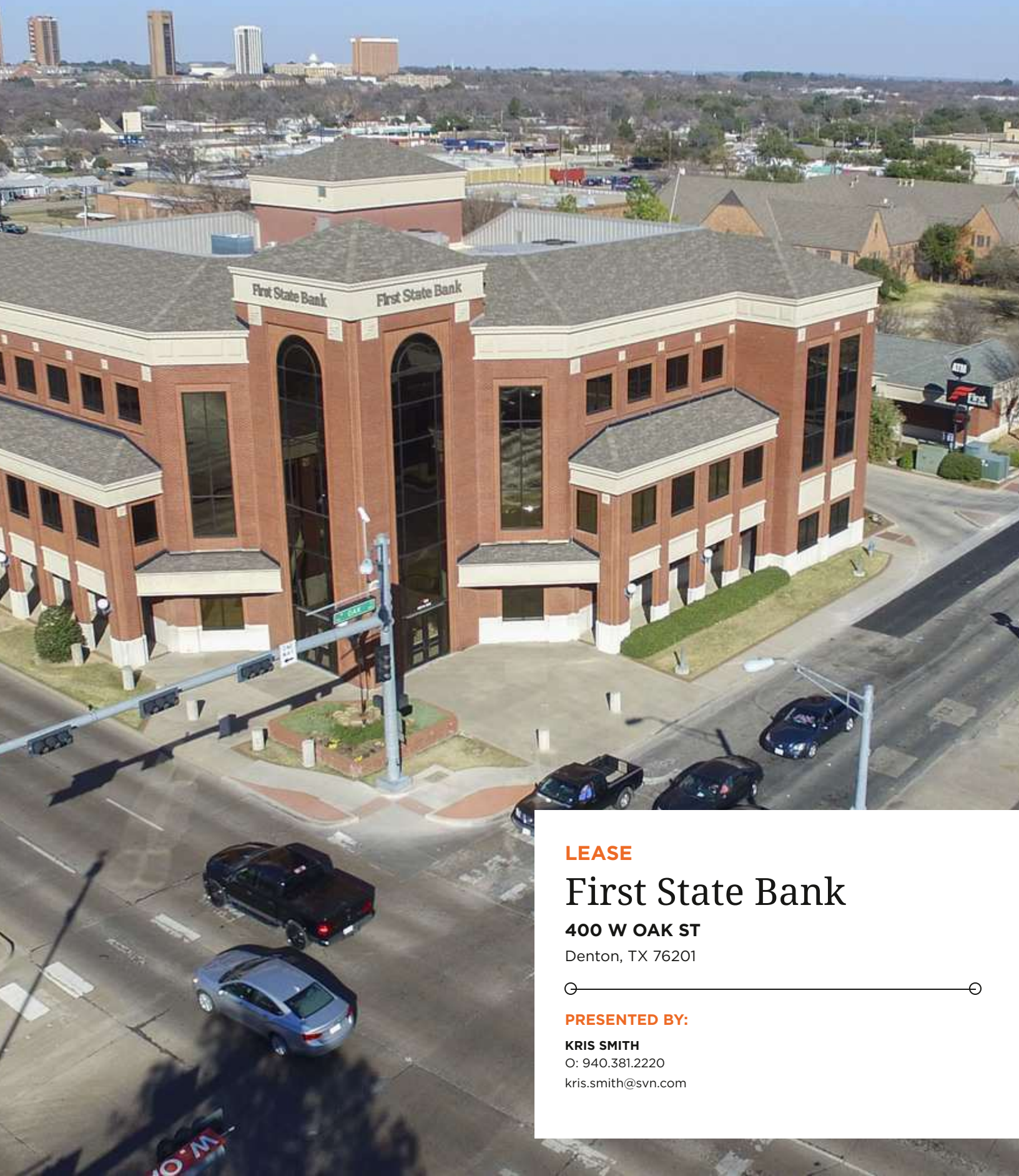




LEASE

First State Bank

400 W OAK ST

Denton, TX 76201

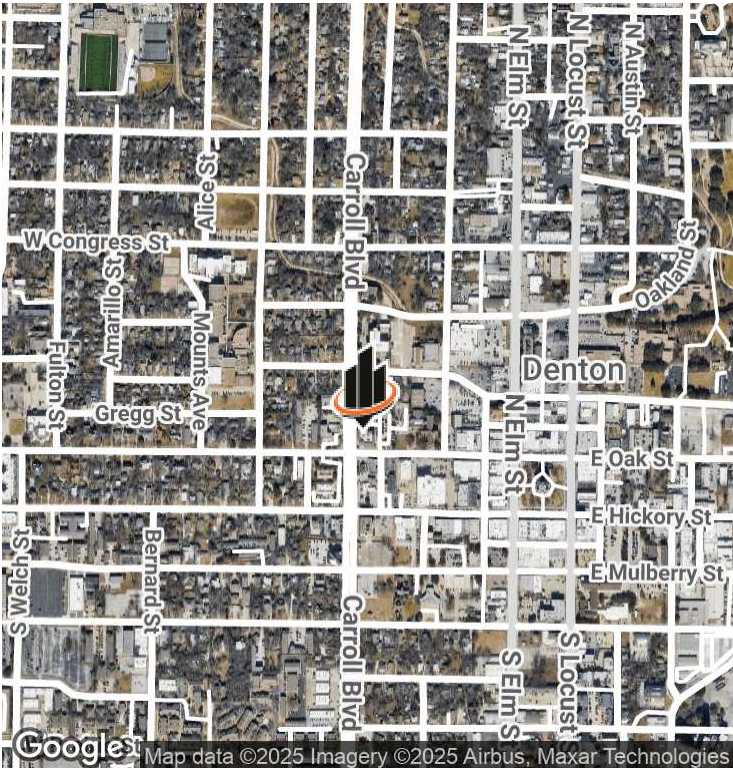
PRESENTED BY:

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$500.00 - 3,478.50 per month (Full Service; NNN)
