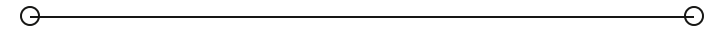


LEASE

122 N Locust St

122 N LOCUST ST

Denton, TX 76201



PRESENTED BY:

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com



PROPERTY SUMMARY



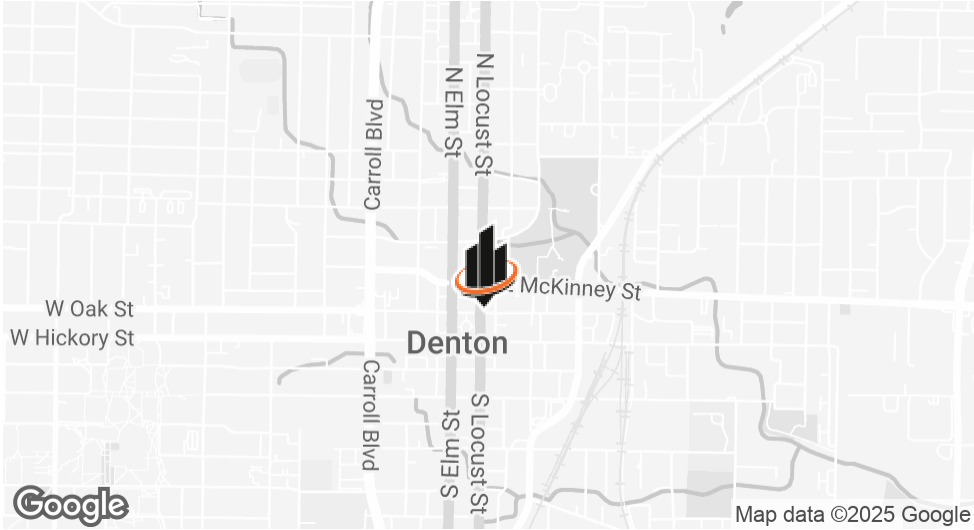
OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	4,200 SF
LOT SIZE:	2,430 SF
BUILDING SIZE:	5,400 SF

