



LEASE

The Sherman Building

101 N ELM ST

Denton, TX 76201



PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

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PROPERTY SUMMARY



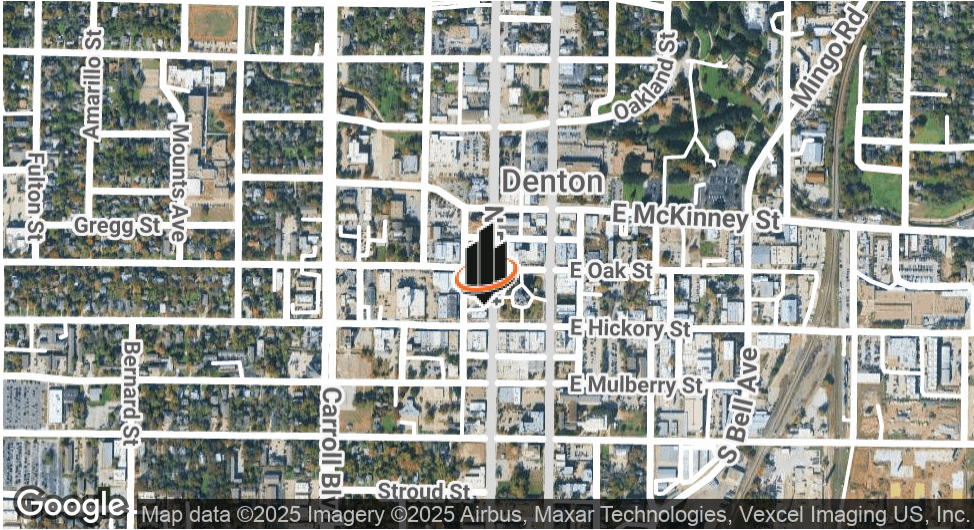
PROPERTY DESCRIPTION

This beautiful two story building is well suited for office, retail and restaurant uses. The second floor is a move in ready office space that offers a mix of open work space and private offices. Multiple upstairs offices have incredible views of the Downtown Square and Denton County Courthouse. The first floor would be a perfect home for an office, retail or restaurant user. With its corner location and outdoor courtyard, it truly is one of the jewels of the Denton Square.

OFFERING SUMMARY

LEASE RATE:	Call for Pricing
AVAILABLE SF:	2,600 SF
BUILDING SIZE:	8,467 SF

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LOCATION DESCRIPTION

Rare opportunity to put your business in the heart of beautiful Downtown Denton. The Sherman Building sits at the corner of Elm and Hickory on the Historic Downtown Denton Square. Located across the street from the beautiful Denton County Courthouse, the Sherman Building offers some of the best views of the Downtown Square.

LEASE SPACES



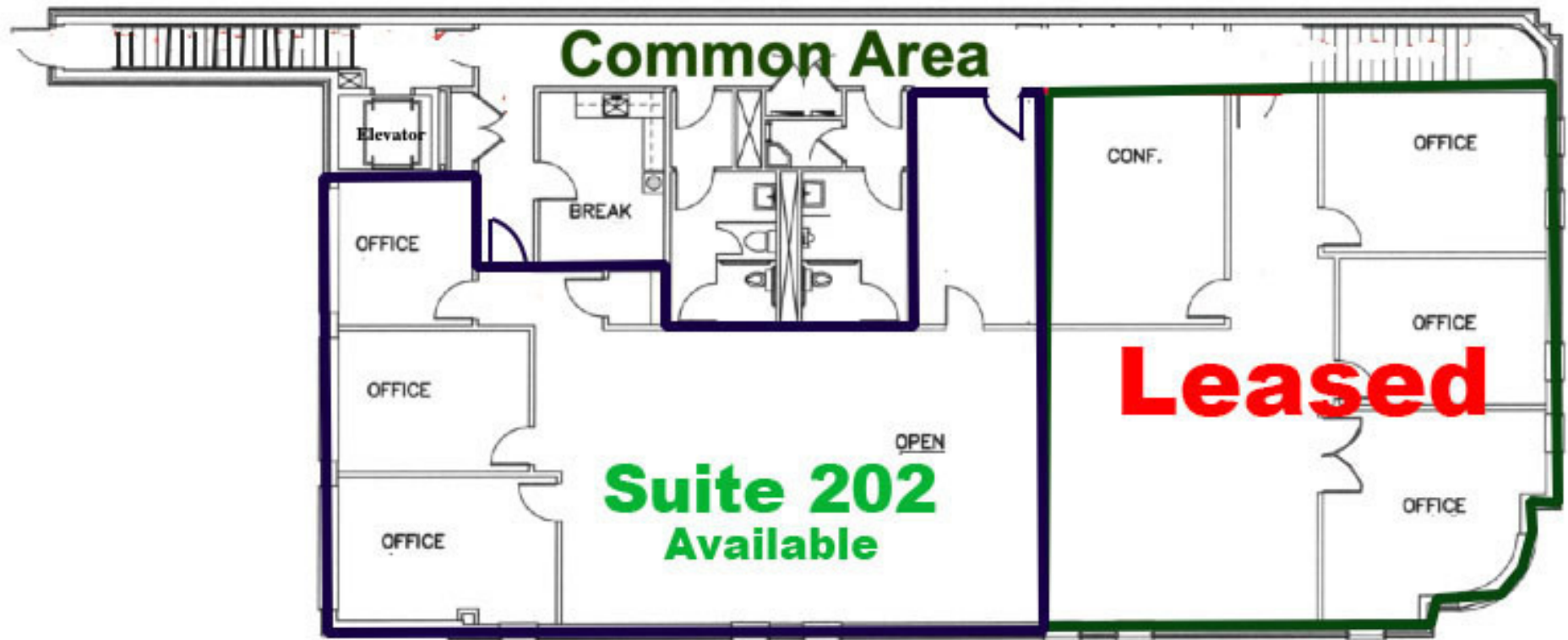
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,600 SF	LEASE RATE:	Call for Pricing

