

**FOR LEASE**  
\$20.00 + NNN

**VERUS**  
ADVISORS



## Property Information

### SF

Medical Office - 2,327 SF

Garage - 852 SF

### Price

Medical Office - \$20.00 + NNN

Garage - \$5.00 + NNN

### Features

- Garage Space
- Ample Client Parking
- Strong Credit Tenants

### Area

Medical City Denton

Med Park Train Station (DCTA)

3201 Colorado Blvd., Denton, TX 76210

**OFFICE SPACE LOCATED @ THE MEDICAL DISTRICT**

**Greg Johnson**

(940) 381-2220

gjohnson@v-re.com

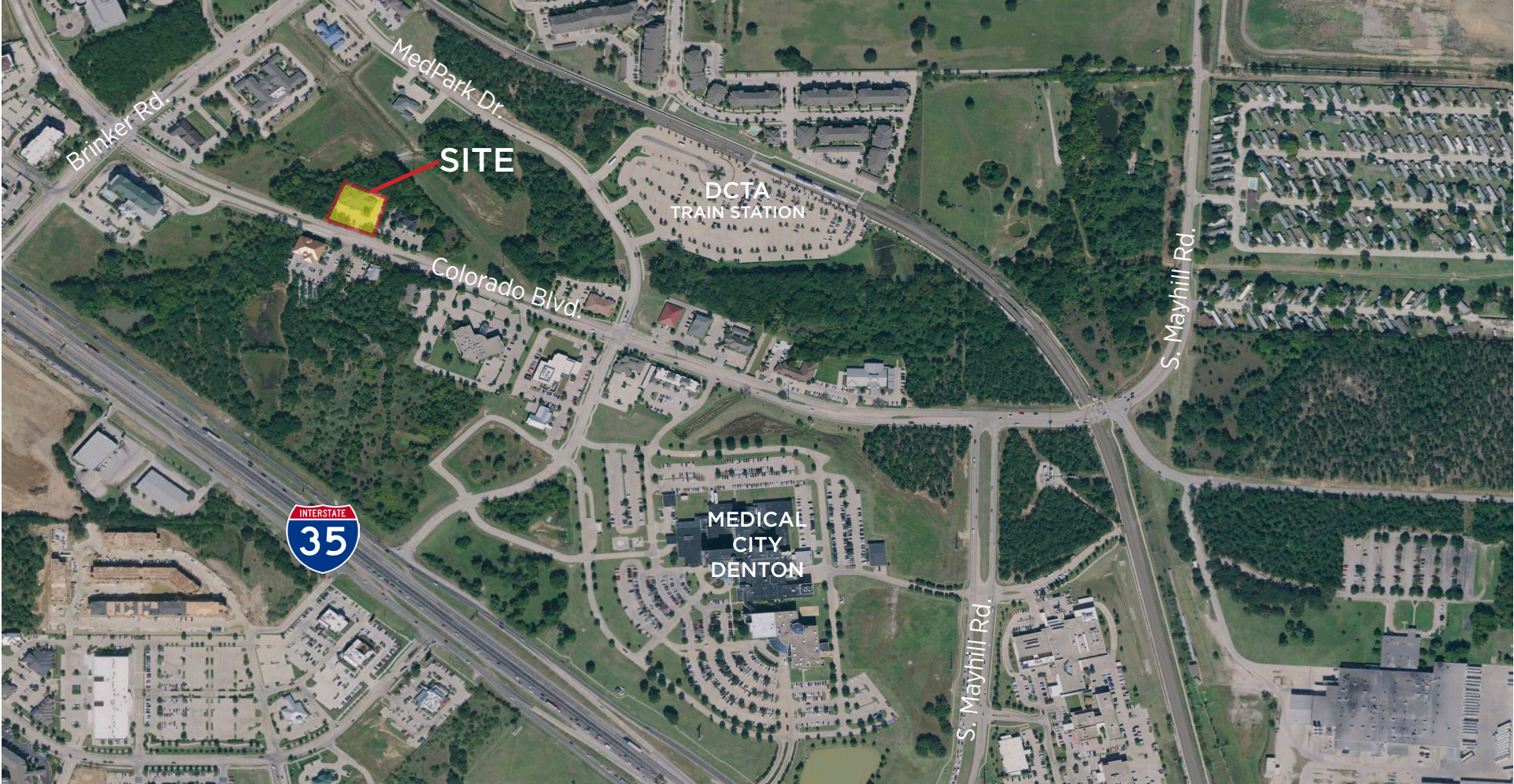
INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/informationaboutbrokerage-services>

