



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Lillian Miller Professional Office Suites</b>
<b>LOCATION:</b>	2540 Lillian Miller Pkwy, Denton, TX 76210
<b>POTENTIAL USE:</b>	Commercial   Office   Medical   Professional
<b>AVAILABILITY:</b>	<b>Suite 100</b> – +/- 2,390 RSF. Former Audiology Practice. Two large executive offices with exterior windows, connected with double doors
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>SIGNAGE:</b>	Signage availability varies per suite. All signage will be per city ordinances and Landlords approval.
<b>RATE:</b>	\$20.00 / SF / Yr + NNN (\$7.00/SF)
<b>TERMS:</b>	Negotiable
<b>COMMENTS:</b>	Very attractive stone and brick office building located just off I-35E and Loop 288. Small office park with easy access to / from Denton, Flower Mound, Lewisville, Highland Village and surrounding communities and roadways. Great Demographics and Signage on Lillian Miller. Ideal for General Office, Medical or Dental. Monument and Building Signage available. Finest Amenities within the Denton Commercial Corridor. Easy Commute to Dallas/Ft Worth.
<b>CONTACT:</b>	John Withers, CCIM      (940) 390-6235 <a href="mailto:john@stagcre.com">john@stagcre.com</a>

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