



FOR LEASE

2505 Scripture St | Denton, TX 76201

AVAILABLE:

First Floor: +/- 7,614 RSF

Second Floor: +/- 5,320 RSF — Divisible

Third Floor: +/- 7,320 RSF — Divisible

PRICE:

\$23.00 / SF / Yr + NNN

\$6.50 / SF / Yr NNN

AGE:

Completion 2Q 2019

The Renaissance Medical Park is Contiguous with Texas Health Resource Presbyterian Hospitals Denton Campus. This privately owned MOB is the last privately owned parcel available on the Texas Health Resources campus. The new three (3) story multi-tenant MOB has easy access from I-35, located directly across Scripture St from future Presbyterian & Cooks Children's Hospitals and Rayzor Ranch Town Center.

**SCOTT
BROWN
COMMERCIAL**

John Withers, CCIM

940-320-1200

john@sbpcommercial.com

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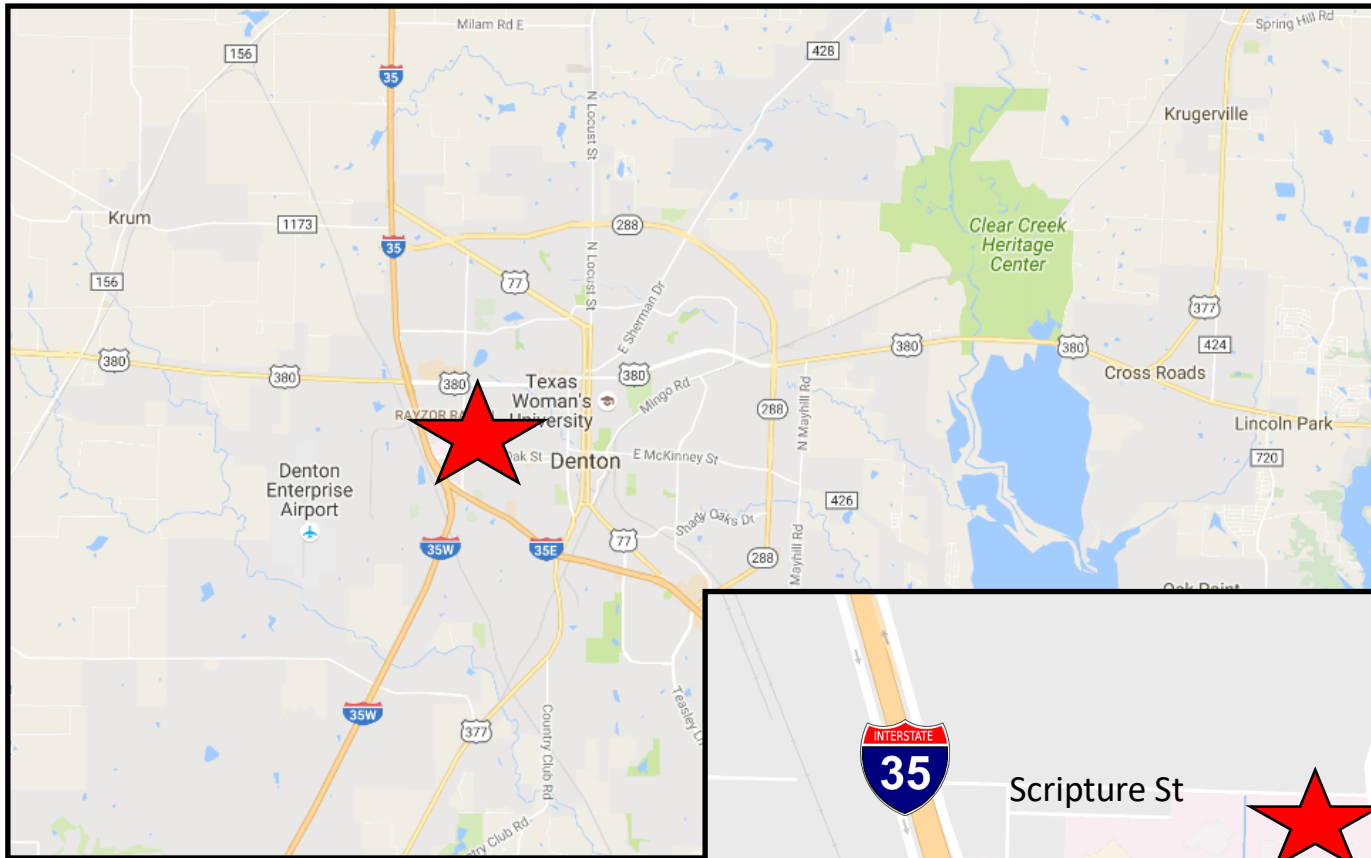
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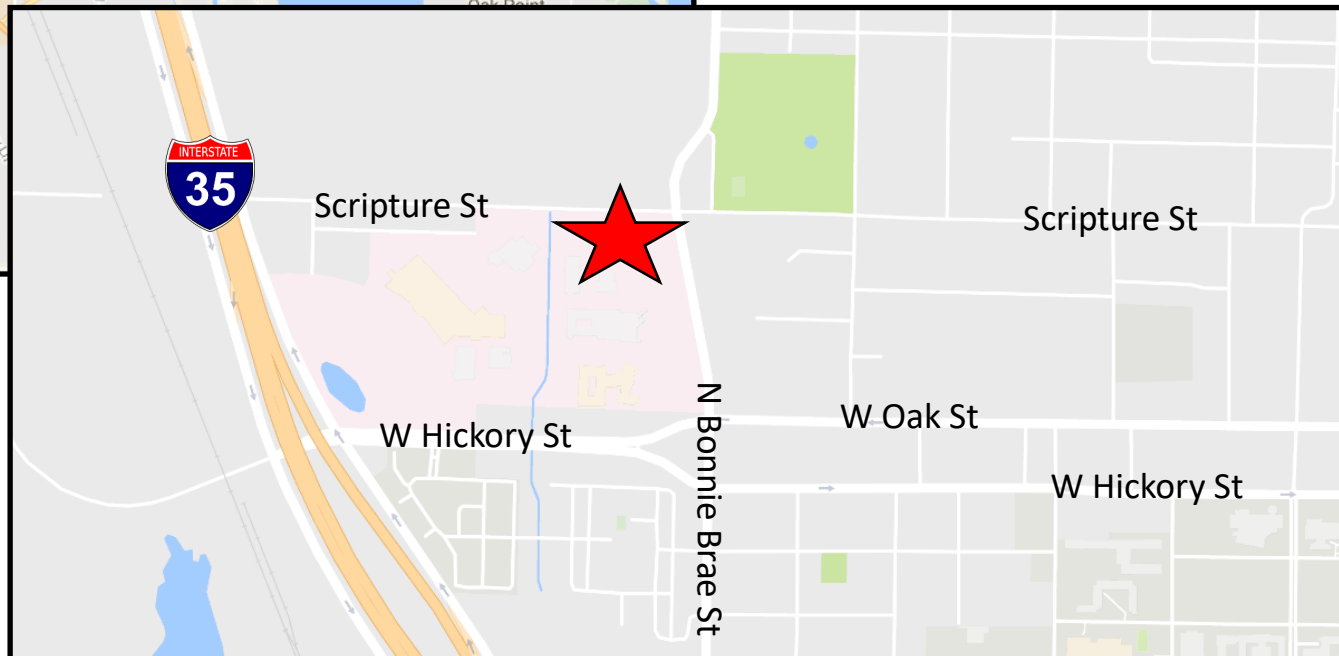
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Near the intersection of Scripture Street & North Bonnie Brae Street.

