



FOR LEASE | +/- 1,986 SF

2535 Charlotte St, Denton, TX

PRICE: \$14.85/sf + NNN

AVAILABLE: +/- 1,986 SF

OVERVIEW:

- Second generation medical office.
- Turnkey and ready for immediate occupancy.
- Only a few blocks from Texas Health Presbyterian Hospital Denton Campus & many surrounding medical practices.
- 5 exam rooms, 2 offices, reception area/check-in window, break room.



+/- 1,986 SF
Square Feet



Bonnie Brae St
Frontage



Office
Type



Medical/Office
Proposed Use

CONTACT:

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SITE

2535 Charlotte St | Denton, TX



Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.

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MEDICAL MAP



Nearby Medical Practices



Site

- ① Lee Bariatric Surgery
- ② Select Rehabilitation Hospital of Denton
- ③ Texas Oncology
- ④ Cook Children's
- ⑤ Texas Digestive Disease Consultants
- ⑥ Thrive Prevention of Denton
- ⑦ North Texas Allergy & Asthma Center
- ⑧ North Texas Arrhythmia Associates
- ⑨ Paramount Cardiovascular Associates
- ⑩ Denton County MHMR Center

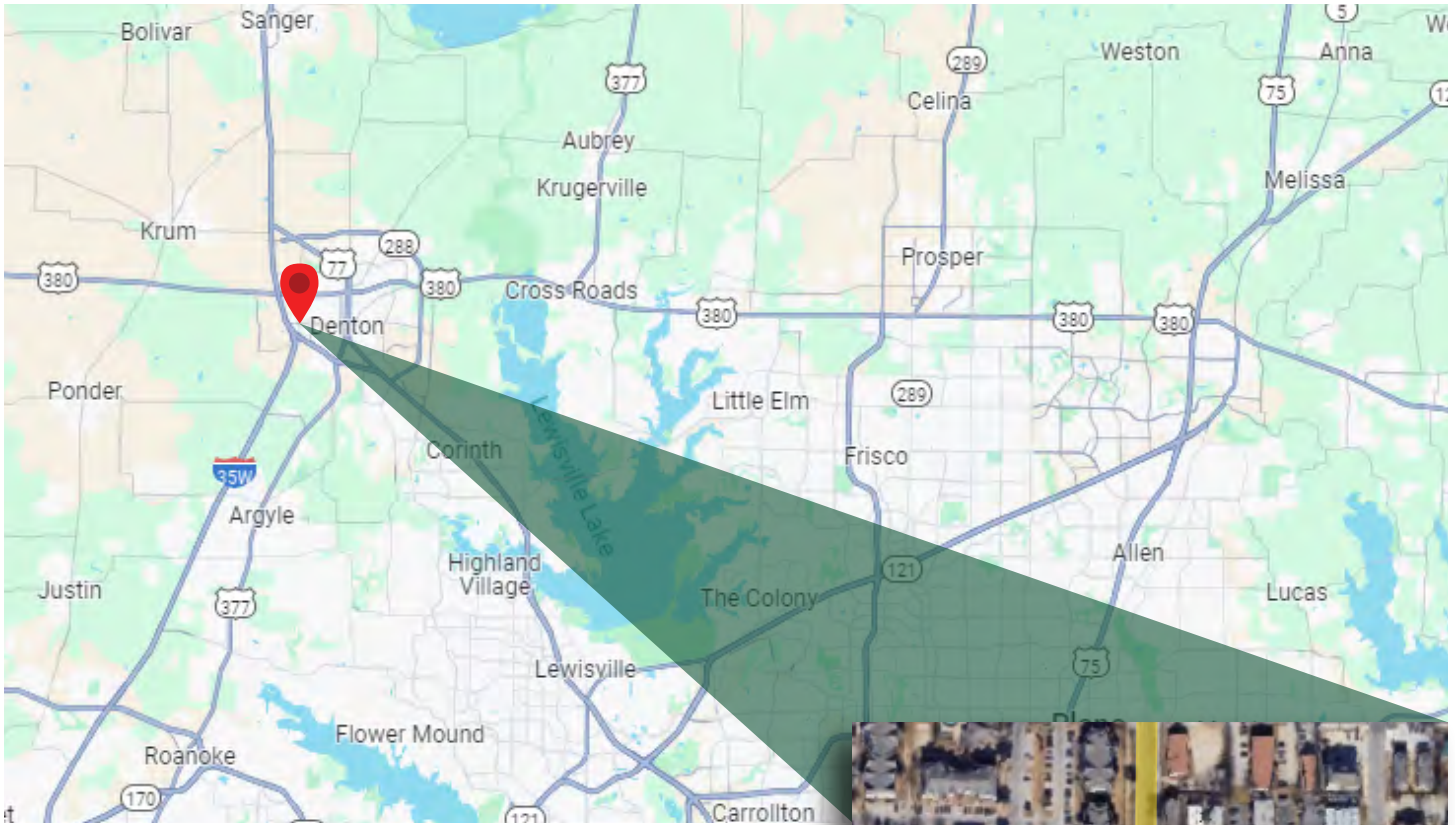
- ⑪ Essential Endodontics
- ⑫ Noble Obstetrics & Gynecology
- ⑬ MHMR Psychiatric Triage Clinic
- ⑭ Clinical Pathology Laboratories
- ⑮ Texas Health Presbyterian Hospital
- ⑯ Denton Dermatology
- ⑰ Solaris Healthcare
- ⑱ OrthoTexas
- ⑲ Denton Hand & Orthopedics
- ⑳ CLRx Pharmacy