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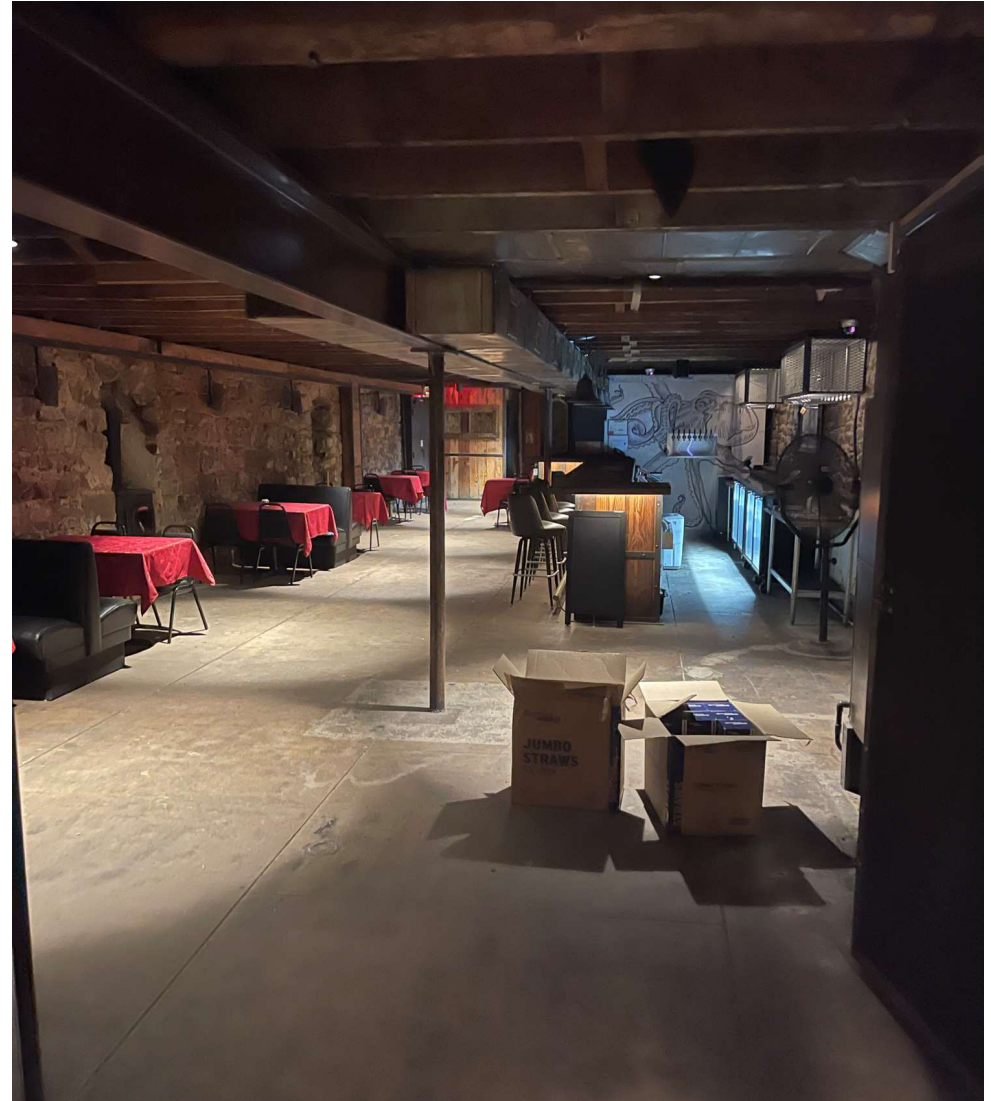
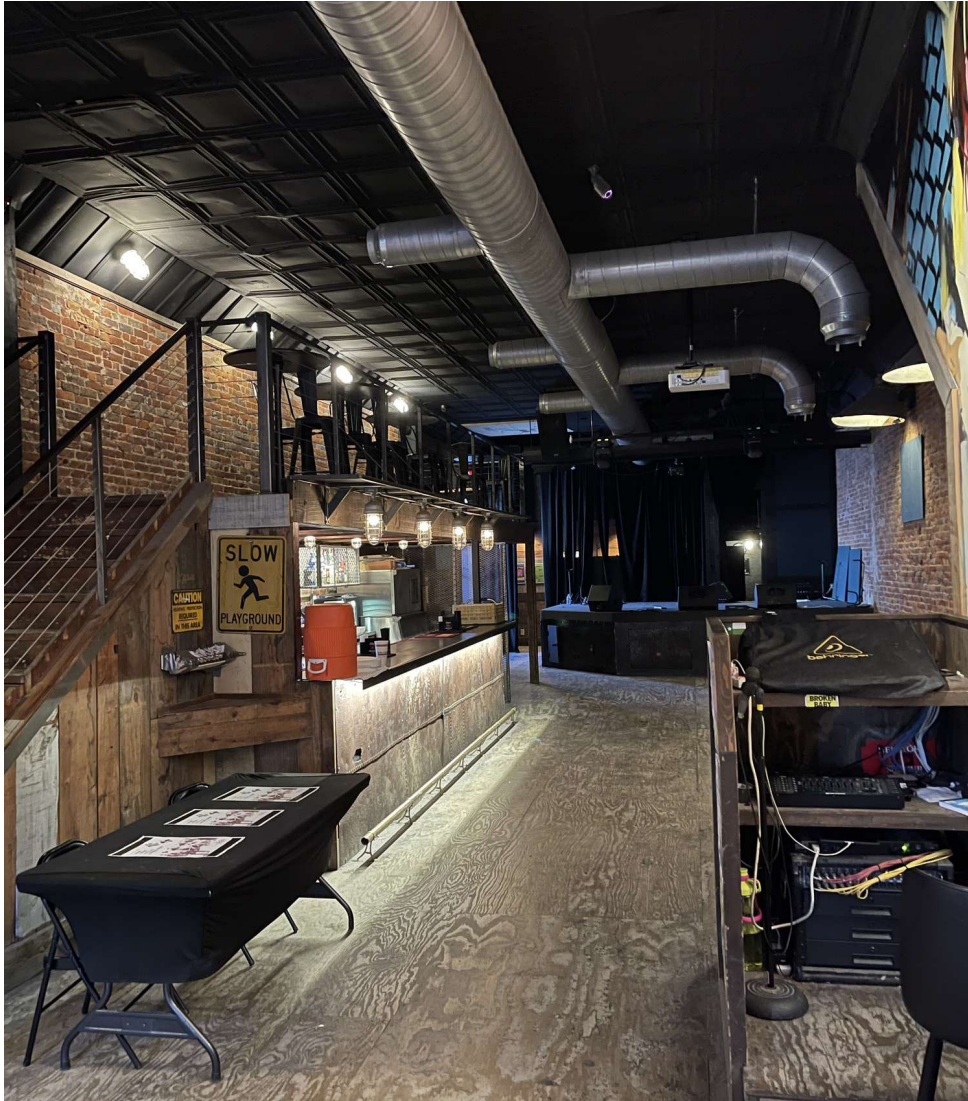
PROPERTY DESCRIPTION

Discover the perfect blend of modern sophistication and historic charm at this prime commercial property. Located at 122 N Locust St, Denton, TX, 76201, this versatile space offers an ideal setting for a variety of businesses.

