

LEASE

3541 Teasley Ln

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Denton, TX 76210

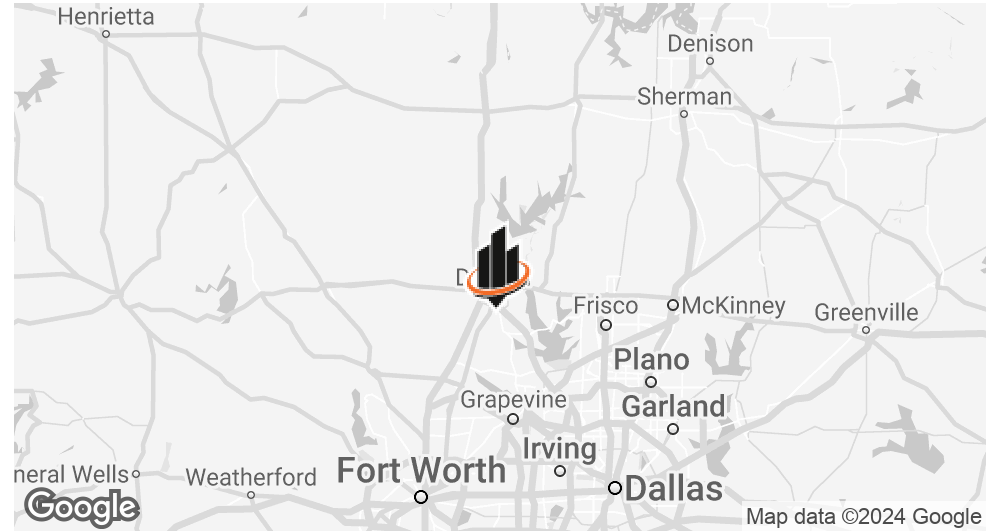
PRESENTED BY:

MATT MATTHEWS, MBA, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15/SF plus NNN
BUILDING SIZE:	7,500 SF
AVAILABLE SF:	1,500 SF
LOT SIZE:	0.75 Acres
YEAR BUILT:	2004
RENOVATED:	2022

PROPERTY OVERVIEW

Great Opportunity to Lease Space in a 2-Story Office Building Located in Denton's Highest Demographic Area. Frontage on Teasley Lane with Over 14,500 VPD and just minutes from Interstate 35E. 4 Floor Plans Available, Front & Back Entrances, Stairs, an Elevator, Great Visibility & Access and Ample Parking

PROPERTY HIGHLIGHTS

- 1 suite available
- Floor plan includes reception area, conference, kitchen and private offices
- Great for professional office services
- Separate mens/womens restrooms on each floor
- Common or private break room available

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LEASE SPACES

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	-	1,671 SF	NNN	\$15.00 SF/yr	Reception Office area - Conference Room - 2 Private Offices - Kitchen
Suite 101	Available	1,500 SF	NNN	\$15.00 SF/yr	Reception Office Area - Conference Room - 3 Offices - Open Workspace - Kitchen
Suite 200	-	1,535 SF	NNN	\$15.00 SF/yr	Reception Area - Conference Room - 3 Private Offices - Open Workspace
Suite 201	-	1,408 SF	NNN	\$15.00 SF/yr	Reception Area - Conference Room - 3 Private Offices - Breakroom

