



PROPERTY SUMMARY

PROPERTY:	Denton Plaza
LOCATION:	508 S Elm, Denton, TX 76201 Just a few blocks south of Historic Downtown Square
POTENTIAL USE:	Commercial / General Retail / Office / Restaurant
AVAILABILITY:	<u>Suite 106 - +/- 1,730 SF</u> – Open Floor main area, three (3) large private rooms, break area, shower, 2 private restrooms.
UTILITIES:	Tenants Expense – All existing to the site
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
RATE:	\$17.00 / SF / Yr + NNN
TERMS:	3-5 Years Initial Term
TI:	Negotiable
COMMENTS:	Take advantage of this location with prime exposure in Downtown Denton. Located near the historic Downtown Denton Square, this location won't last long. Make sure you take advantage while you can. High foot & car traffic / High visibility / High Demand Area in Denton.
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