AVAILABLE SPACES	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available		2,600 SF	NNN	Call for Pricing	Move in ready Class A Office Space
1st Floor	Studio LaSalle		3,618 SF	NNN	Leased	Salon

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FLOOR PLAN



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ADDITIONAL PHOTOS

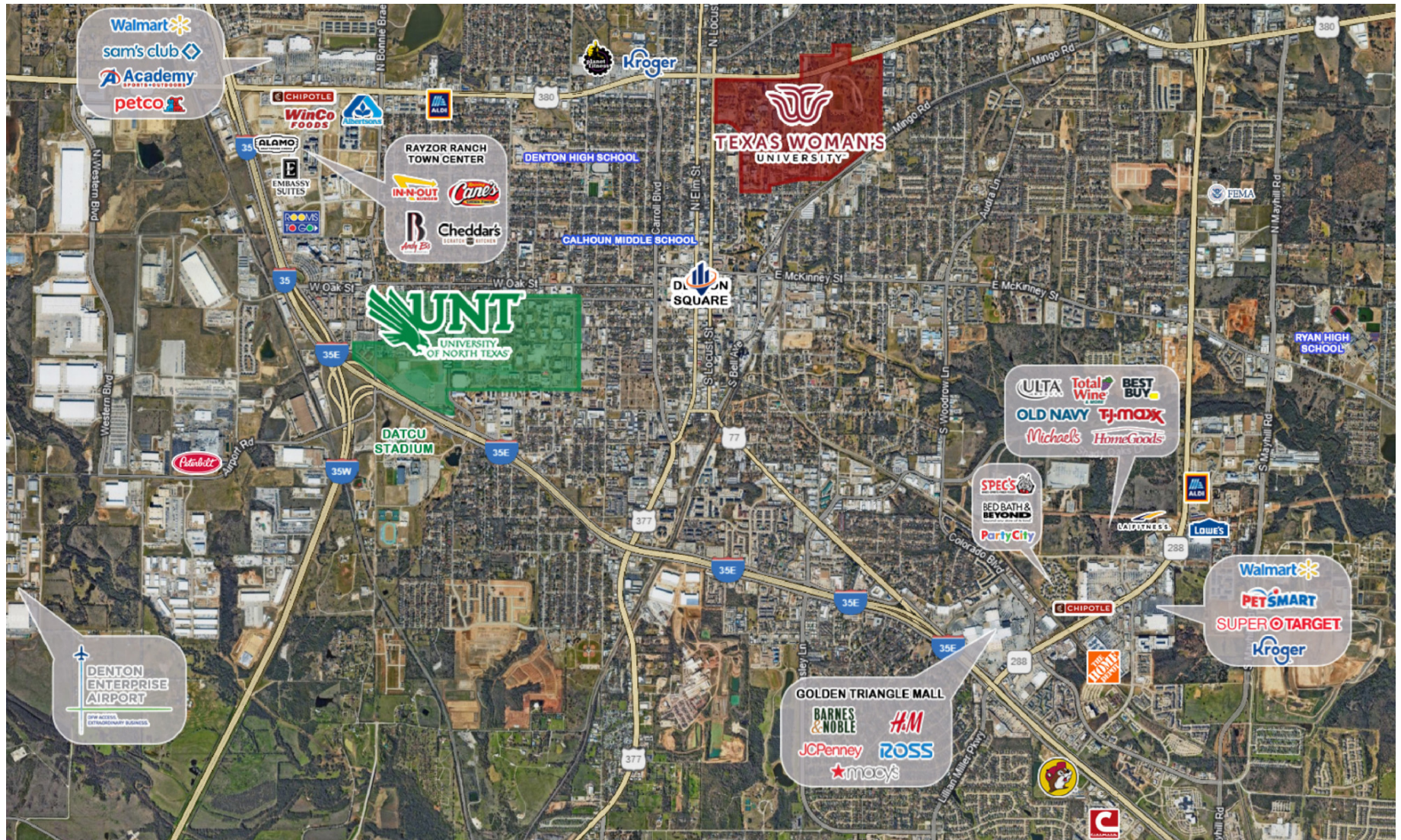


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LOCATION MAP



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THE SHERMAN BUILDING | 101 N Elm St Denton, TX 76201

SVN | VERUS COMMERCIAL

DEMOGRAPHICS MAP & REPORT

