



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Elm St Professional Office</b>
<b>LOCATION:</b>	903 N Elm Street, Denton, TX 76201  3 Blocks to TWU & 380 - 5 Blocks north of Historic Denton Square
<b>POTENTIAL USE:</b>	Professional Office Building
<b>AVAILABILITY:</b>	<b>Suite 200 – 1,654 RSF</b> – Four (4) large offices, large open area divided for 2 offices, reception/patient waiting area, break room/kitchen and ample storage.
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>SIGNAGE:</b>	Building façade
<b>PARKING:</b>	Private Parking Lot
<b>RATE:</b>	\$18.00 / SF / Yr + Utilities
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	Great Location – Near Downtown – Inbound major artery towards Downtown Denton. Six offices, reception and patient/waiting area, breakroom/kitchen, large bath with ample storage and parking. Located in one of the hottest areas in Denton. Private parking lot a rarity for a property like this. Ready for a wide variety of commercial uses, including Dental, General offices, medical office, retail, counseling, massage therapy, CPA, law office, school testing and much more!
<b>CONTACT:</b>	John Withers, CCIM (940) 390-6235 <a href="mailto:john@stagcre.com">john@stagcre.com</a> Jim Hanking (972) 345-0609 <a href="mailto:jim@stagcre.com">jim@stagcre.com</a>

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