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MAPS

2535 Charlotte St | Denton, TX



DRIVE TIME (To city center)

I-35 E	2 Minutes
Texas Health Presbyterian Hospital	2 Minutes
UNT Campus	2 Minutes
HWY 380	3 Minutes
I-35 W	4 Minutes
US 377	5 Minutes
Loop 288	6 Minutes
Denton Square	7 Minutes
TWU Campus	7 Minutes



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PHOTOS



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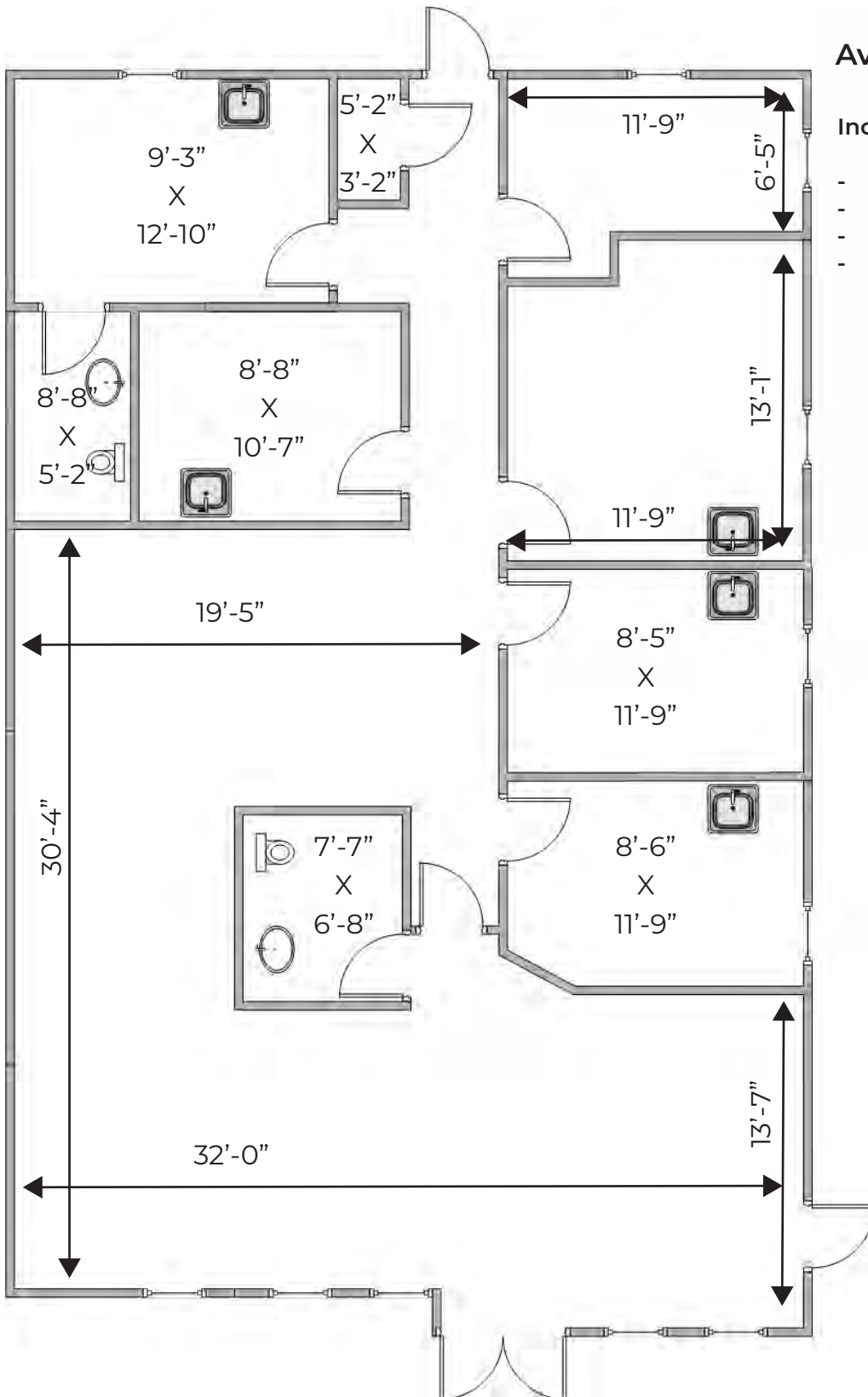
FLOOR PLAN



Available: +/- 1,986 SF

Includes:

- Reception / Check-in Window
- 5 Exam Rooms
- 2 Restrooms
- Break Room



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