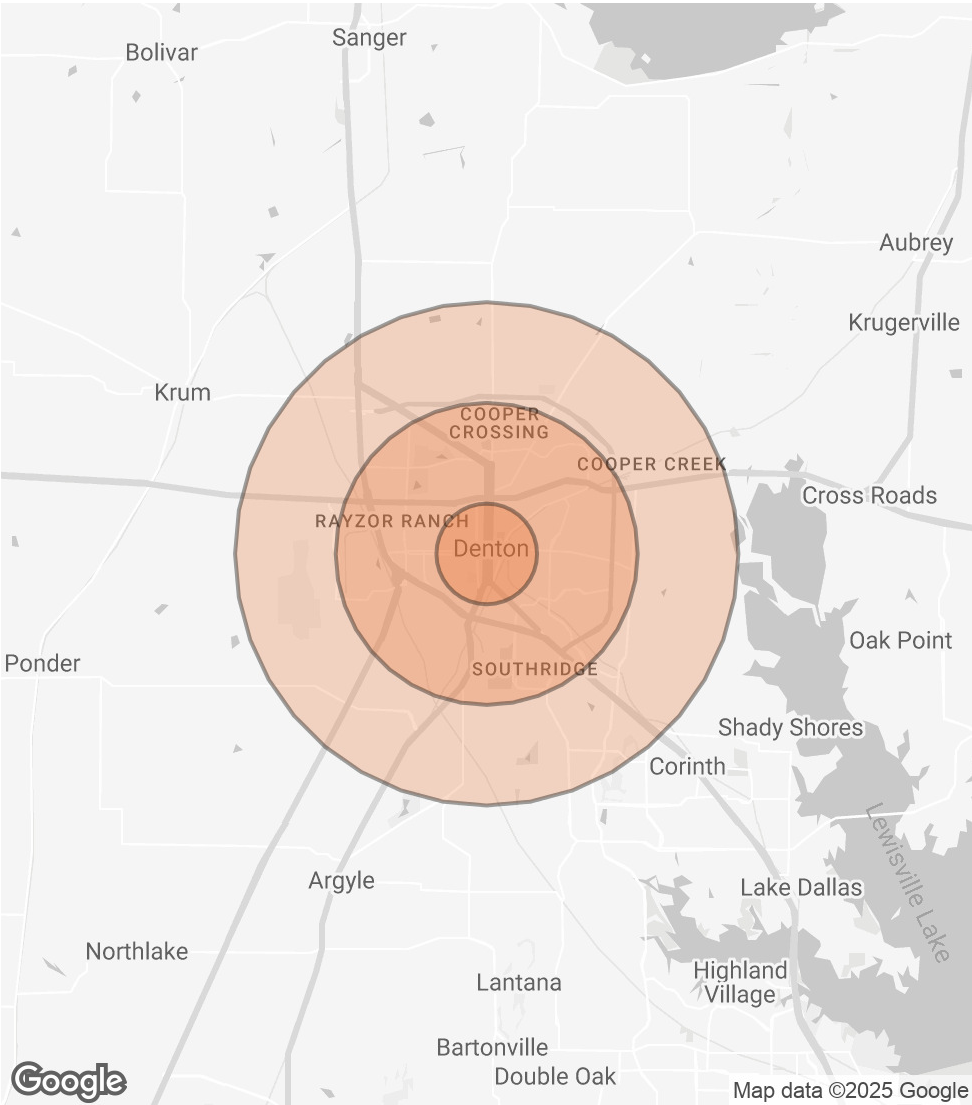
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	18,761	95,147	137,331
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	31	34	34
AVERAGE AGE (FEMALE)	30	35	36

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	8,124	39,360	53,845
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$52,949	\$74,449	\$90,155
AVERAGE HOUSE VALUE	\$336,956	\$356,800	\$358,561

Demographics data derived from AlphaMap



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LISTING CONTACTS



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