



PROPERTY SUMMARY

PROPERTY:	Carroll Blvd Professional Office		
LOCATION:	701 South Carroll Blvd, Denton, TX 76201 Carroll Blvd & Prairie St		
POTENTIAL USE:	Professional Office Building		
AVAILABILITY:	<u>Suite 100 +/- 3,244 RSF Available March 2026</u> – Move in ready space – Multiple private offices, conference room, break room, and private restrooms. First Floor Suite. (Additional 2,624 SF Available Upstairs)		
UTILITIES:	Tenants Expense – All existing to the site		
SIGNAGE:	Building façade & Monument		
PARKING:	Private Parking Lot		
RATE:	\$24.00/SF MG		
TERMS:	Negotiable		
COMMENTS:	Prime office space ideal for professional or general office uses. Good tenant mix with several medical and other business uses tenants in proximity. Spaces has access directly from outside parking lot. All suites move in ready, or can be reconfigured.		
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