



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Elm St Office &amp; Warehouse</b>	
<b>LOCATION:</b>	711 S Elm St, Denton, TX 76201	
<b>POTENTIAL USE:</b>	Office   Retail   Flex Space Office	
<b>AVAILABILITY:</b>	<b>+/- 2,052 SF</b> – Four (4) Private Offices, Large open work area/break room, restroom, storage area and warehouse with 10'X8' OHD	
<b>UTILITIES:</b>	Tenants Expenses	
<b>SIGNAGE:</b>	Façade Signage Available	
<b>PARKING:</b>	Private Parking in front and rear of the property	
<b>RATE:</b>	\$3,500.00 / M	
<b>TERMS:</b>	Negotiable	
<b>TI:</b>	Negotiable	
<b>COMMENTS:</b>	Strategically located less than ½ a mile south of the Historic Denton Downtown Square. The freestanding property offers rare blend of functionality and accessibility. Rare on-site ample parking, and ease of access, you've found your new space. Walking distance to multiple restaurants, entertainment options, and living options. High foot traffic and car traffic, High visibility, High Demand Area.	
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