

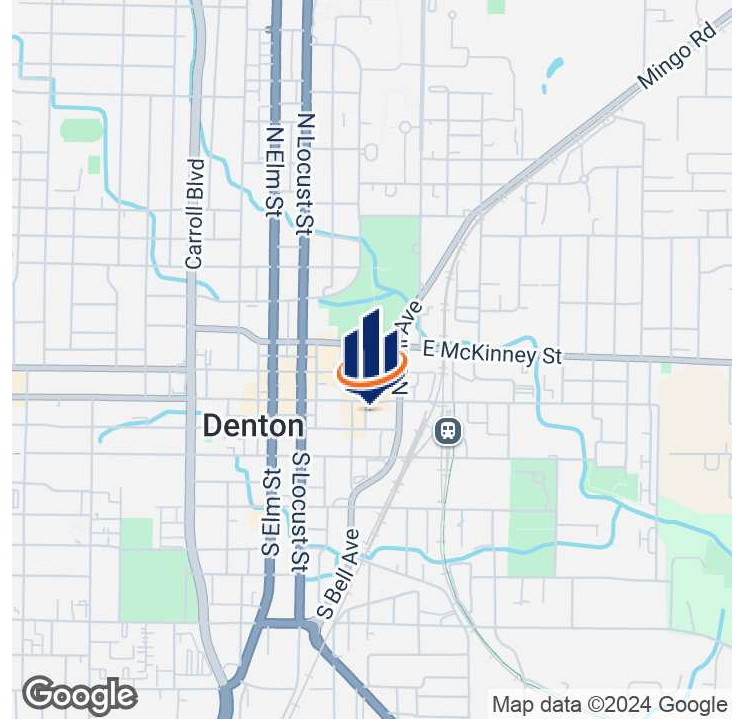
THE RUSSELL NEWMAN BUILDING

314 E HICKORY ST
DENTON, TX 76201

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Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	36,938 SF
Available SF:	2,697 SF

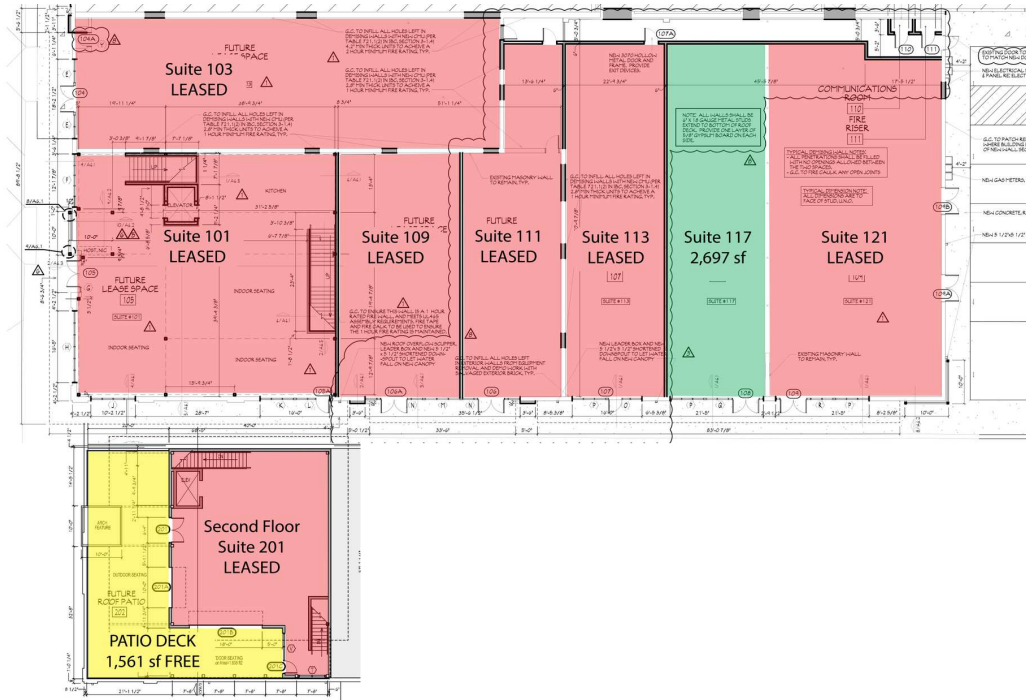
LOCATION OVERVIEW

Nestled in the heart of Denton, TX, the Russell Newman Building is surrounded by a thriving cultural scene, trendy dining spots, and convenient amenities. Just steps from the charming Denton Square, home to local boutiques, art galleries, and live music venues. With easy access to US 380, tenants can also enjoy proximity to the University of North Texas and Texas Woman's University. The Russell Newman Building offers the perfect backdrop for businesses to thrive in this lively community.