AVAILABLE SF:	123 - 2,319 SF
BUILDING SIZE:	31,398 SF

PROPERTY DESCRIPTION

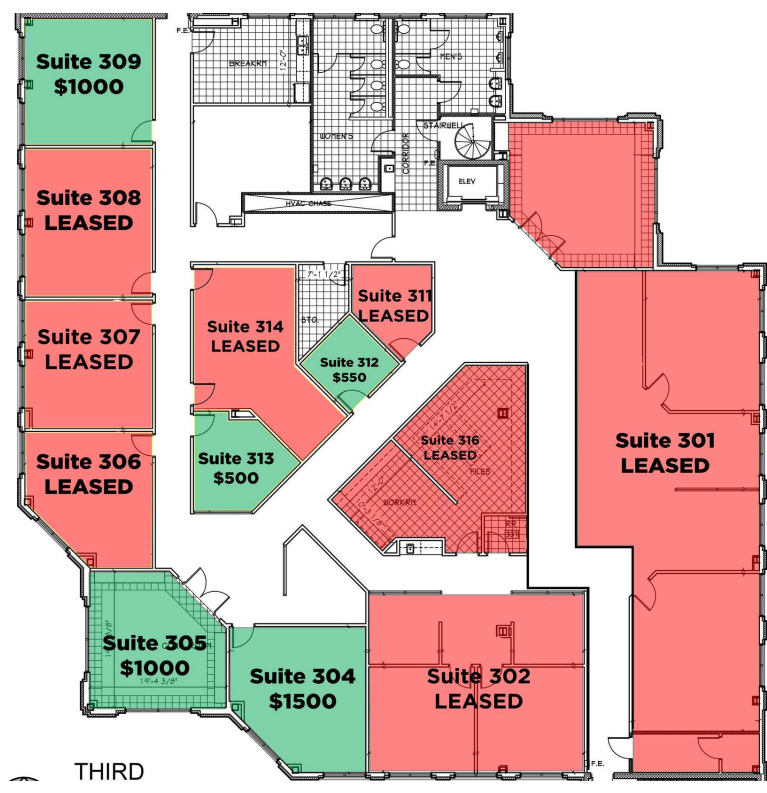
Class A Office space within a walkable distance of the downtown square.
Located on the corner of West Oak and Carroll.

