



PROPERTY SUMMARY

PROPERTY:	Commerce Center		
ADDRESS:	3801 N. I-35, Denton, TX 76207		
TYPE/ZONING:	Retail Medical Bar Restaurant Professional Office Commercial		
AVAILABLE:	<u>Suite 110 – +/- 2,253 – 4,506 SF</u> – Large receiving/reception area. One (1) private offices/rooms, and Private restroom. Large Open warehouse with 16' ceilings. Suite has natural gas and 3 phase 200 amp. (Can combine with Ste 122 +/-8,918 SF) <u>Suite 122 – +/- 4,412 SF</u> – Large open showroom, Kitchenet, large work/warehouse area with OHD. (Can combine with Ste 110 +/-8,918 SF)		
RATE:	\$27.00 / SF + NNN (\$7.04/SF)		
TERMS:	Negotiable		
UTILITIES:	All existing to the site		
SIGNAGE:	Façade available. All signage will be per city ordinances and Landlords approval.		
PARKING:	Ample – Front and rear dedicated parking lot		
LISTED:	LoopNet, Costar, Crexi, and many other sites		
COMMENTS:	Established Mixed Use Center with move in ready space. Take advantage of this location with prime exposure on Interstate 35 in rapidly growing northside of Denton. High traffic / High visibility / High Demand Area in Denton County.		
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