MEDICAL OFFICE SPACE

FOR

LEASE

1,367 SF - 11,063 SF

Medical Building 3

MEDICAL BUILDING 3 Texas Health | Denton Campus

209 N BONNIE BRAE | DENTON, TX 76201

200

37,599 SF | 3 STORIES MEDICAL OFFICE BUILDING 3

- Owned & Managed by Healthcare Realty Trust
- 5:1,000 Parking Ratio
- Located in the heart of Denton's Medical District on the Texas Health Resources' Campus
- Located near UNT and TWU
- Convenient access to I-35
- Denton is one of the top 25 fastest growing cities in America, named #1 small town in the US by Rand McNally and USA Today
- No Medical Use Restrictions





Lauren Preola Ipreola@hart-cre.com 817.965.1941 Allison Johnston Frizzo afrizzo@hart-cre.com 214.499.5101



COMMERCIAL

COO N Locust S 35 BOBMAT: Rayzor Ranch Linden D WINDSOR RIDGE ESTATES NORTHRIDGE Panhandle St. Scripture St Scripture St. 380 NEIM E. Oak St. W. Oak St. W. Hickory St. Denton R Blvd Medical Building 3 W Oak St Denton W Hickory St Western Blvd Shady Oaks Of nill Rd Airport Ro SMay

Demographics	2 Miles	5 Miles
Population	36,721	126,311
Households	14,247	47,723
Median HH Income	\$40,367	\$58,774
Median Age	31.9	33.9

Conveniently located near I-35 and HWY 380, Denton Square, UNT Campus, TWU Campus, and abundant retail & restaurants

20/01

Te

IDG



Corinth



Corinth Pkwy

Lauren Preola Ipreola@hart-cre.com 817.965.1941 Allison Johnston Frizzo afrizzo@hart-cre.com 214.499.5101





Lauren Preola Ipreola@hart-cre.com 817.965.1941

Allison Johnston Frizzo afrizzo@hart-cre.com 214.499.5101

HART COMMERCIAL, LLC AND ITS AFFILIATES, REPRESENTATIVES, PARTNERS, MEMBERS, SHAREHOLDERS, EMPLOYEES, AGENTS, BROKERS, SALESPEOPLE AND CONTRACTORS (COLLECTIVELY, THE "HART PARTIES") MAKE NO REPRESENTATION, GUARANTEE, OR WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION PROVIDED HEREIN IS PROVIDED "AS-IS" WITHOUT EXPRESS OR IMPLIED WARRANTIES OF ANY KIND. Furthermore, the information provided herein was furnished by a third-party and has not been independently verified by any of the Hart Parties. The information provided herein is subject to, among other things, possible correction of errors or omissions, addition or deletion of terms, change of price or conditions, or withdrawal without notice.