LOCATION DESCRIPTION

Located on the Historic Downtown Denton Square, the location of this property offers an eclectic mix of amenities and attractions for professionals seeking a vibrant work environment. Surrounding the area are locally-owned cafes, diverse dining options, and a thriving arts and music scene in the historic downtown district. Just steps from the property, tenants can experience the lively community by visiting landmarks such as the Denton Courthouse-on-the-Square, the Bayless-Selby House Museum, and the historic campus of the University of North Texas.

ADDITIONAL PHOTOS



KRIS SMITH

O: 940.381.2220

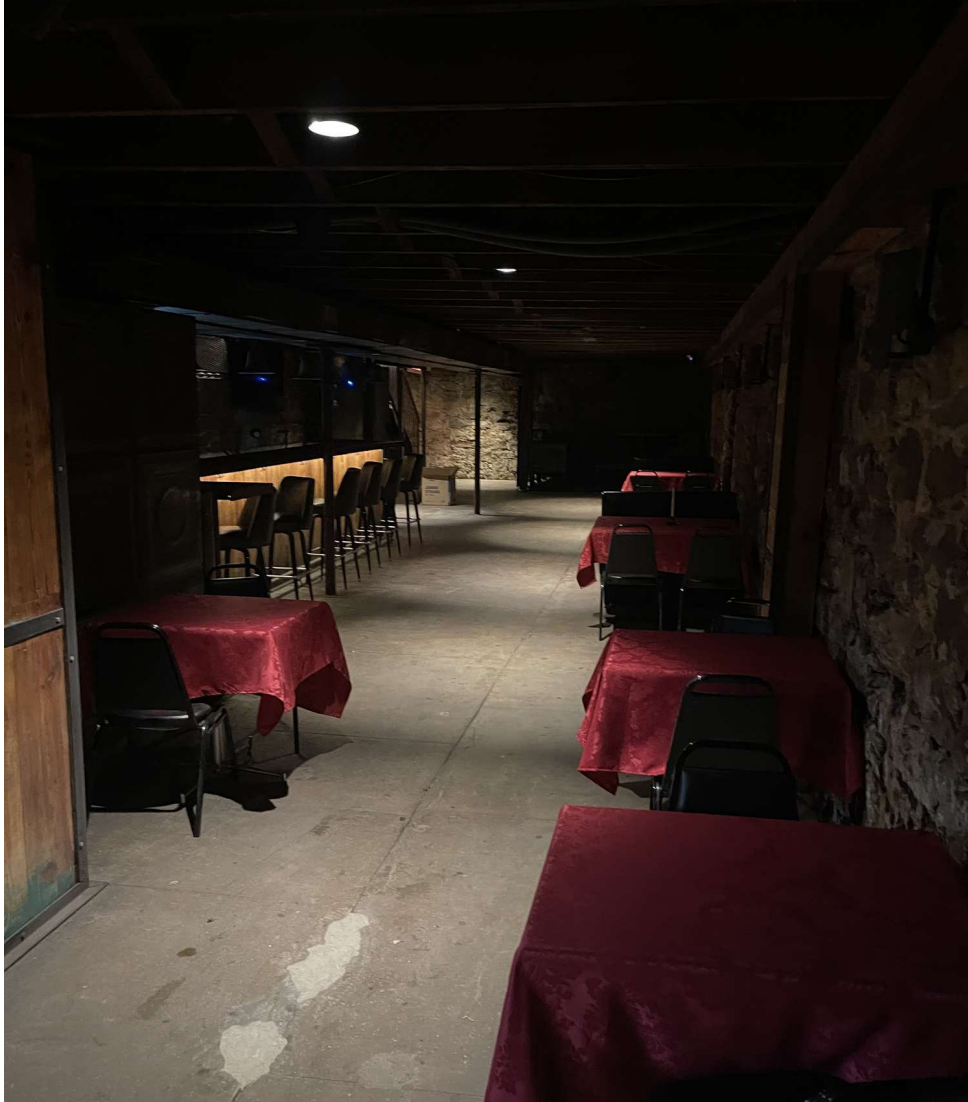
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,200 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	4,200 SF	NNN	\$25.00 SF/yr	-

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LOCATION MAP



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