



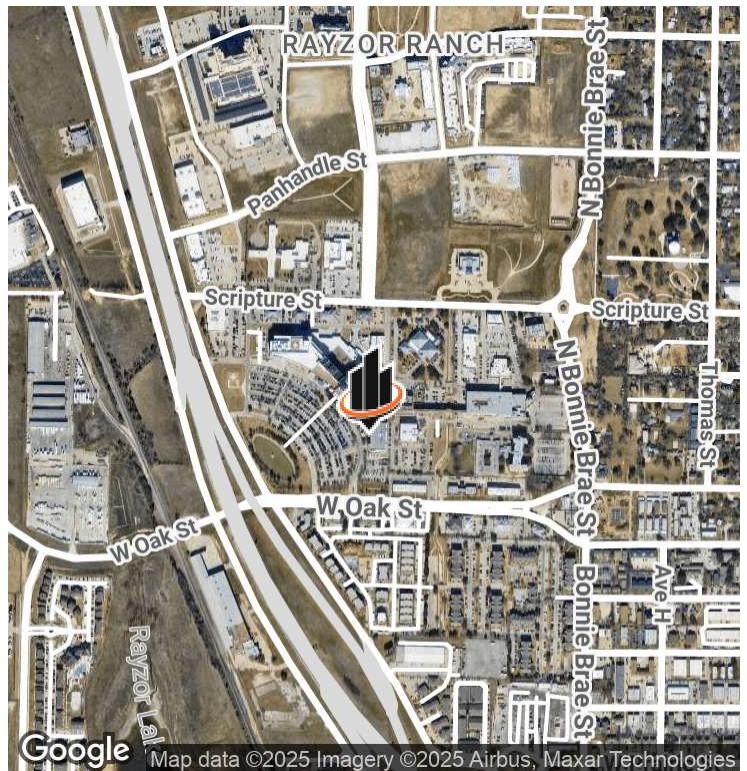
Medical Building 1

LEASE
Medical Building 1
Suite 210
2900 N INTERSTATE 35
Denton, TX 76201

PRESENTED BY:

| | |
|--|--|
| BRYSON HUDGENS O: 940.381.2220 bryson.hudgens@svn.com | KRIS SMITH O: 940.381.2220 kris.smith@svn.com |
|--|--|