PROPERTY HIGHLIGHTS

- Class A Office Space
- Ample Parking
- Walking distance from Downtown

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

LEASE SPACES



LEASE INFORMATION

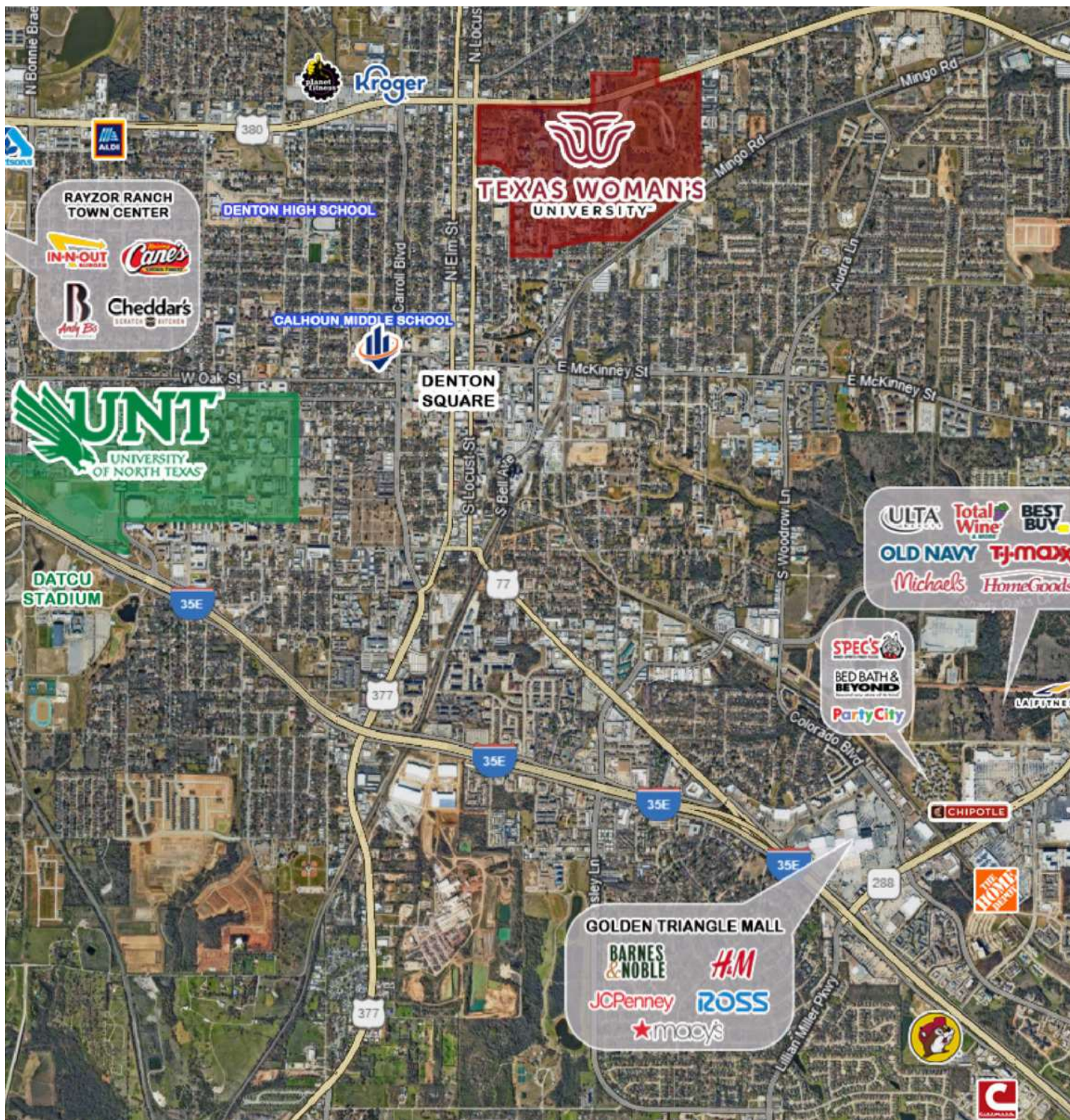
LEASE TYPE:	Full Service; NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	123 - 2,319 SF	LEASE RATE:	\$500.00 - \$3,478.50 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 309	Available	413 SF	Full Service	\$1,000 per month	-
Ste 312	Available	123 SF	Full Service	\$550 per month	-
Ste 313	Available	221 SF	Full Service	\$500 per month	-
Ste 304	Available	525 SF	Full Service	\$1,500 per month	-
Ste 305	Available	400 SF	Full Service	\$1,000 per month	-
Ste 205	Available	2,319 SF	NNN	\$18.00 SF/yr	-

