

MEDICAL  
OFFICE SPACE

FOR  
LEASE

1,367 SF - 11,063 SF



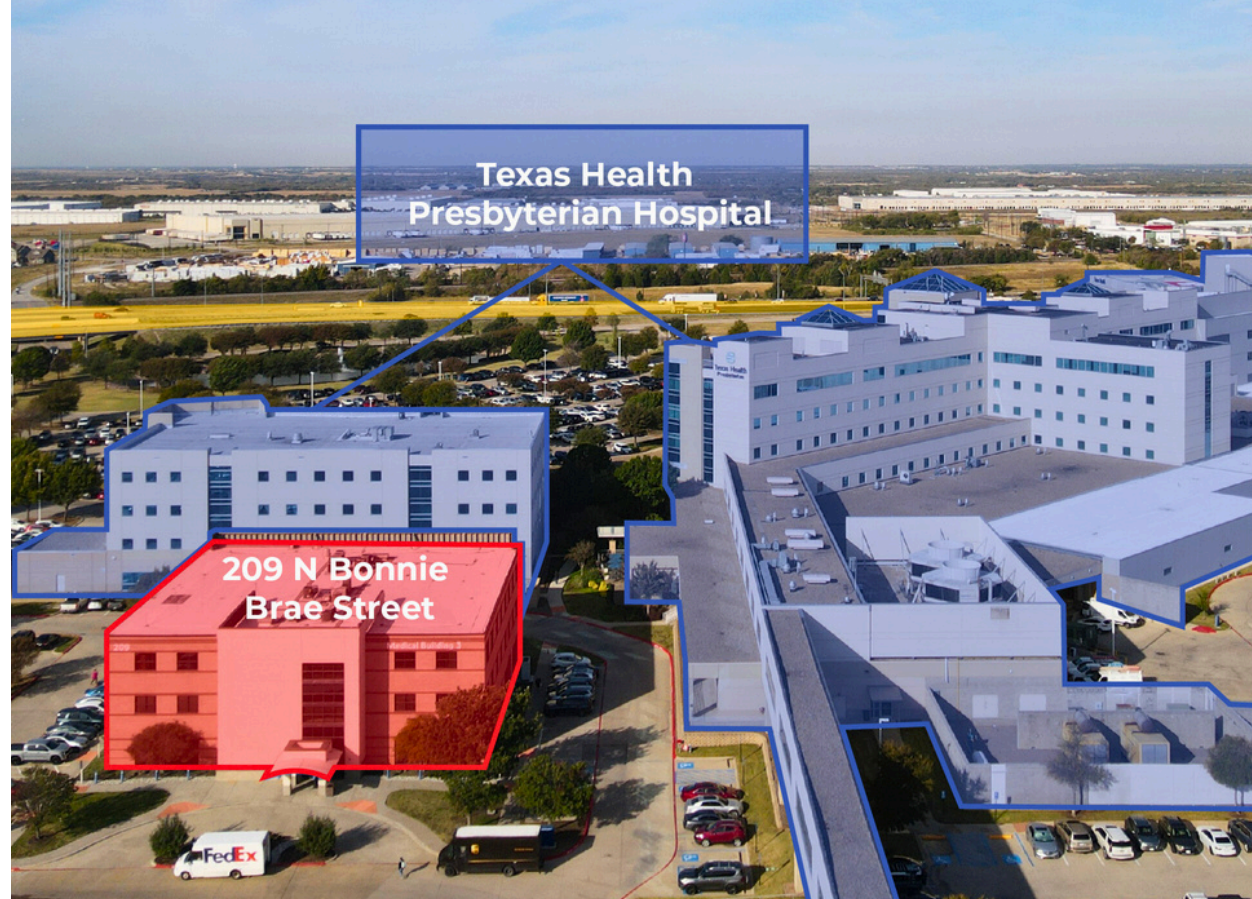
MEDICAL BUILDING 3  
Texas Health | Denton Campus

209 N BONNIE BRAE | DENTON, TX 76201



# 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

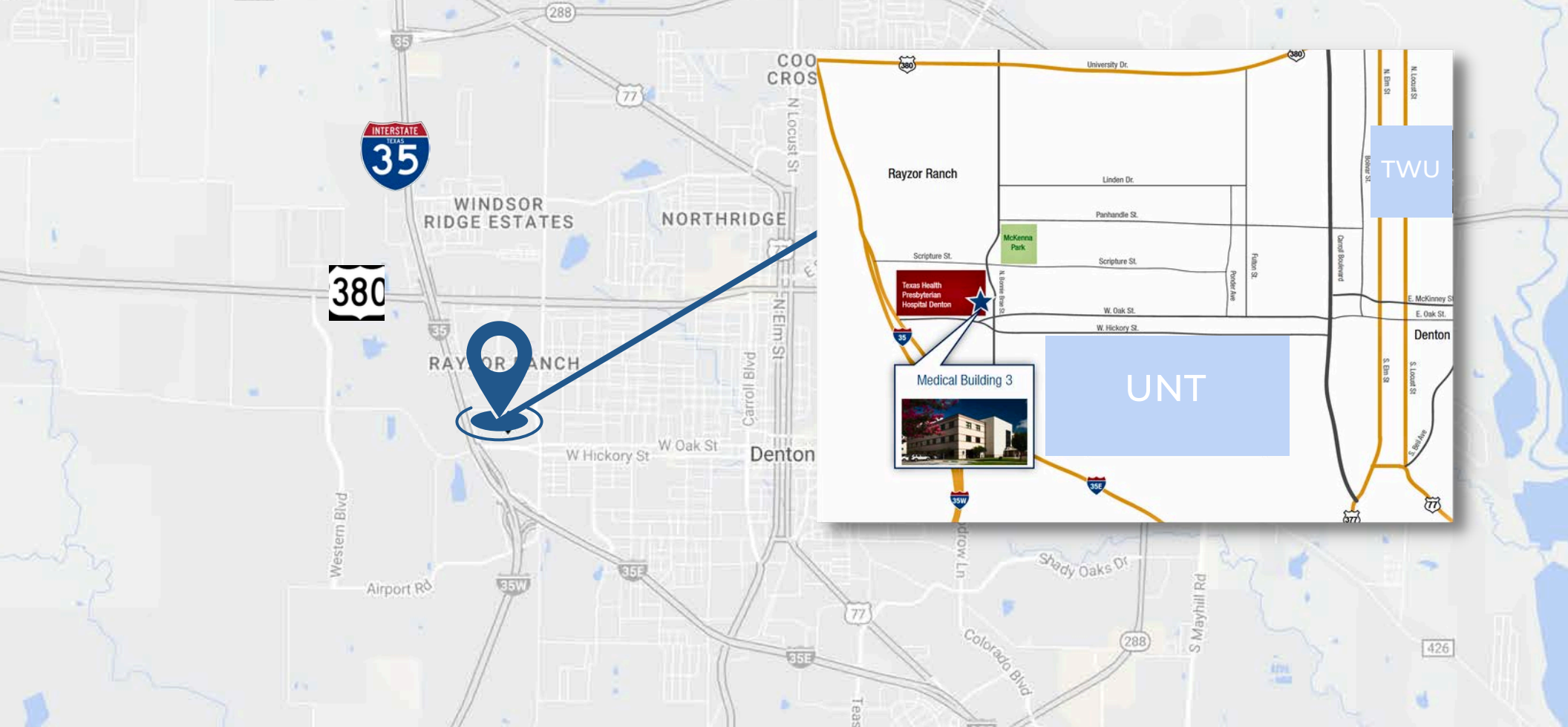


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## Demographics

	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

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