



LEASE

First State Bank

400 W OAK ST

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS

Phone: 940.381.2220

bryson.hudgens@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$400 - 3,771 per month (NNN; Full Service)
AVAILABLE SF:	75 - 2,514 SF
BUILDING SIZE:	31,398 SF

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PROPERTY DESCRIPTION

Elevate your business at Denton’s premier Class A office building, perfectly positioned at the high-visibility corner of West Oak Street and Carroll Boulevard. Located just blocks from the historic Downtown Square, this striking three-story property features a beautiful central atrium, ample dedicated parking, and walkable access to local dining and government buildings. Flexible leasing options range from turnkey, full-service executive suites to expansive multi-office layouts up to 2,500+ square feet—ideal for legal, financial, or creative professionals. Contact us today to secure your space in Denton’s thriving commercial core.

PROPERTY HIGHLIGHTS

- Class A Office Space
- 2 Large Offices
- 6 Available Executive Offices
- Ample Parking
- Walking distance from Downtown

LEASE SPACES

LEASE INFORMATION

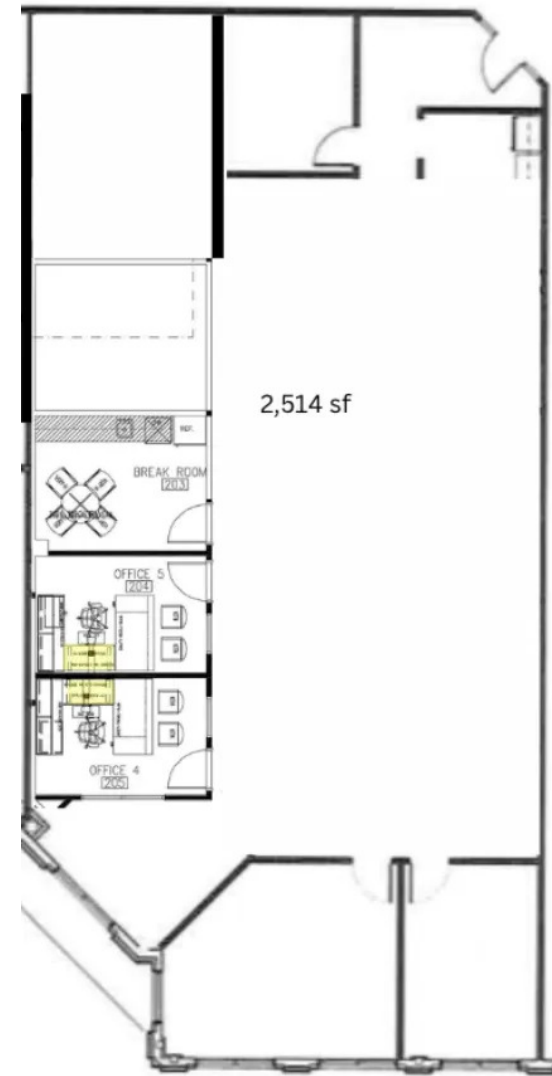
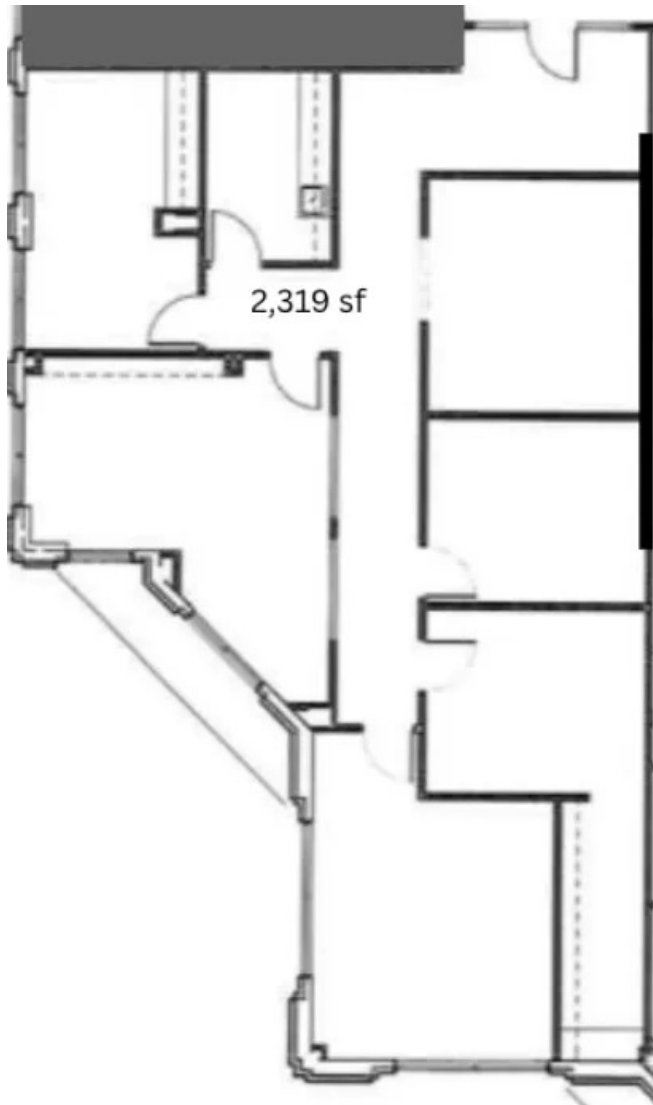
LEASE TYPE:	NNN; Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	75 - 2,514 SF	LEASE RATE:	\$400 - \$3,771 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	2,514 SF	NNN	\$18.00 SF/yr
Suite 205	Available	2,319 SF	NNN	\$18.00 SF/yr
Suite 306	Available	370 SF	Full Service	\$1,000 per month
Suite 307	Available	425 SF	Full Service	\$1,000 per month
Suite 310	Available	252 SF	Full Service	\$700 per month
Suite 311	Available	155 SF	Full Service	\$500 per month
Suite 312	Available	123 SF	Full Service	\$500 per month
Suite 315	Available	75 SF	Full Service	\$400 per month

