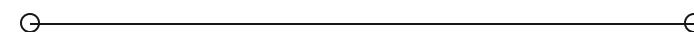


**LEASE**

# 1209 Bent Oaks Court

**1209 BENT OAKS COURT**

Denton, TX 76210



**PRESENTED BY:**

**GREG JOHNSON**

O: 940.381.2220

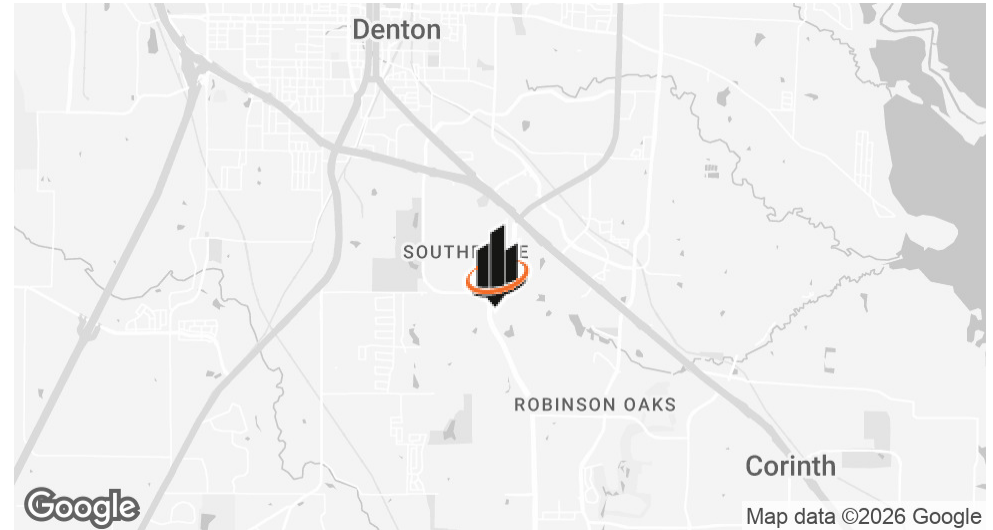
greg.johnson@svn.com

**MASON SHANAHAN**

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mason.shanahan@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
AVAILABLE SF:	3,822 SF
BUILDING SIZE:	3,822 SF

### PROPERTY DESCRIPTION

Ideal Medical office space at 1209 Bent Oaks Court, Denton, TX, 76210. Boasting ample parking, easy access to major transportation routes, and a prime location, this property provides unparalleled convenience for both employees and clients. Enjoy abundant natural light, flexible layout and ready to occupy. With its professional ambiance and strategic positioning, this property is the ideal choice for medical users seeking a prestigious and versatile office space.

### PROPERTY HIGHLIGHTS

- Convenient access to major transportation routes
- Convenient for Neighborhoods and Nearby Hospitals
- Amenities for Medical Office Use

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**1209 BENT OAKS COURT** | Denton, TX 76210

