



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Commerce Center</b>		
<b>ADDRESS:</b>	3801 N. I-35, Denton, TX 76207		
<b>TYPE/ZONING:</b>	Retail   Medical   Bar   Restaurant   Professional Office   Commercial		
<b>AVAILABLE:</b>	<b><u>Flex Suites</u></b> Suite 222 – +/- 2,500 SF – Large receiving/reception area. One (1) private offices/rooms, and Private restroom. Large Open warehouse with 16' ceilings. Suite has natural gas and 3 phase 200 amp.		
<b>RATE:</b>	<b><u>Flex Suites</u></b> - \$9.00 / SF + NNN (\$7.04/SF)		
<b>TERMS:</b>	Negotiable		
<b>UTILITIES:</b>	All existing to the site		
<b>SIGNAGE:</b>	Façade available. All signage will be per city ordinances and Landlords approval.		
<b>PARKING:</b>	Ample – Front and rear dedicated parking lot		
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites		
<b>COMMENTS:</b>	Established Mixed Use Center with move in ready space. Take advantage of this location with prime exposure on Interstate 35 in rapidly growing northside of Denton. High traffic / High visibility / High Demand Area in Denton County.		
<b>CONTACT:</b>	John Withers, CCIM	(940)400-STAG	john@stagcre.com

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