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

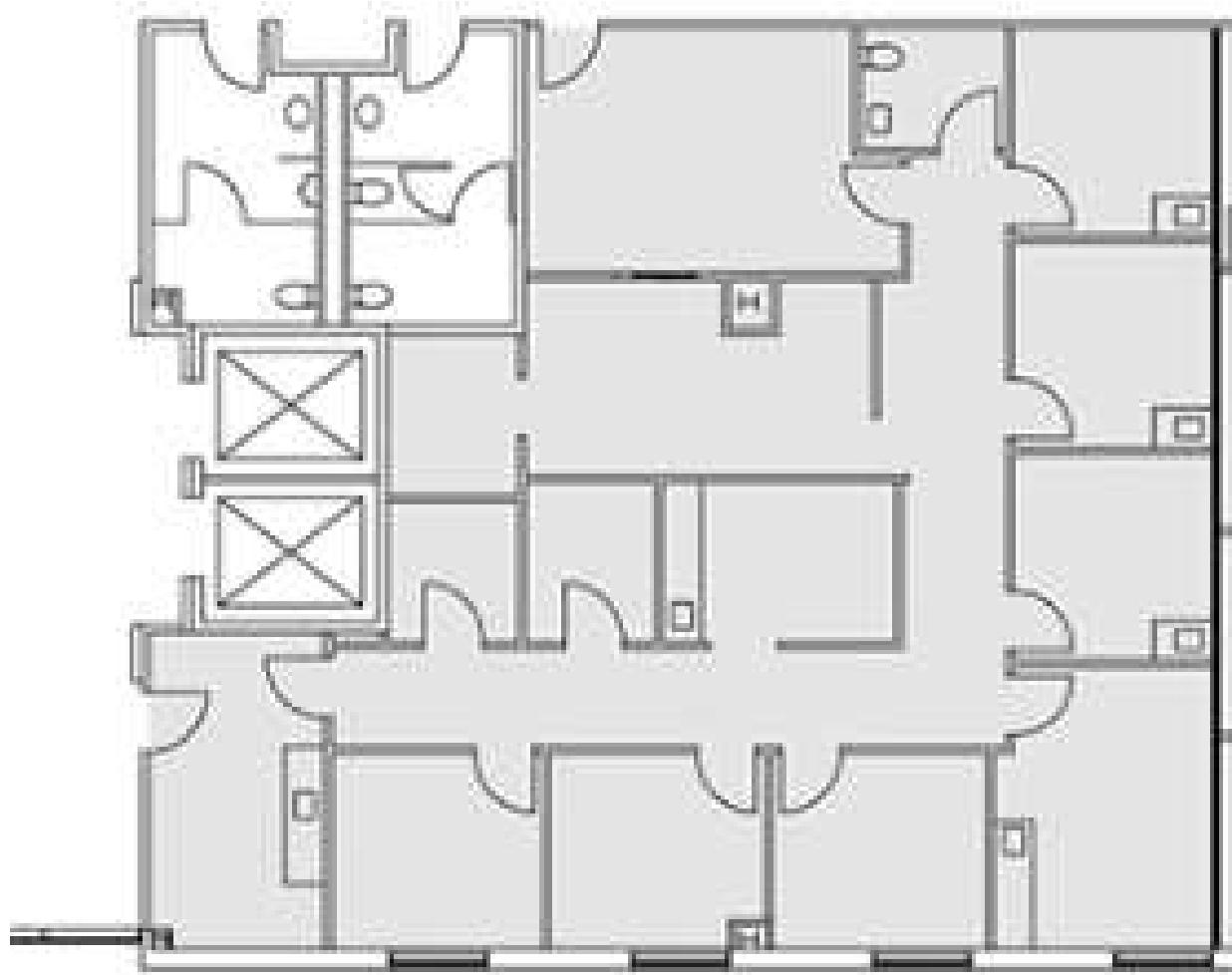
OFFERING SUMMARY

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

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

FLOOR PLAN

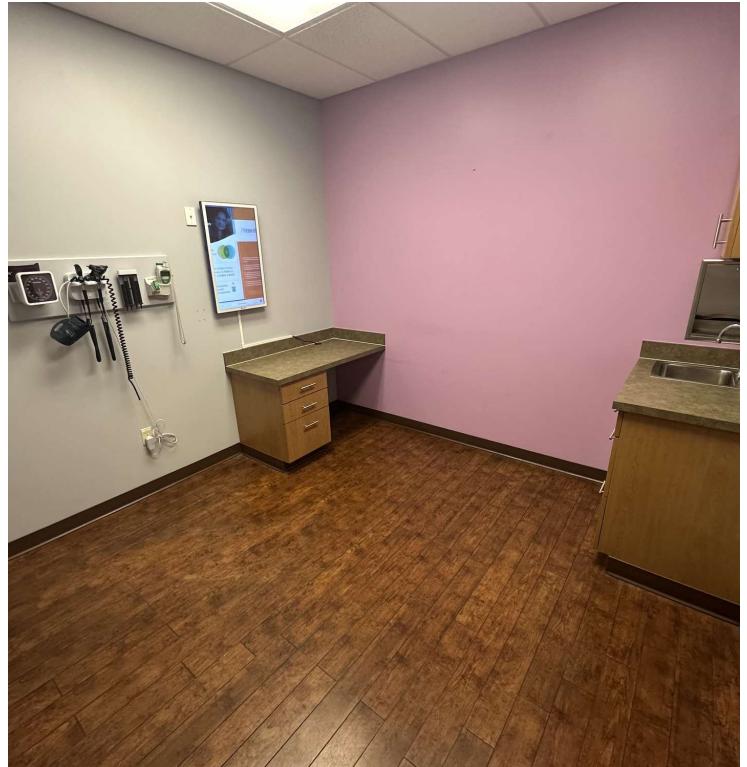


SUITE 210

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

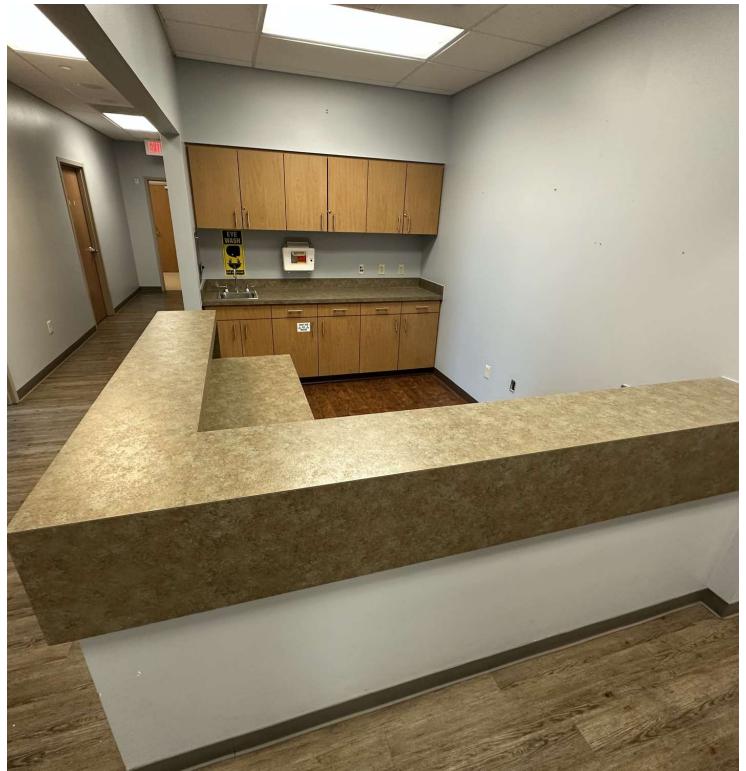
4 PRIVATE ROOMS



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

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



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

