



PROPERTY SUMMARY

PROPERTY:	Scripture Professional Building
TYPE/ZONING:	Medical / Professional Office
LOCATION:	1716 Scripture Street, Denton, TX 76201
BUILDING SIZE:	7,000 SF – Professional Medical Building
AVAILABILITY:	7,000 SF
LEASE RATE:	\$12.00 / SF / YR + NNN
NNN:	2025 Estimated NNN - \$5.25 / SF / Yr
SIGNAGE:	Exterior Monument Signs, and Door signage available
LAND SIZE:	+/- 0.77 Acres
LEASE TERM:	Three (3) year minium
TI ALLOWANCE:	Negotiable depending on space / finish out requirements
VISIBILITY/ACCESS:	Scripture / Malone / Jagoe
PARKING:	+/- 30 Designated Surface
LISTED:	CoStar, LoopNet, Crexi, and many more....
COMMENTS:	The Scripture Professional Building is a newly renovated Class A Medical/Professional building park blocks from Texas Health Resources Presbyterian Hospitals Denton Campus. The property is adjacent to Pharmacy, Imaging Center, Laboratory and multiple different Medical Professionals. Easy access, located on the Northeast corner of Malone and Scripture a few blocks east of the future Presbyterian & Cooks Children's Hospitals and Rayzor Ranch Town Center.

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