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SECOND FLOOR PLANS



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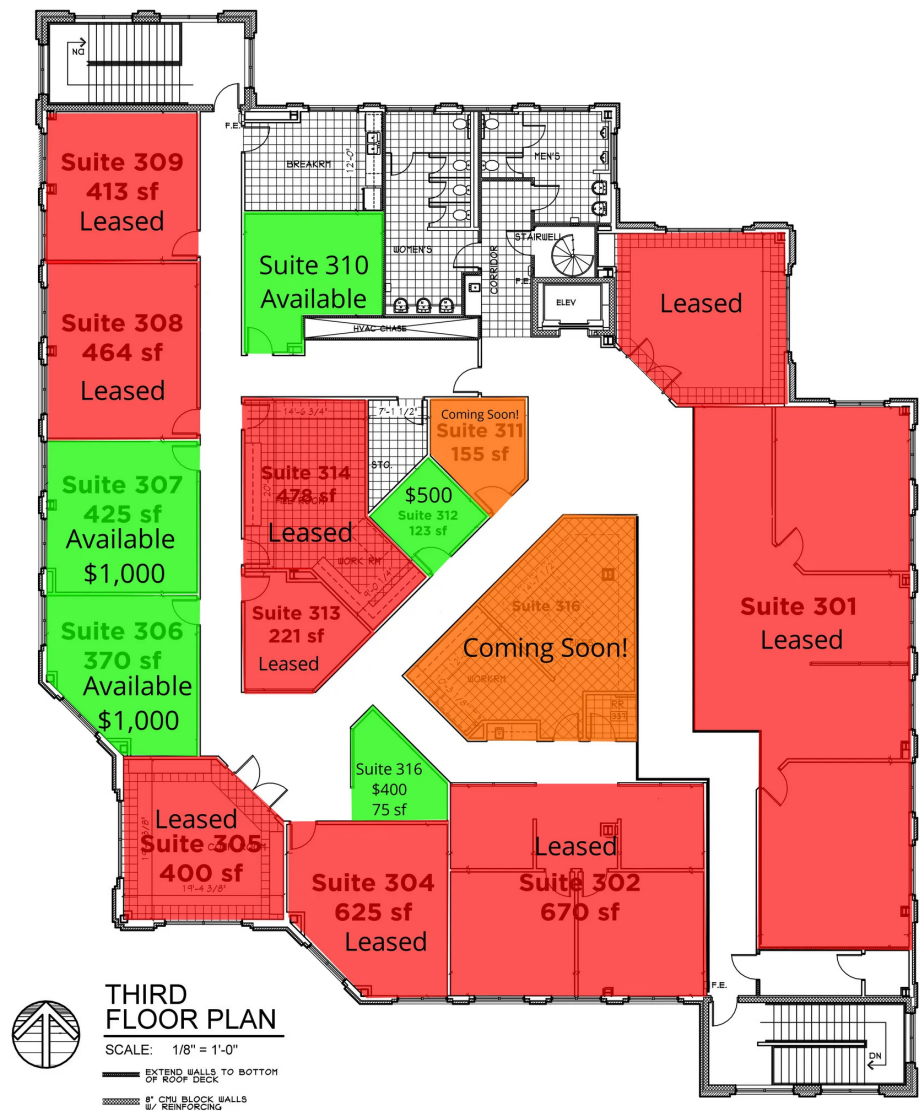
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SECOND FLOOR SPACE



