



# PROPERTY SUMMARY

**PROPERTY:** **Commerce Center**

**ADDRESS:** 3801 N. I-35, Denton, TX 76207

**TYPE/ZONING:** Retail | Professional Services | Commercial | Distribution

**AVAILABLE:** **Flex Suites – 2,500 – 14,979 SF**  
**Suite 210 – +/- 2,500 SF** – Large receiving/reception area. One (1) private offices/rooms, and Private restroom. Large Open warehouse with 16' ceilings. Suite has natural gas and 3 phase 200 amp.  
**Suite 214 – +/- 5,000 SF** – Large Open warehouse with 16' ceilings. Suite has natural gas and 3 phase 200 amp.  
**Suite 222 – +/- 2,479 SF** – Large receiving/reception area. One (1) private offices/rooms, and Private restroom. Large Open warehouse with 16' ceilings. Suite has natural gas and 3 phase 200 amp.  
**Suite 226 – +/- 5,000 SF** – Large receiving/reception area. One (1) private offices/rooms, and Private restroom. Large Open warehouse with 16' ceilings. Suite has natural gas and 3 phase 200 amp.

**RATE:** **Flex Suites** - \$9.00 / SF + NNN (\$7.04/SF)

**TERMS:** Negotiable

**UTILITIES:** All existing to the site

**SIGNAGE:** Façade available. All signage will be per city ordinances and Landlords approval.

**PARKING:** Ample – Front and rear dedicated parking lot

**LISTED:** LoopNet, Costar, Crexi, and many other sites

**COMMENTS:** Established Mixed Use Center with move in ready space. Take advantage of this location with prime exposure on Interstate 35 in rapidly growing northside of Denton. High traffic / High visibility / High Demand Area in Denton County.

**CONTACT:** John Withers, CCIM (940)400-STAG john@stagcre.com

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