VERUS Advisors  
319 W. Oak St., Denton, TX 76201  
(940) 381-2220

3201 Colorado Blvd., Denton, TX 76210  
**OFFICE SPACE LOCATED @ THE MEDICAL DISTRICT**



LOCATION



**Greg Johnson**  
 (940) 381-2220  
 gjohnson@v-re.com

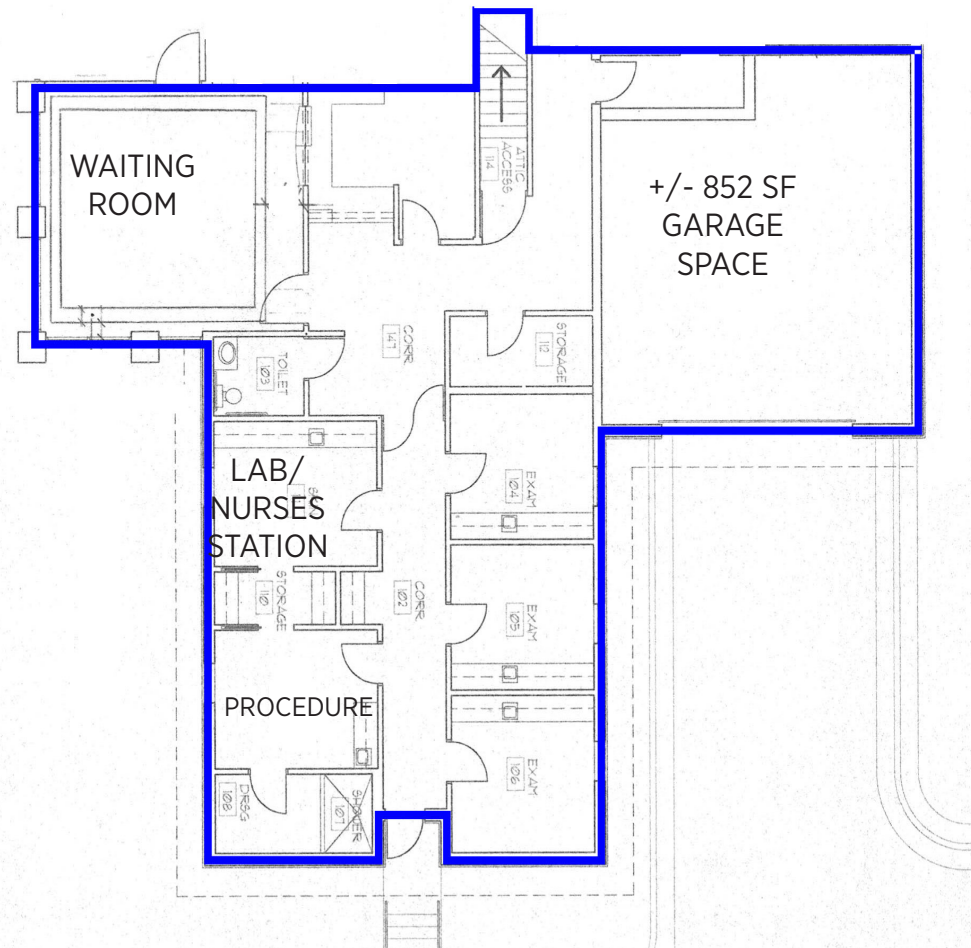
INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/informationaboutbrokerage-services>

VERUS Advisors  
 319 W. Oak St., Denton, TX 76201  
 (940) 381-2220

3201 Colorado Blvd., Denton, TX 76210  
**OFFICE SPACE LOCATED @ THE MEDICAL DISTRICT**

**VERUS**  
 ADVISORS

FLOOR PLAN



Office Space: 2,327 SF @ \$20.00 + NNN

Garage: 852 SF @ \$5.00 + NNN

Total: 3,179 SF

Note: The attic access up the stairs leads to a semi-finished bonus office of about 1,000 SF which is rent free and NNN free.

**Greg Johnson**  
 (940) 381-2220  
 gjohnson@v-re.com

3201 Colorado Blvd., Denton, TX 76210  
OFFICE SPACE LOCATED @ THE MEDICAL DISTRICT

PHOTOS



**Greg Johnson**  
(940) 381-2220  
gjohnson@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/informationaboutbrokerage-services>

VERUS Advisors  
319 W. Oak St., Denton, TX 76201  
(940) 381-2220

3201 Colorado Blvd., Denton, TX 76210  
OFFICE SPACE LOCATED @ THE MEDICAL DISTRICT

**VERUS**  
ADVISORS

INFORMATION



<b>THE PROPERTY:</b>	3201 Colorado Blvd. was built in 2001. It is ADA compliant. It is one of the number of Second Generation Medical Office buildings along Colorado Blvd. that comprise Medical City Denton.
<b>SQUARE FOOTAGE:</b>	The total building area is 7,210 SF divided into three separate medical office facilities. All the rentable spaces have been measured in accordance with BOMA 2010 standards by Measure Up Corp. of Madison Ave, New York.
<b>SPACE AVAILABLE:</b>	Suite 101 Medical Office 2,327 SF Garage 852 SF Total 3,179 SF
<b>PRICE:</b>	Medical Office \$20.00 + NNN Garage \$5.00 + NNN
<b>OTHER TENANTS:</b>	Suite 102 - Clinical Pathology Lab Suite 103 - North Texas Hand Center

**Greg Johnson**  
(940) 381-2220  
gjohnson@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/informationaboutbrokerage-services>

VERUS Advisors  
319 W. Oak St., Denton, TX 76201  
(940) 381-2220