



LEASE

First State Bank

400 W OAK ST

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

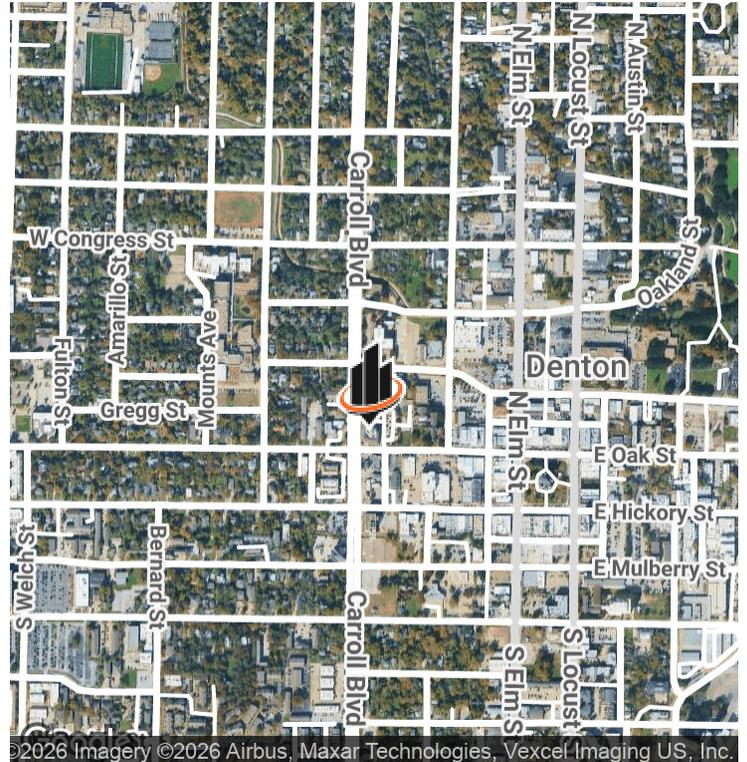
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$500.00 - 3,478.50 per month (NNN; Full Service)
AVAILABLE SF:	123 - 2,319 SF
BUILDING SIZE:	31,398 SF

PROPERTY DESCRIPTION

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

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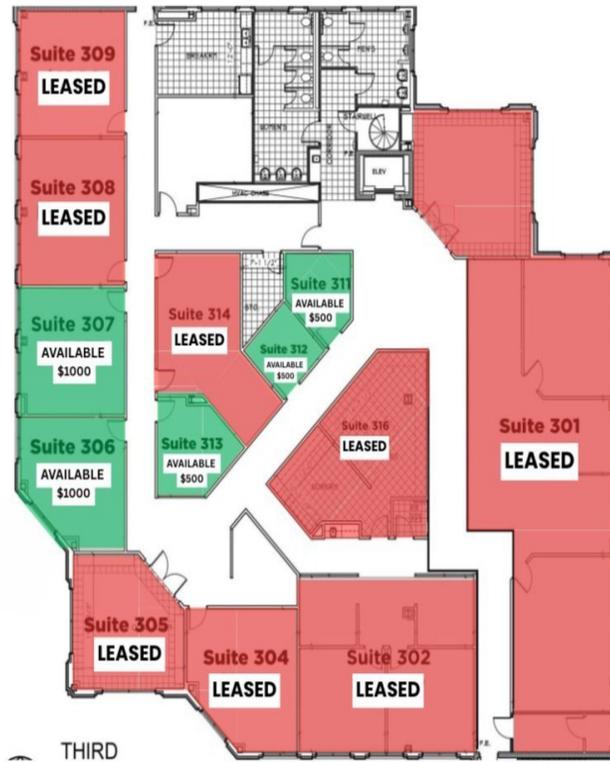
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN; Full Service	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 205	Available	2,319 SF	NNN	\$18.00 SF/yr
Ste 306	Available	370 SF	Full Service	\$1,000 per month
Ste 307	Available	425 SF	Full Service	\$1,000 per month
Ste 311	Available	155 SF	Full Service	\$500 per month
Ste 312	Available	123 SF	Full Service	\$500 per month
Ste 313	Available	221 SF	Full Service	\$500 per month

