

**LOCATION:**

Located in southeast Denton in the Dove Creek Office Park with other professional and medical office tenants. Easy access to I-35 E and S. Loop 288. Site is close to retail and restaurant offerings, near the busy intersection of Teasley Lane and Lillian Miller Pkwy.

SIZE:

- Suite 100 - 2,070 RSF

LEASE RATE:

- \$18/sf/yr Base Rent + NNNs

AVAILABILITY:

- Within 30 days

HIGHLIGHTS:

- Move-in Ready
- Garden Office
- Multiple Private Entrances
- High Ceilings
- Lots of Windows
- Private Break Room with Sink
- Private Restroom
- Monument Signage Available on Teasley Lane

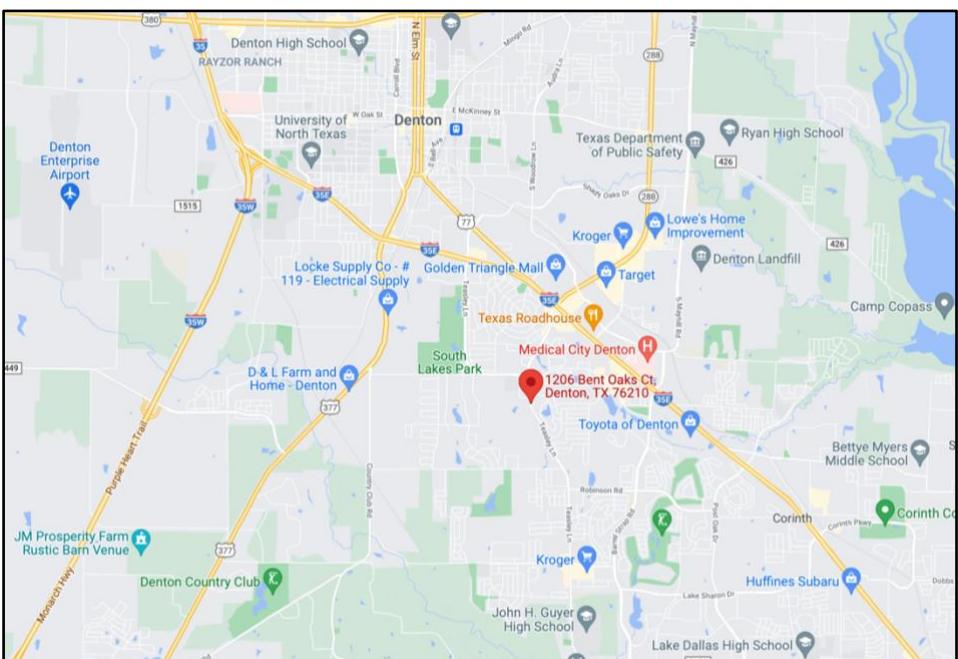
DEMOGRAPHIC DATA*:

- Avg Household Income - \$105,559 (w/in 2 mi radius)
- Population - 329,962 (w/in 10 mi radius)
- Teasley Lane VPD - 22,394

*Sourced from 2024 - 2025 CoStar data

FOR LEASE - OFFICE SPACE MOVE-IN READY

1206 Bent Oaks Ct, Suite 100
Denton, TX

**FOR INFORMATION:**

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PHOTOS

1206 Bent Oaks Ct, Suite 100
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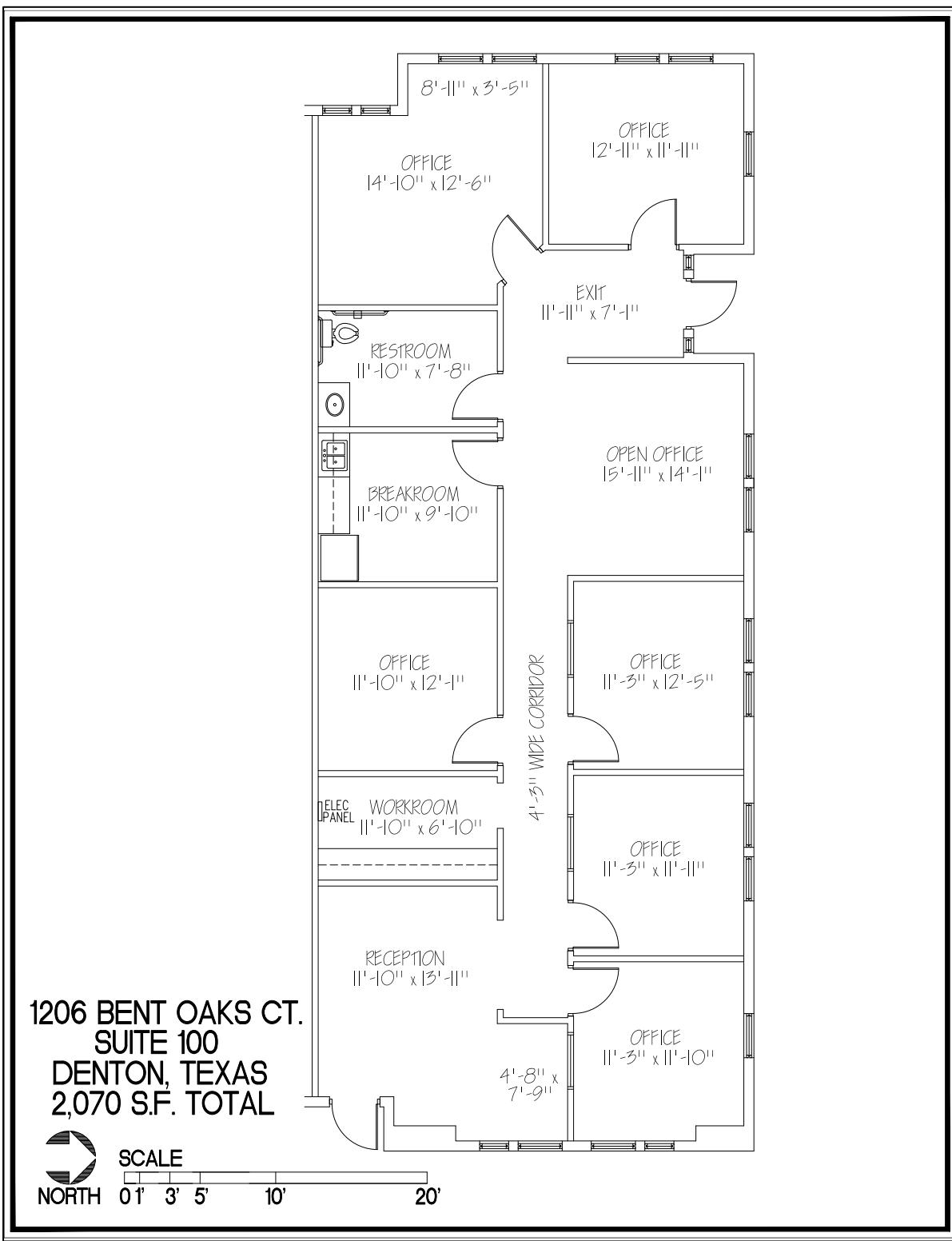




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COMMERCIAL REAL ESTATE

FLOOR PLAN

1206 Bent Oaks Ct, Suite 100
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MAPS

1206 Bent Oaks Ct Denton, TX

