



PROPERTY SUMMARY

PROPERTY:

Elm St Office & Warehouse

LOCATION:

711 S Elm St, Denton, TX 76201

POTENTIAL USE:

Office | Retail | Flex Space Office

AVAILABILITY:

+- 2,052 SF – Four (4) Private Offices, Large open work area/break room, restroom, storage area and warehouse with 10'X8' OHD

UTILITIES:

Tenants Expenses

SIGNAGE:

Façade Signage Available

PARKING:

Private Parking in front and rear of the property

RATE:

\$3,500.00 / M

TERMS:

Negotiable

TI:

Negotiable

COMMENTS:

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.

CONTACT:

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