**SVN | VERUS COMMERCIAL** 2

LEASE SPACES



LEASE INFORMATION

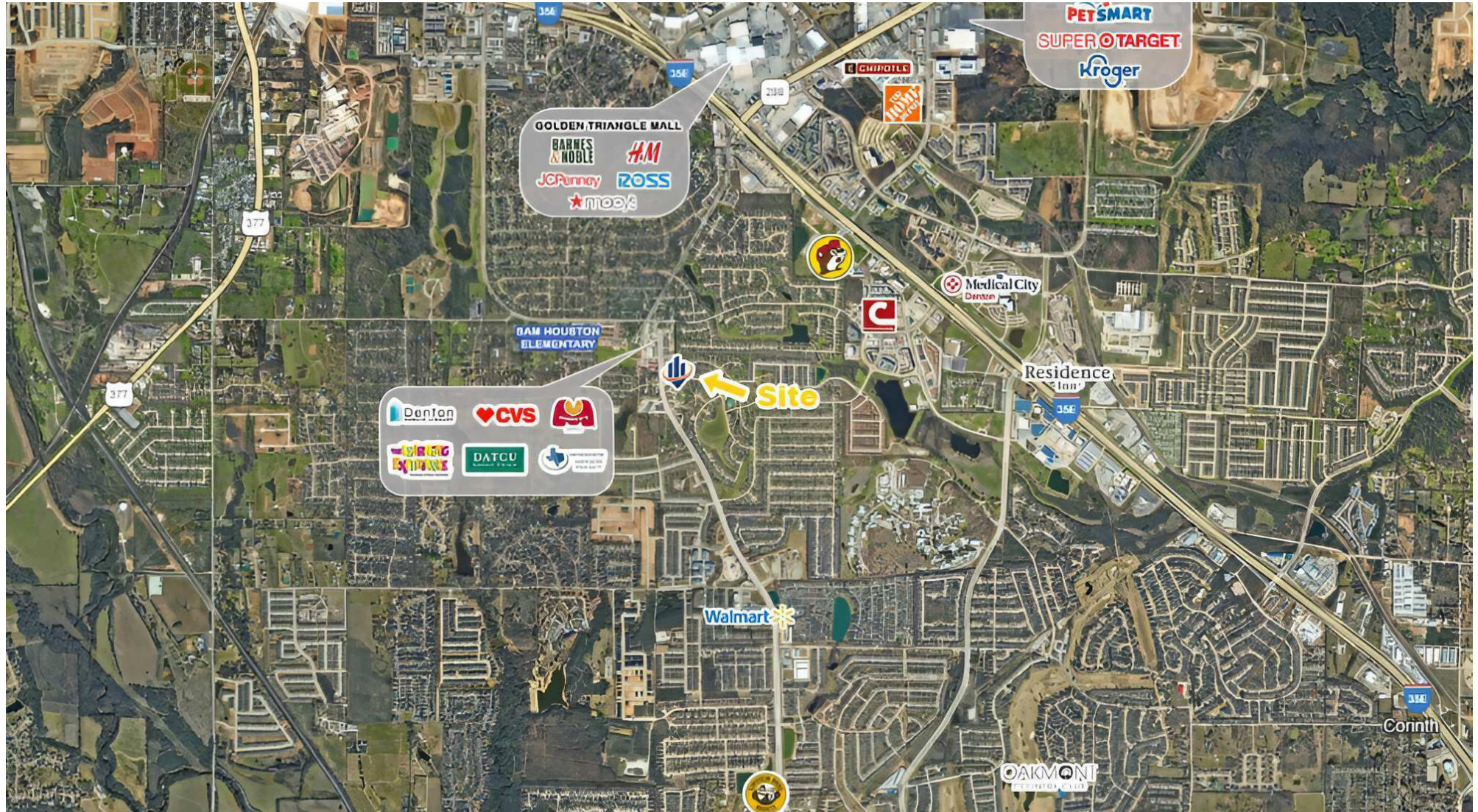
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,822 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1209 Bent Oaks Ct	Available	3,822 SF	NNN	\$25.00 SF/yr	-

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## LOCATION MAP



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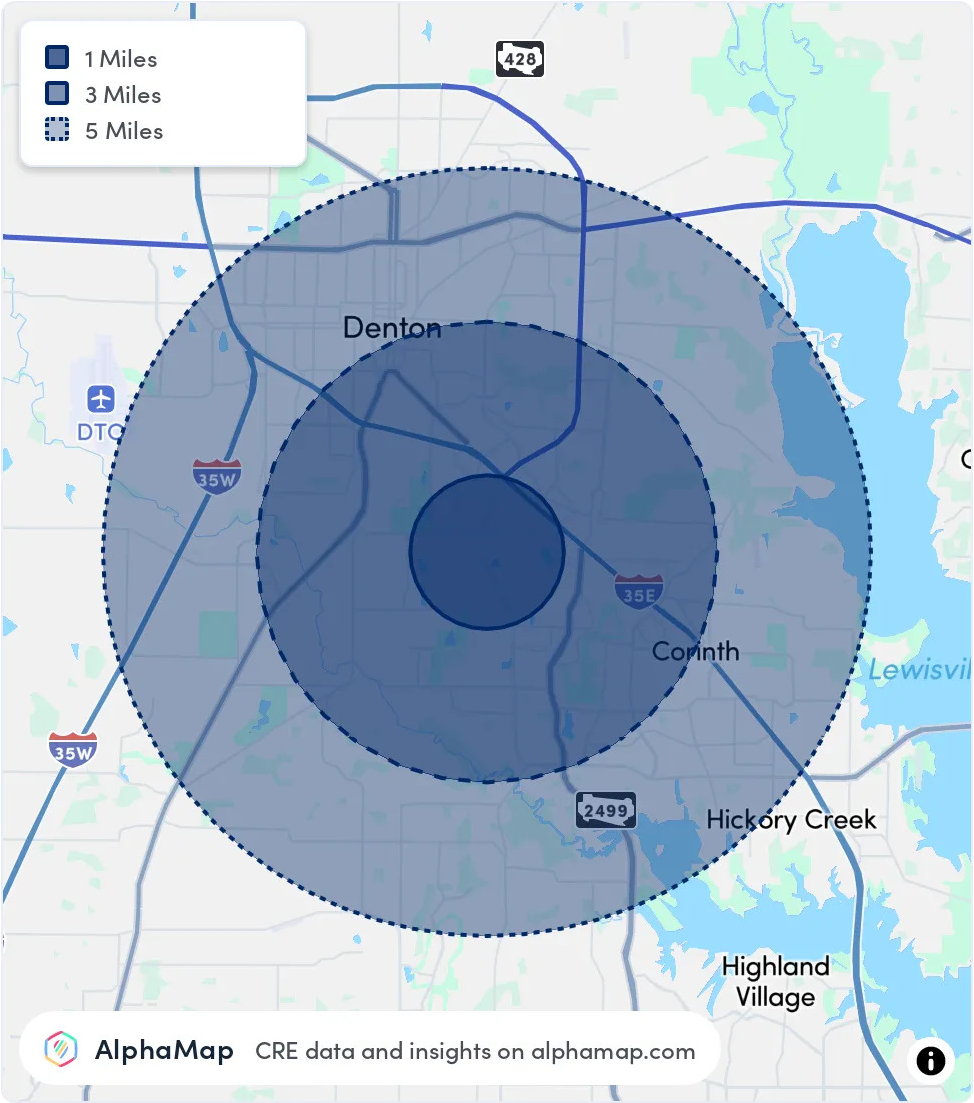
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,548	83,411	161,894
AVERAGE AGE	41	36	36
AVERAGE AGE (MALE)	40	35	35
AVERAGE AGE (FEMALE)	42	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,422	31,607	60,653
PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$125,811	\$110,040	\$107,343
AVERAGE HOUSE VALUE	\$449,891	\$374,495	\$398,174
PER CAPITA INCOME	\$48,388	\$42,323	\$39,756

