



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>BRYDEN PROFESSIONAL BUILDING</b>
<b>LOCATION:</b>	4851 South I-35 E, Corinth, TX 76210  Corner of I-35 and Post Oak – Across from Bill Utter Ford <u>One exit south of Denton Regional Hospital</u>
<b>POTENTIAL USE:</b>	Professional Office Building
<b>AVAILABILITY:</b>	<b><u>Suite 103</u></b> - 1,380 RSF – Large open office, storage area, small reception/waiting area. Glass entry off main lobby.  <b><u>Suite 201</u></b> - 3,940 RSF – Reception, clerical work area, 2 restrooms, break room, several offices, open areas, storage rooms. Can be reconfigured.
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>SIGNAGE:</b>	Monument Sign – Corner – I-35 @ Post Oak Marquis Sign in Lobby Outside of building – Negotiable
<b>PARKING:</b>	Private Parking Lot
<b>RATE:</b>	\$14.00 / SF / Yr + \$7.20 NNN
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	NEW MANAGEMENT!!! Prime office space ideal for medical or professional office. Good tenant mix with several medical and other business uses tenants in place. Spaces have access from newly remodeled entryway lobby area and may also have access directly from outside parking lot. Suites have various existing configurations some have large open areas and others have offices, exam rooms, lab rooms, restrooms, reception area, etc. Many have existing partitions / built in desk / counter tops, etc. All suites move in ready, or can be reconfigured.
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