



# FIRST STATE BANK

400 W OAK ST  
DENTON, TX 76201

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$18 SF
Building Size:	31,398 SF
Available SF:	123 - 2,319 SF
Market:	Downtown

## PROPERTY OVERVIEW

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

# 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
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



# Additional Photos