Contiguous with Texas Health Resources Presbyterian Hospitals Denton Campus with easy Access to I-35.



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SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Renaissance Medical Park		
TYPE/ZONING:	Commercial – Medical Office – DC-G (Downtown Commercial General)		
USE:	Medical Office		
LOCATION:	2505 Scripture Street Denton, TX 76201		
BUILDING SIZE:	22,102 SF, 3 Story – Professional Medical Building		
AVAILABILITY:	<u>First Floor – 7,614 RSF</u> <u>Second Floor – 5,320 RSF – Divisible</u> <u>Third Floor – 7,320 RSF – Divisible</u>		
LEASE RATE:	\$23.00 / SF / YR+ NNN		
TRIPLE NETS:	\$6.50 / SF / YR		
SIGNAGE:	Exterior Monument Signs, Lobby Marquee, and Door signage available		
LAND SIZE:	+/- 3.199 Acres		
BUILDING AGE:	Completion 2Q 2019		
LEASE TERM:	Five (5) Initial term preferred		
TERMS:	Negotiable depending on space / finish out requirements – will remodel to suit – to excellent rental condition for new tenants		
VISIBILITY:	Visible from – I-35 / Bonnie Brae / Sycamore Street		
PARKING:	5:1000 - 221 Designated Parking Spots		
LISTED:	CoStar, LoopNet, Denton Sites, MLS, and many more....		
COMMENTS:	The Renaissance Medical Park is contiguous with Texas Health Resources Presbyterian Hospitals Denton Campus. This privately owned MOB is the last privately owned parcel available on the Texas Health Resources campus. The new three (3) story multi-tenant MOB Easy access from I-35, located directly across Scripture St from future Presbyterian & Cooks Children's Hospitals and Rayzor Ranch Town Center.		
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date