

3917 MORSE ST SUITE 220

Denton, TX 76205



Industrial Sublease | Available Now

13,000 SF AVAILABLE

HUGHES MARINO

BUILDING INFORMATION



BUILDING

Pecan Creek Business Center

ADDRESS

3917 Morse Street

Suites 220

Denton, TX 76205

AVAILABLE

Immediate

ASKING RATE

\$7.50 SF Gross

AVAILABLE THROUGH

April 30th, 2027

ADDITIONAL FEATURES

- Suite 220 (13,000 SF)
- Clear height 24' ft.
- 2nd generation built-out office area in both suites (HVAC)
- 4 dock-high doors (2 levelers)

LOCATION HIGHLIGHTS



KEY HIGHLIGHTS

- Excellent access to I-35W & I-35E via Loop 288
- Within close proximity to US Highway 380/377
- Denton Submarket (Denton County)
- 35 Minute Drive from Dallas-Fort Worth International
- 45 Minute Drive from Dallas Love Field
- 2.3 Miles from Medpark Station (A-train – Denton County Transportation Authority)
- 3.2 Miles from Downtown Denton Transit Center

CONTACT INFORMATION



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