

Medical Building 1

LEASE

Medical Building 1 Suite 210

2900 N INTERSTATE 35

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS

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KRIS SMITH

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Elevate your medical practice with this exceptional leasing opportunity in Denton, TX. This prime property offers a modern and adaptable medical office suite, designed to meet the specific needs of healthcare professionals. Located along Interstate 35, the suite provides high visibility and seamless accessibility for patients and staff. With ample parking and state-of-the-art facilities, this space is perfectly tailored to support the diverse requirements of a medical practice. Create a professional and inviting environment that enhances patient care and leaves a lasting impression. Experience the ideal setting to elevate your medical brand and provide top-quality care to your patients.

PROPERTY HIGHLIGHTS

- Spacious reception area for welcoming patients and clients
- Check-out desk for efficient administrative processes
- Nurse’s station to facilitate seamless patient care
- Four private rooms for examinations and consultations
- Three private offices for staff and administration
- Break room for relaxation and team collaboration
- Ample parking for tenants, staff, and visitors

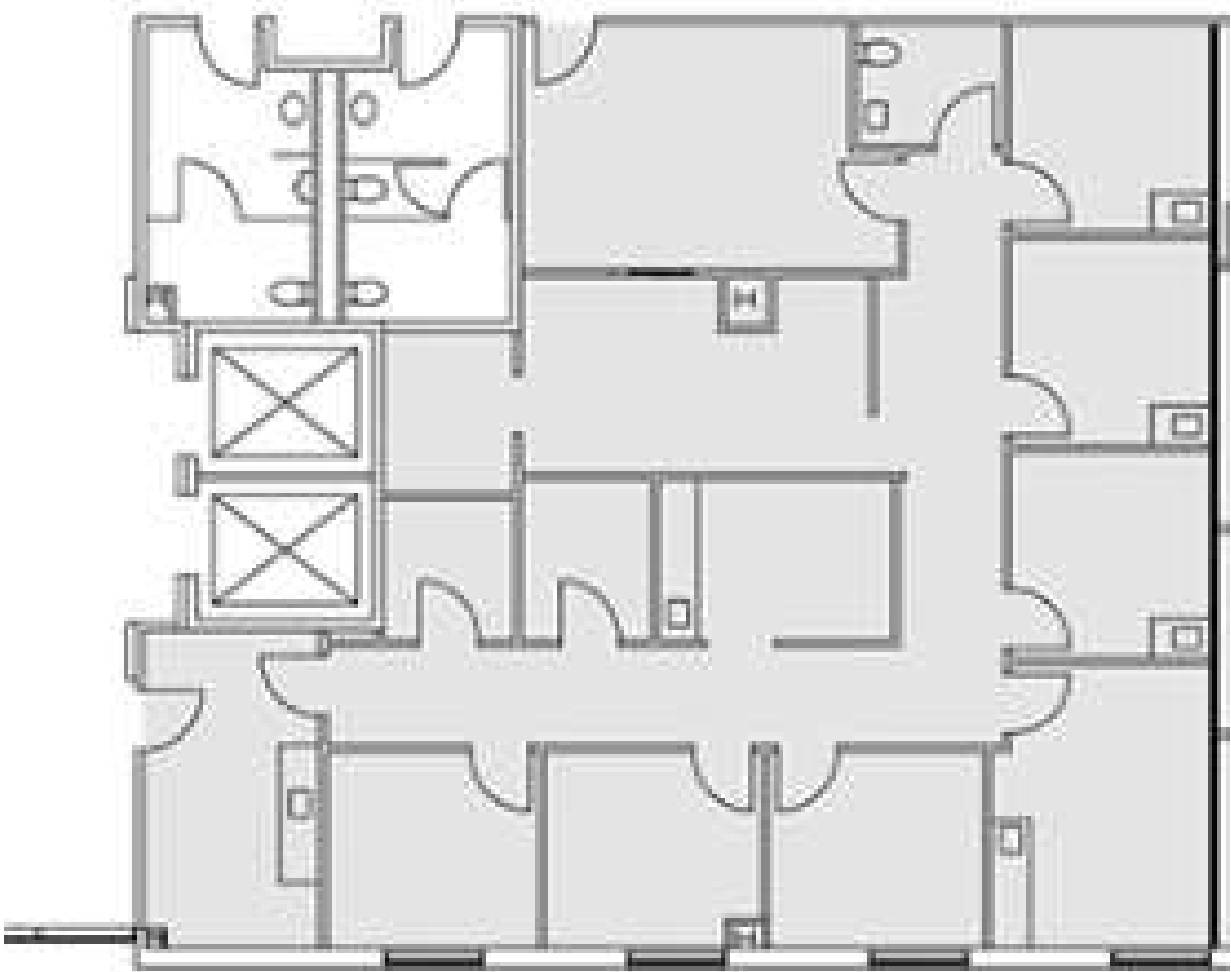
OFFERING SUMMARY

LEASE RATE:	Call For Pricing
NUMBER OF UNITS:	1
AVAILABLE SF:	2,335 SF
BUILDING SIZE:	2,335 SF

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FLOOR PLAN



SUITE 210

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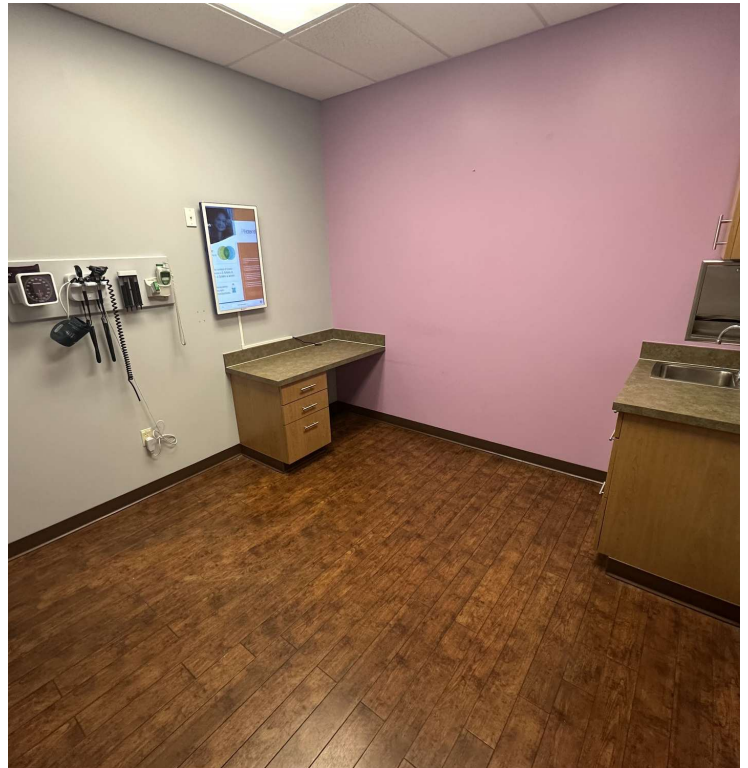
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4 PRIVATE ROOMS



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3 OFFICES, RECEPTION, BREAK ROOM, NURSE'S STATION



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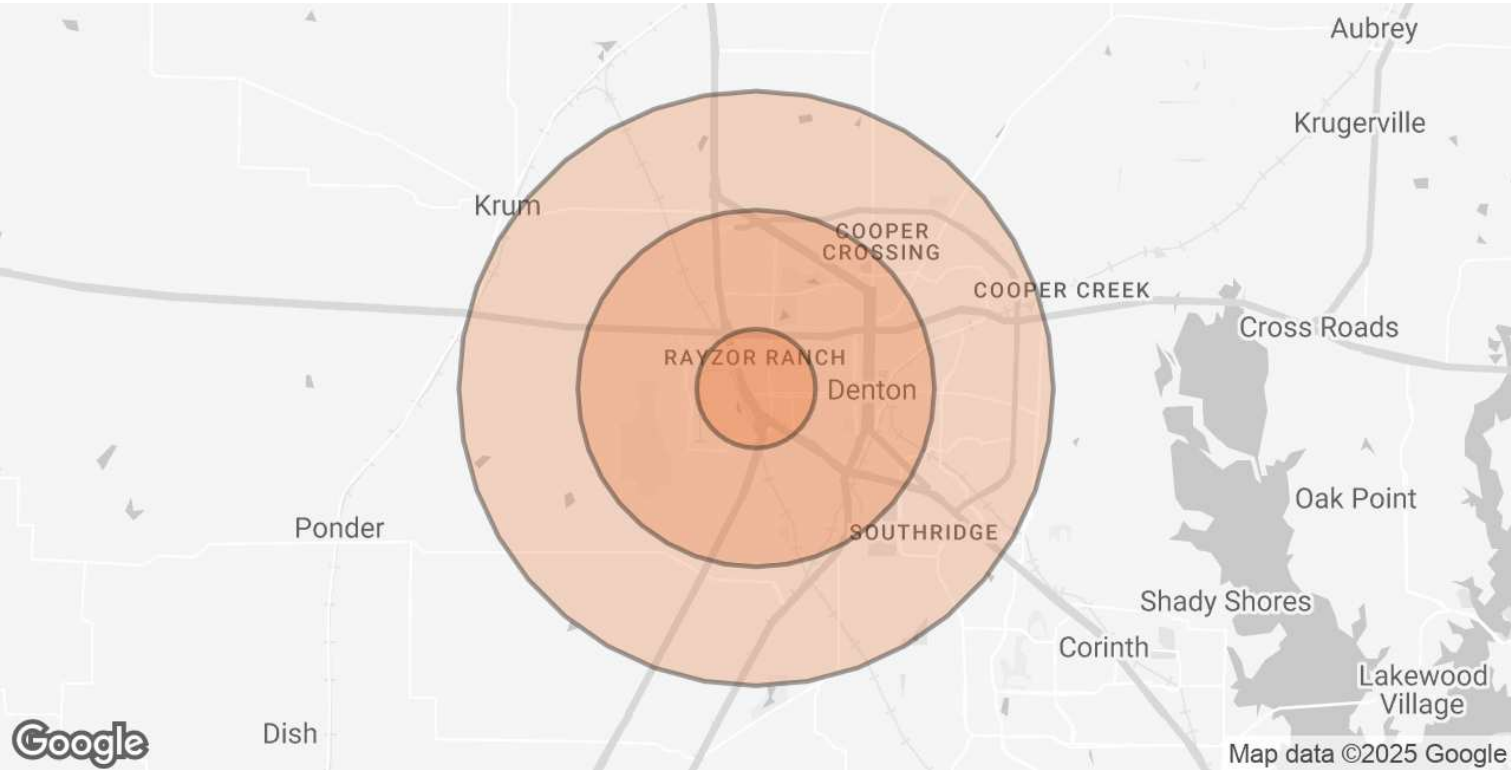
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,126	60,357	120,967
AVERAGE AGE	31	33	35
AVERAGE AGE (MALE)	31	33	34
AVERAGE AGE (FEMALE)	32	33	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,385	25,695	48,209
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$53,874	\$67,868	\$85,980
AVERAGE HOUSE VALUE	\$409,745	\$359,676	\$369,562

Demographics data derived from AlphaMap

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MEET THE TEAM



BRYSON HUDGENS

Associate Advisor

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Advisor

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