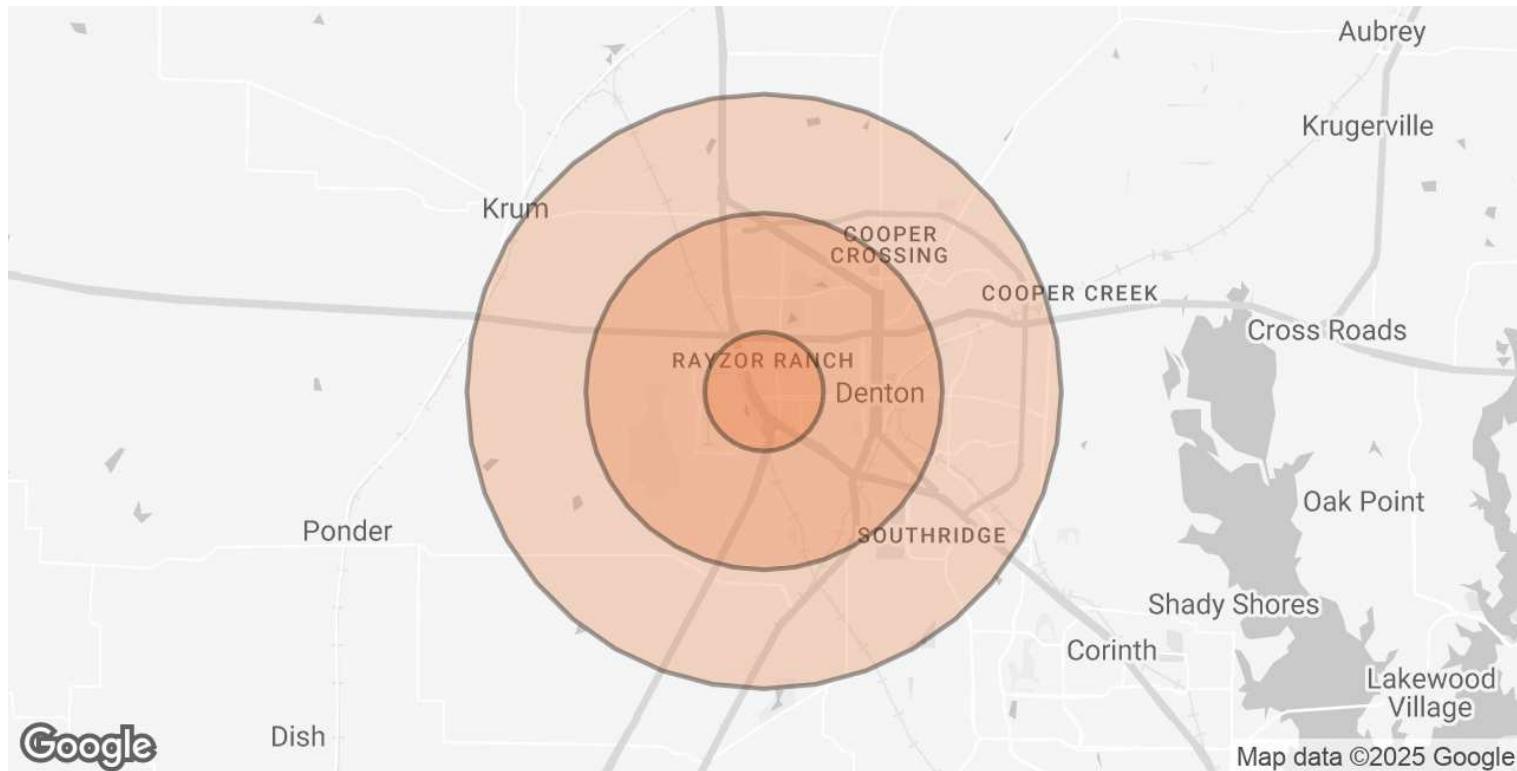
RETAILER MAP



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

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

BRYSON HUDGENS **KRIS SMITH**
 O: 940.381.2220 O: 940.381.2220
 bryson.hudgens@svn.com kris.smith@svn.com

MEET THE TEAM



BRYSON HUDGENS

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.435.9994
bryson.hudgens@svn.com



KRIS SMITH

Advisor

Direct: 940.381.2220 **Cell:** 214.552.2413
kris.smith@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com