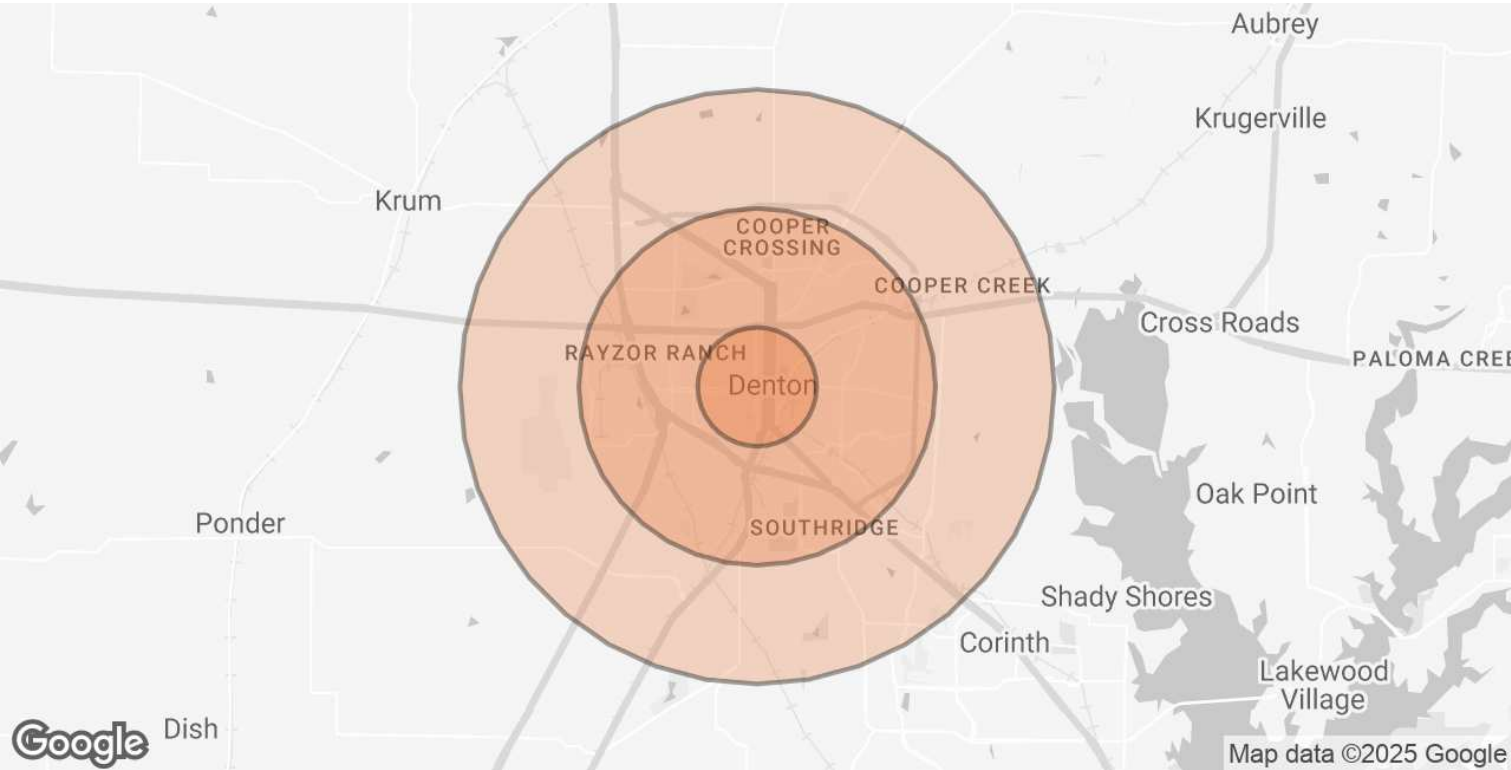
KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

LOCATION MAP



KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,286	93,403	133,829
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	30	34	34
AVERAGE AGE (FEMALE)	30	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,671	38,640	52,757
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$52,573	\$74,359	\$88,239
AVERAGE HOUSE VALUE	\$339,646	\$354,242	\$356,276

Demographics data derived from AlphaMap

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

MEET THE TEAM



KRIS SMITH

Advisor

Direct: 940.381.2220 **Cell:** 214.552.2413
kris.smith@svn.com

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com