PROPERTY HIGHLIGHTS

- Prime location just off the Downtown Denton Square
- On-site parking for tenants and visitors
- Close proximity to US 380

Lease Spaces



LEASE INFORMATION

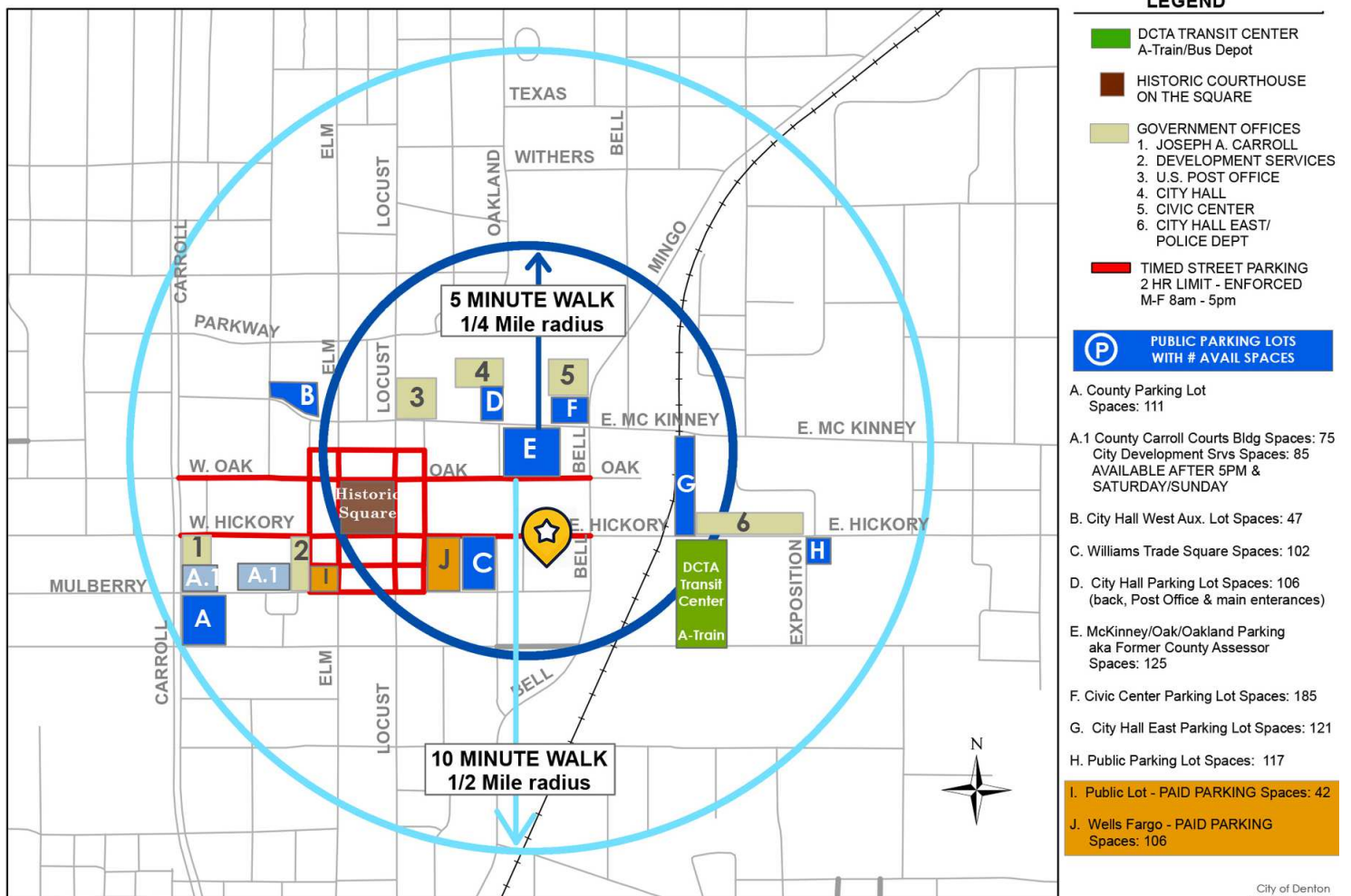
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,697 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 117	Available	2,697 SF	NNN	Call for pricing	-

Downtown Public Parking Map

Denton Downtown Public Parking



LEGEND

- DCTA TRANSIT CENTER
A-Train/Bus Depot
- HISTORIC COURTHOUSE
ON THE SQUARE
- GOVERNMENT OFFICES
1. JOSEPH A. CARROLL
2. DEVELOPMENT SERVICES
3. U.S. POST OFFICE
4. CITY HALL
5. CIVIC CENTER
6. CITY HALL EAST/
POLICE DEPT
- TIMED STREET PARKING
2 HR LIMIT - ENFORCED
M-F 8am - 5pm

P PUBLIC PARKING LOTS WITH # AVAIL. SPACES

- A. County Parking Lot
Spaces: 111
- A.1 County Carroll Courts Bldg Spaces: 75
City Development Svcs Spaces: 85
AVAILABLE AFTER 5PM &
SATURDAY/SUNDAY
- B. City Hall West Aux. Lot Spaces: 47
- C. Williams Trade Square Spaces: 102
- D. City Hall Parking Lot Spaces: 106
(back, Post Office & main entrances)
- E. McKinney/Oak/Oakland Parking
aka Former County Assessor
Spaces: 125
- F. Civic Center Parking Lot Spaces: 185
- G. City Hall East Parking Lot Spaces: 121
- H. Public Parking Lot Spaces: 117
- I. Public Lot - PAID PARKING Spaces: 42
- J. Wells Fargo - PAID PARKING
Spaces: 106

This map is a graphic representation prepared by the City of Denton Economic Development Department and is intended for use only as a reference. Data depicted here is not guaranteed for accuracy and may be subject to revision at any time without notification. A Registered Surveyor for the State of Texas was not consulted. For Survey level accuracy, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed.

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Location Map

