



PROPERTY SUMMARY

PROPERTY:	Bent Oaks Professional Office Suites		
LOCATION:	1204 Bent Oaks Ct, Denton, TX 76210		
	Just off Bent Oaks and Teasley Ln		
POTENTIAL USE:	Professional Office Building		
AVAILABILITY:	<u>Suite 100 – 2,900 RSF</u> – Reception, clerical work area, 2 restrooms, break room, several offices, open areas, storage rooms.		
UTILITIES:	Tenants Expense – All existing to the site		
SIGNAGE:	Building façade & Monument		
PARKING:	Private Parking Lot		
RATE:	\$16.00 / SF / Yr + \$6.00 NNN		
TERMS:	Negotiable		
TI:	Negotiable		
COMMENTS:	Prime office space ideal for professional or medical uses. Good tenant mix with several medical and other business uses tenants in proximity. Spaces has access directly from outside parking lot. All suites move in ready, or can be reconfigured.		
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