



PROPERTY SUMMARY

PROPERTY:	Locust St Retail & Flex Space
ADDRESS:	701 S Locust, Denton, TX 76201
TYPE/ZONING:	Retail Professional Office Commercial
AVAILABLE:	<u>Suite 101 - +/- 902 SF</u> – Large reception/Showroom, private restroom, break room and office. <u>Full Suite – +/- 2,432 SF</u> – Large Reception/Showroom, Private restroom, private office, work area and +/-1,500 SF shop/warehouse.
RATE:	Suite 100 - \$14.00 /SF + NNN Full Suite - \$11.00 / SF + NNN (\$3.00/SF)
TERMS:	Negotiable
UTILITIES:	All existing to the site
SIGNAGE:	Façade available. All signage will be per city ordinances and Landlords approval.
PARKING:	Ample – Front and rear dedicated parking lot
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Established Mixed Use Center with move in ready space. Take advantage of this location with prime exposure just south of Denton’s Historic Downtown Square. High traffic / High visibility / High Demand Area in Denton County.
CONTACT:	John Withers, CCIM (940)400-STAG john@stagcre.com

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