



PROPERTY SUMMARY

PROPERTY:	Bent Oaks Professional Office Space		
LOCATION:	1206 Bent Oaks Ct, Suite 100 Denton, TX 76210 Just off Bent Oaks Ct & Teasley Ln		
POTENTIAL USE:	Move-in Ready Professional Office Building		
AVAILABILITY:	Suite 100 – 2,070 RSF – Private Entrance, Six (6) private offices, large conference room, reception area, storage area.		
UTILITIES:	Tenant's Expense – All existing to the site		
SIGNAGE:	Building façade & Monument		
PARKING:	Private Parking Lot		
RATE:	\$16.75 / SF / Yr + NNN		
TERMS & TI:	Negotiable		
LISTED:	LoopNet, Costar, Crexi, many sites		
COMMENTS:	Move-in ready office space ideal for professional or medical uses. Property located just off Teasley Ln with easy access to I-35 E and S Loop 288. Strong tenant mix with several medical and other professional business uses in proximity. Direct access to the space from private parking lot. High-traffic, high-visibility, high-demand area of Southeast Denton.		
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