

# SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT  
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Renaissance Medical Park</b>		
<b>TYPE/ZONING:</b>	Commercial – Medical Office – DC-G (Downtown Commercial General)		
<b>USE:</b>	Medical Office		
<b>LOCATION:</b>	2503 Scripture Street Denton, TX 76201		
<b>BUILDING SIZE:</b>	22,102 SF, 3 Story – Professional Medical Building		
<b>AVAILABILITY:</b>	<u>First Floor – 7,614 RSF</u> <u>Second Floor – 5,320 RSF – Divisible</u> <u>Third Floor – 7,320 RSF – Divisible</u>		
<b>LEASE RATE:</b>	\$23.00 / SF / YR+ NNN		
<b>TRIPLE NETS:</b>	\$6.50 / SF / YR		
<b>SIGNAGE:</b>	Exterior Monument Signs, Lobby Marquee, and Door signage available		
<b>LAND SIZE:</b>	+/- 3.199 Acres		
<b>BUILDING AGE:</b>	Completion 2Q 2019		
<b>LEASE TERM:</b>	Five (5) Initial term preferred		
<b>TERMS:</b>	Negotiable depending on space / finish out requirements – will remodel to suit – to excellent rental condition for new tenants		
<b>VISIBILITY:</b>	Visible from – I-35 / Bonnie Brae / Sycamore Street		
<b>PARKING:</b>	5:1000 - 221 Designated Parking Spots		
<b>LISTED:</b>	CoStar, LoopNet, Denton Sites, MLS, and many more....		
<b>COMMENTS:</b>	The Renaissance Medical Park is contiguous with Texas Health Resources Presbyterian Hospitals Denton Campus. This privately owned MOB is the last privately owned parcel available on the Texas Health Resources campus. The new three (3) story multi-tenant MOB Easy access from I-35, located directly across Scripture St from future Presbyterian & Cooks Children's Hospitals and Rayzor Ranch Town Center.		
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