PROPERTY SUMMARY

PROPERTY:	**Carroll Blvd Professional Office Suites**
LOCATION:	701 South Carroll Blvd, Denton, TX 76201 Carroll Blvd & Prairie St
POTENTIAL USE:	Professional Office Building
AVAILABILITY:	**Suite 100 | +/- 3,244 RSF** – 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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