

EXECUTIVE SUMMARY

3312 TEASLEY LANE



OFFERING SUMMARY

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|------------------------|-------------|
| PRICE: | \$8,203,772 |
| BUILDING SF: | 20,000 |
| OCCUPANCY: | 100% |
| NOI: | Call Broker |
| CAP RATE: | Call Broker |
| FLOORS: | 2 |
| SIGNAGE: | Fascia |
| YEAR BUILT: | 2022 |
| BUILDING CLASS: | A |

PROPERTY OVERVIEW

Welcome to an exceptional investment opportunity in the vibrant city of Denton, TX. This fully occupied Class A office property encompasses a sprawling 20,000 square feet of premium commercial space, presenting investors with a rare chance to acquire a lucrative asset in a thriving business hub.

Key Features:

Prime Denton Location: Situated in the heart of Denton, this property enjoys a prime location within close proximity to major transportation arteries, ensuring easy access for tenants and visitors alike. With Denton's reputation as a dynamic economic center and cultural hotspot, this property benefits from high visibility and strong market demand.

Single Private Equity Backed Tenant: Boasting a single private equity backed tenant occupying the entire space, this property offers investors a unique opportunity for stable and predictable cash flow. With a reputable tenant committed to a long-term lease, investors can enjoy the security of a reliable income stream and minimal management responsibilities.

Class A Quality & Design: Meticulously designed to meet the highest standards of modern office space, this property features Class A quality construction and premium finishes throughout. From spacious open layouts to cutting-edge technology infrastructure, every aspect of the space is optimized to enhance productivity and comfort for tenants.

Attractive Financing Options: Call broker to discuss our very attractive financing options.

Denton's Economic Growth: With Denton experiencing robust economic growth and a burgeoning business landscape, this property is poised to capitalize on the city's upward trajectory. From its diverse industry sectors to its talented workforce and supportive business environment, Denton offers immense potential for investors seeking long-term value and appreciation.

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