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EXECUTIVE OFFICE PLANS



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EXECUTIVE SUITE PHOTOS

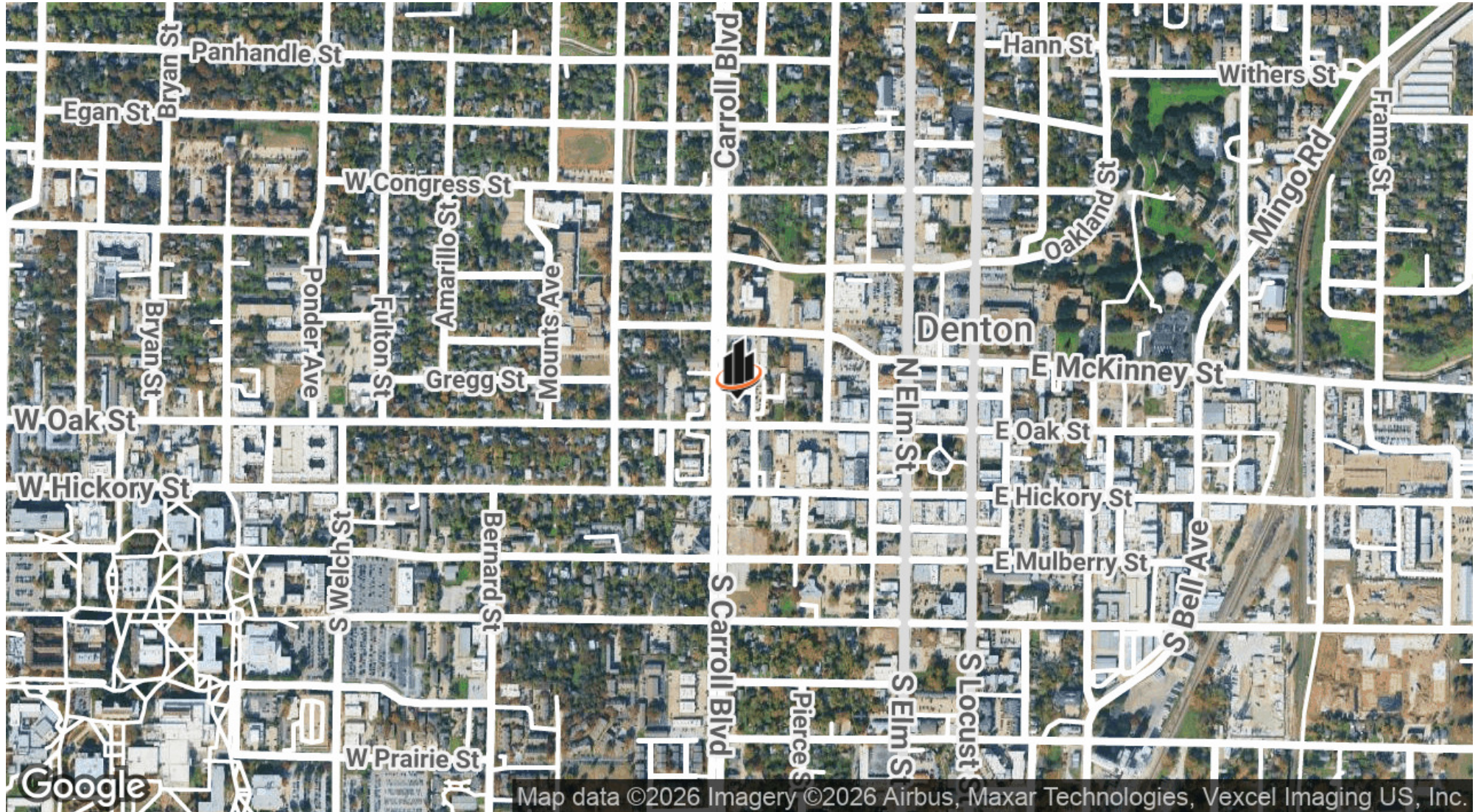


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SVN | VERUS COMMERCIAL 7

LOCATION MAP



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MEET THE TEAM



BRYSON HUDGENS

Associate Advisor

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