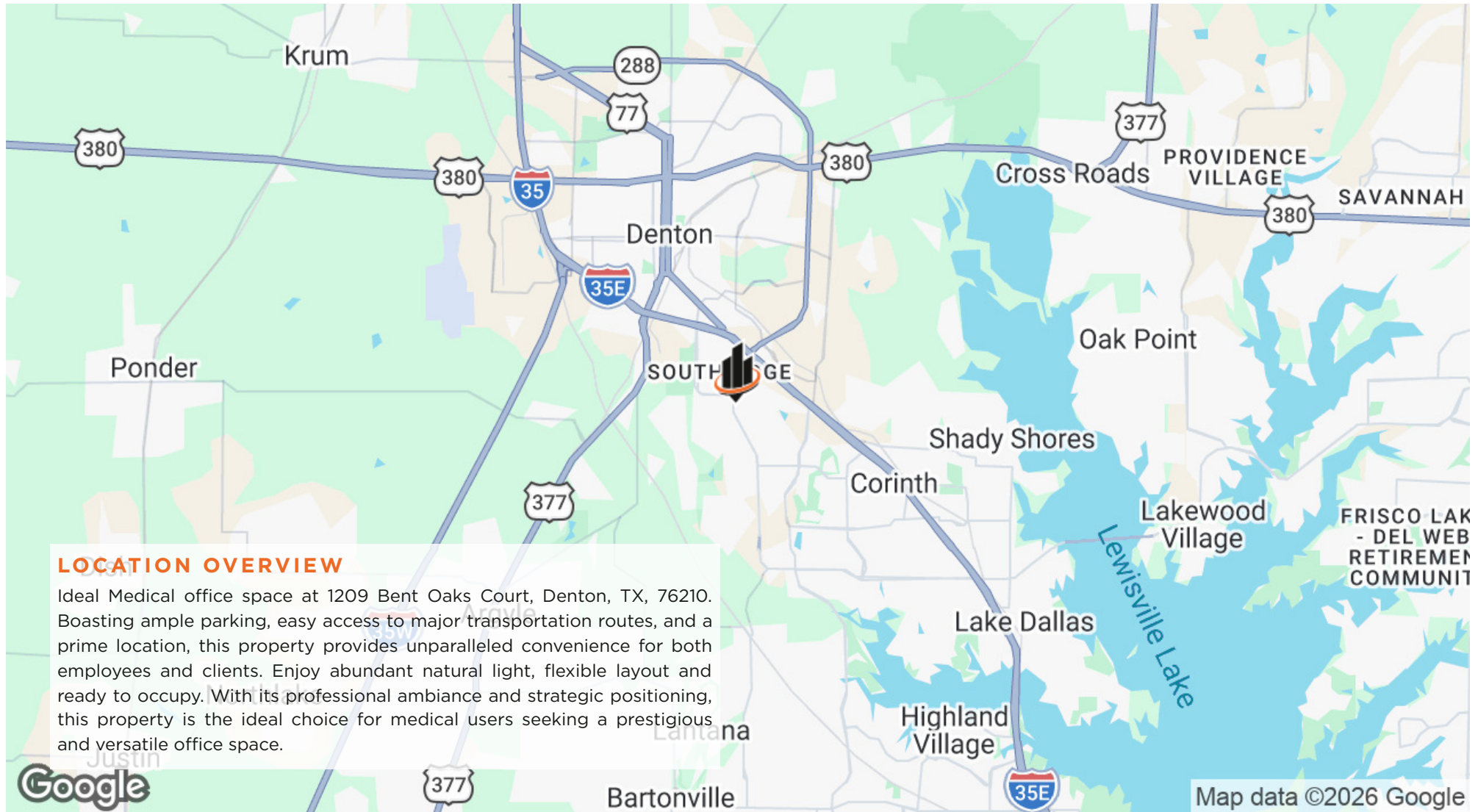
Map and demographics data derived from AlphaMap



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## REGIONAL MAP



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## MEET THE TEAM



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