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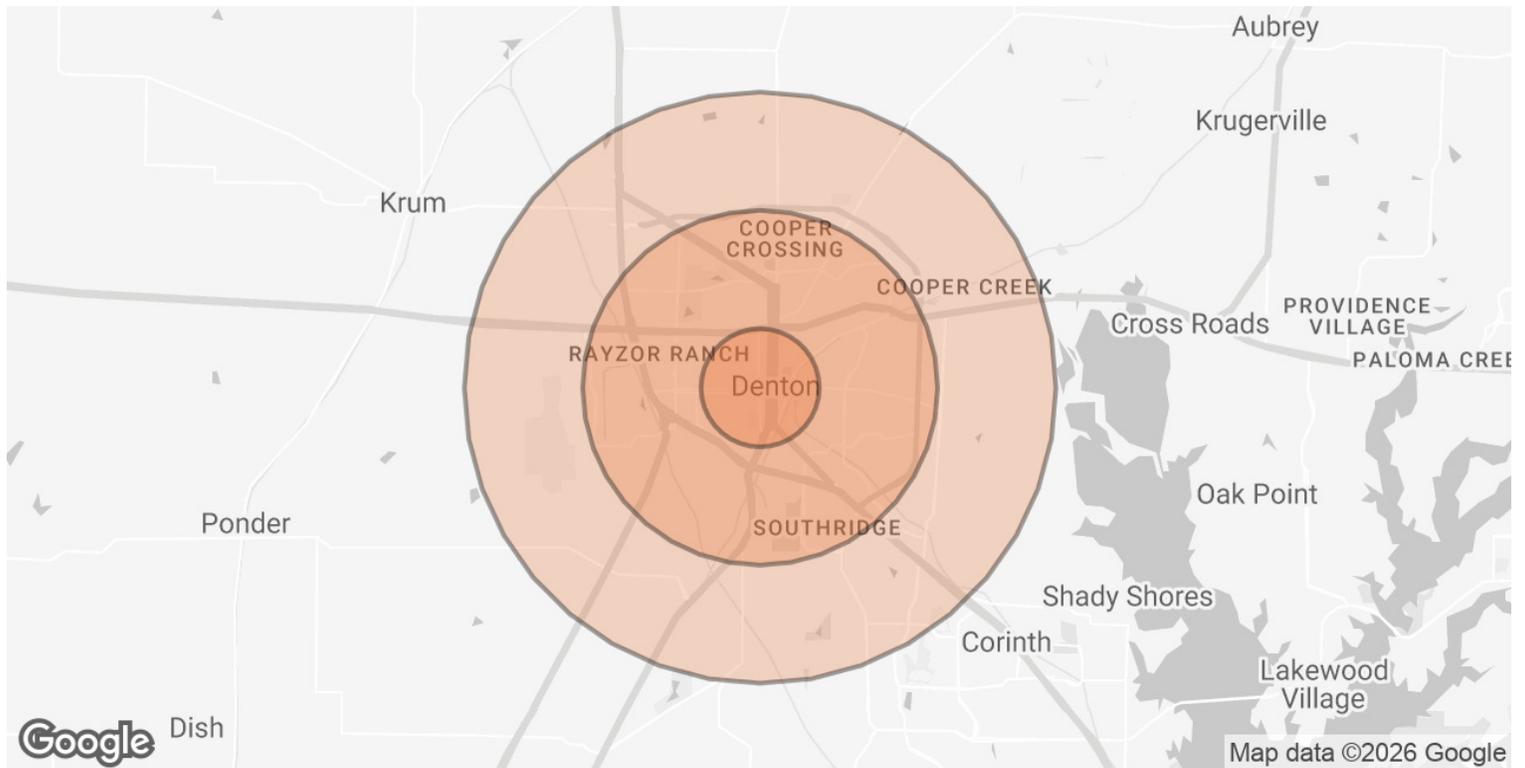
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,286	93,403	133,829
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	30	34	34
AVERAGE AGE (FEMALE)	30	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,671	38,640	52,757
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$52,573	\$74,359	\$88,239
AVERAGE HOUSE VALUE	\$339,646	\$354,242	\$356,276

Demographics data derived from AlphaMap

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LISTING CONTACTS



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