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

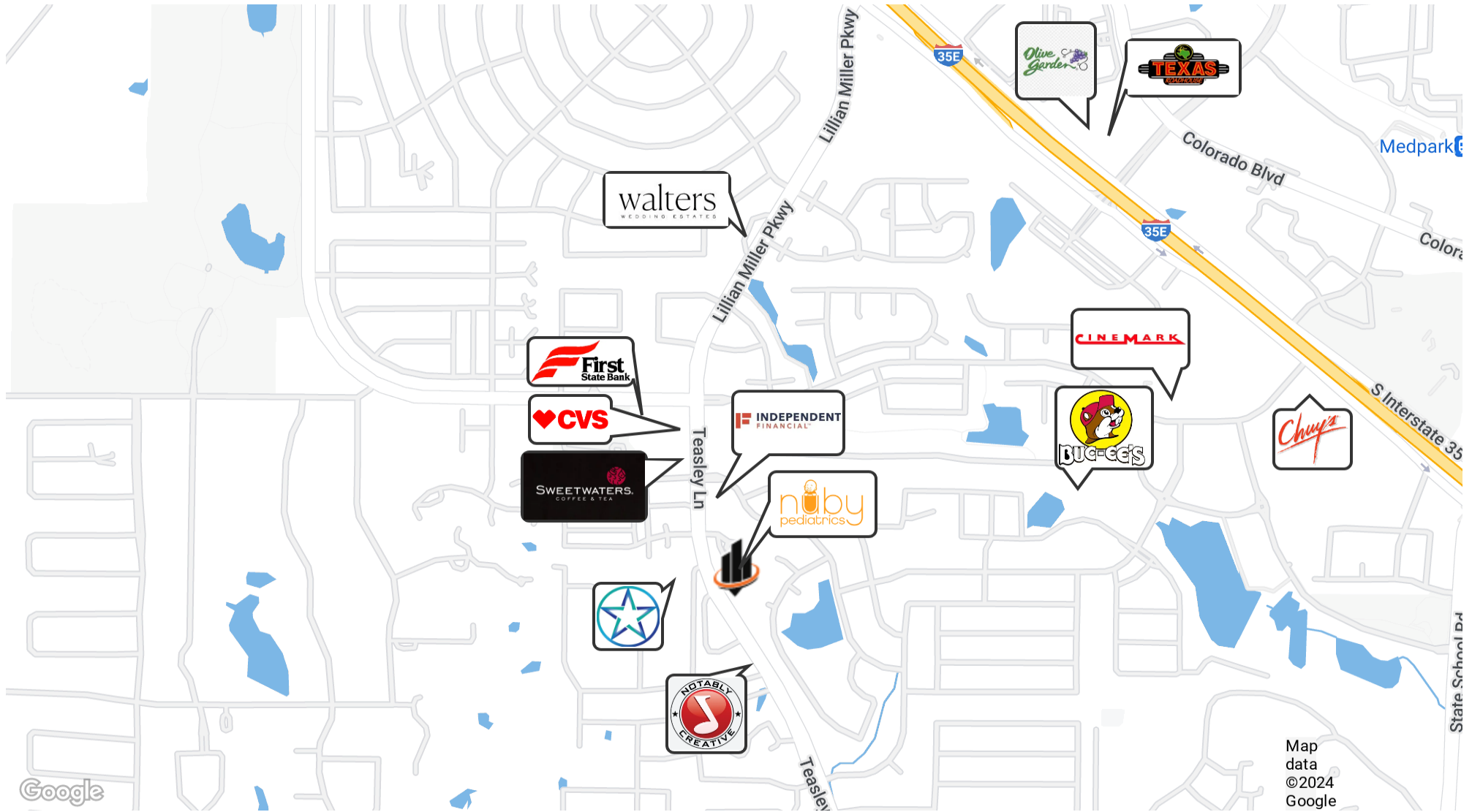


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

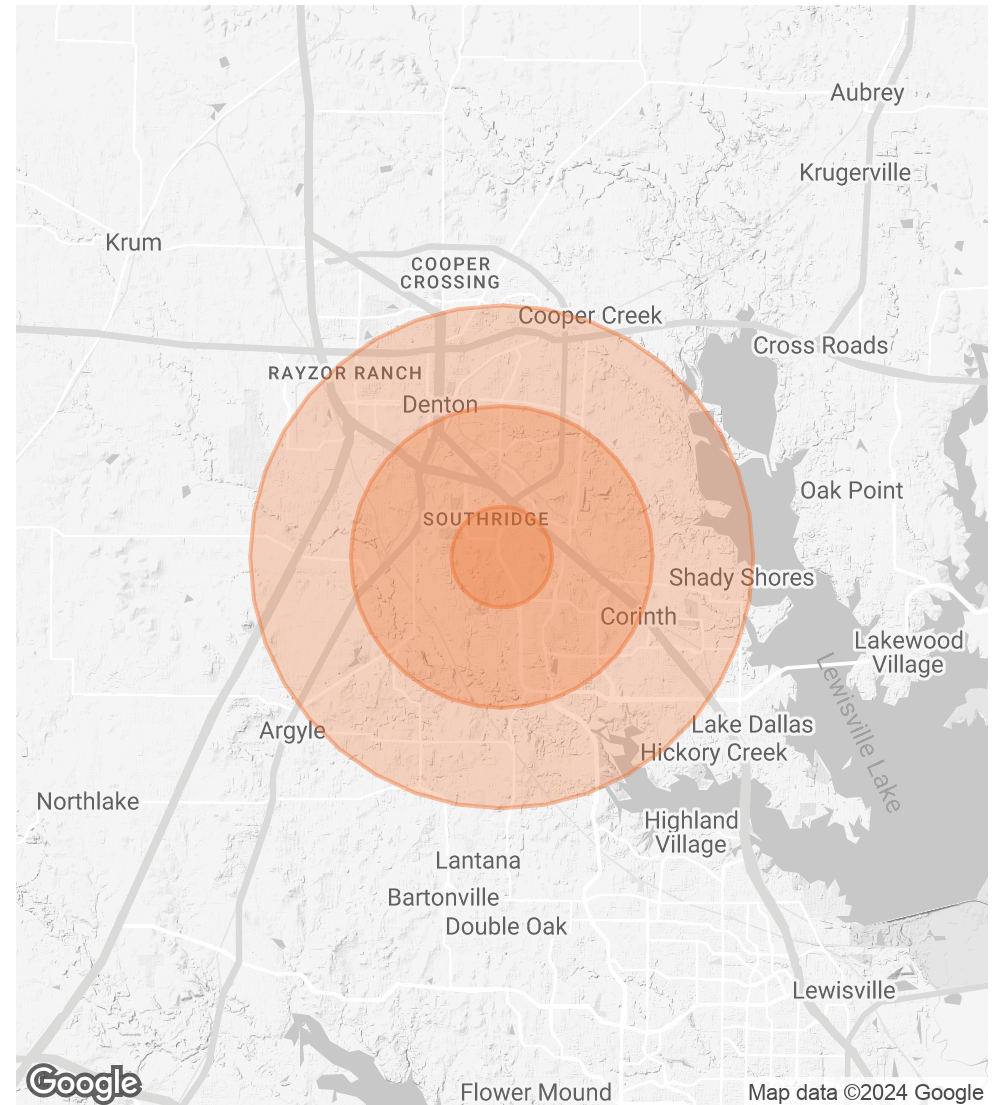
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,397	59,220	134,901
AVERAGE AGE	37.7	33.0	31.1
AVERAGE AGE (MALE)	37.6	32.6	31.0
AVERAGE AGE (FEMALE)	36.2	33.5	31.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,046	19,992	45,983
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$93,385	\$75,166	\$72,032
AVERAGE HOUSE VALUE	\$238,351	\$208,563	\$207,756

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



MATT MATTHEWS, MBA, CCIM

Managing Director

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Cell: 972.765.0886

PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. (Finance)

CCIM (North Texas Chapter)

MEMBERSHIPS

Board Member, Keller Economic Development

Board of Directors, Keller Chamber of Commerce

Past President, Rotary Club of Golden Triangle

Masonic Lodge of Keller

SVN | Trinity Advisors

1762 Keller Parkway, Suite 100

Keller, TX 76248

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brooke Ford	747247	brooke.ford@svn.com	313-618-7176
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date