



Provident Place

2220 San Jacinto Blvd, Denton, TX 76205



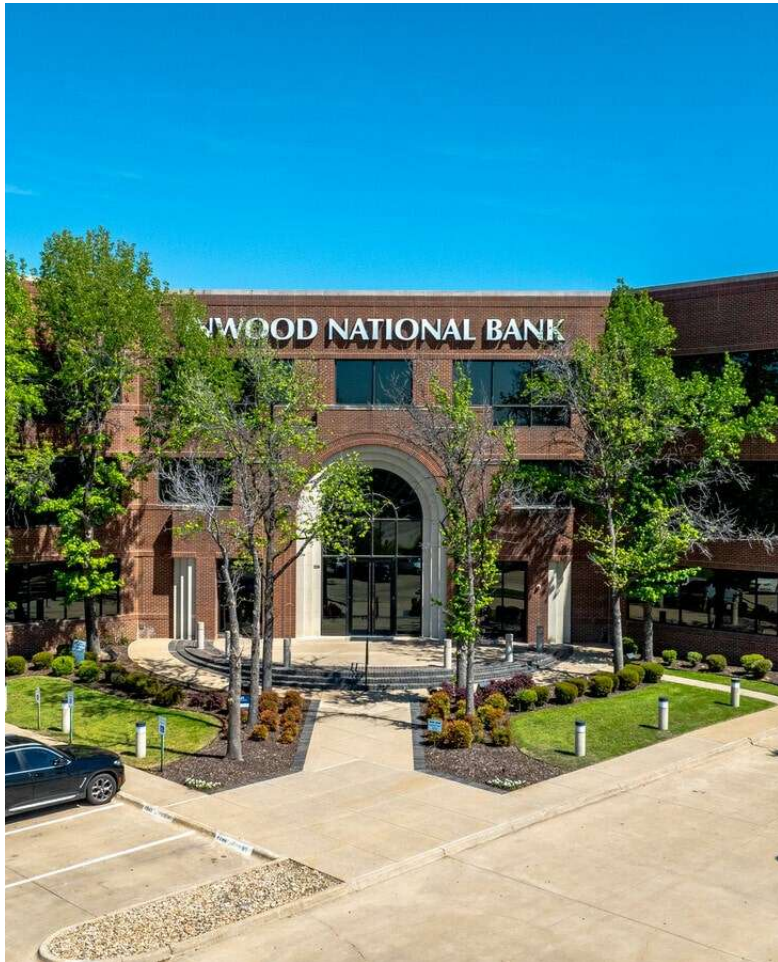
Sam Owen

OGH

2220 San Jacinto Blvd, Suite 345, Denton, TX 76205

seowen@ogh.us.com

(972) 691-7600



Provident Place

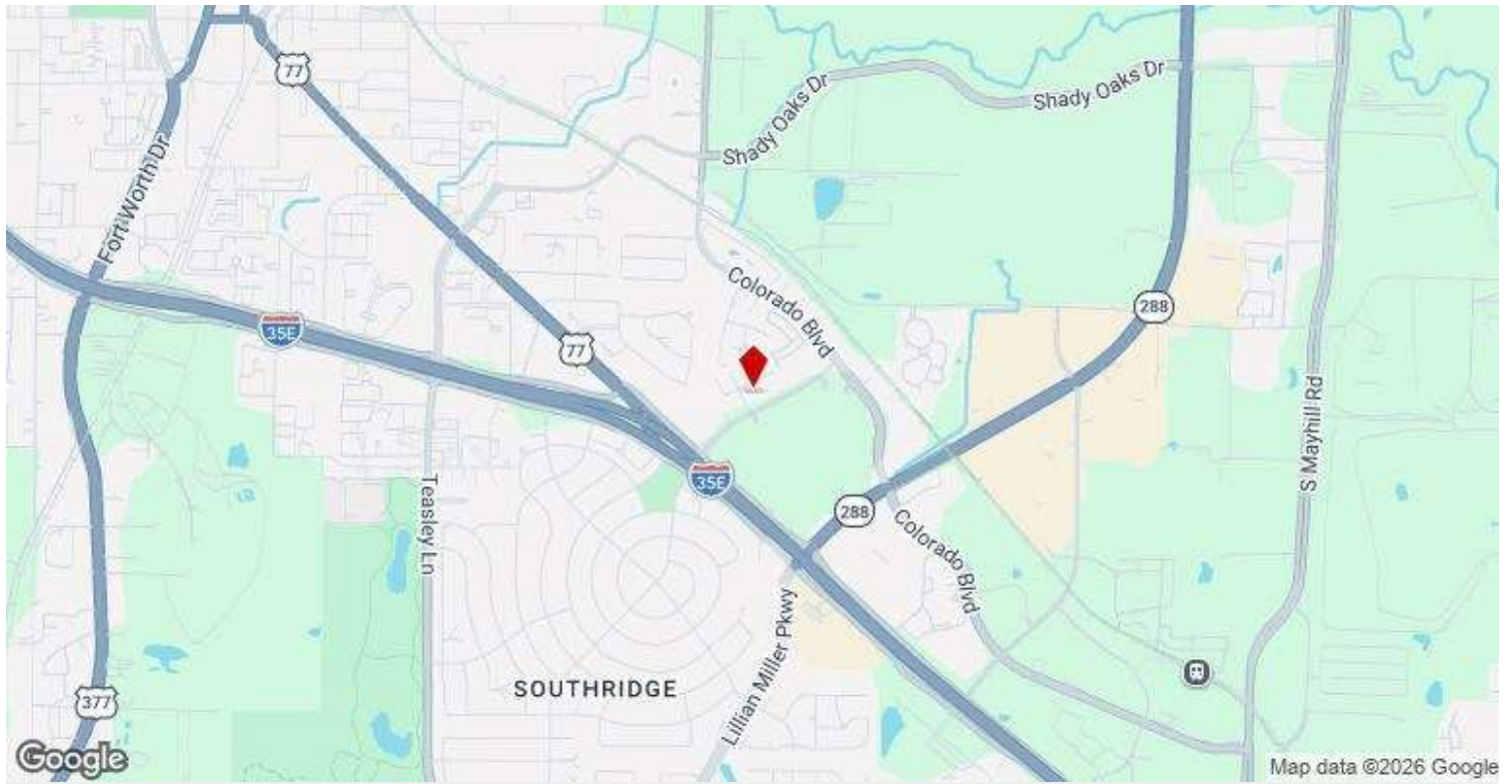
\$6,750,000

Office and Retail building with strong Tenant base
 Inwood National Bank is an established anchor tenant.
 New HVAC and Heat system (1 yr old)
 Interior (common area) remodel in 2023-2025
 Very strong rental market...

- Direct access to I-35 and convenient access to retail
- Lots of natural light
- Ample parking



Price:	\$6,750,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment
Lot Size:	1.84 AC
Gross Building Area:	40,717 SF
Rentable Building Area:	40,717 SF
Sale Conditions:	Investment Triple Net
No. Stories:	3
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	3.27/1,000 SF
Zoning Description:	MR
APN / Parcel ID:	R117179
Walk Score ®:	60 (Moderately friendly)



2220 San Jacinto Blvd, Denton, TX 76205

Property Photos

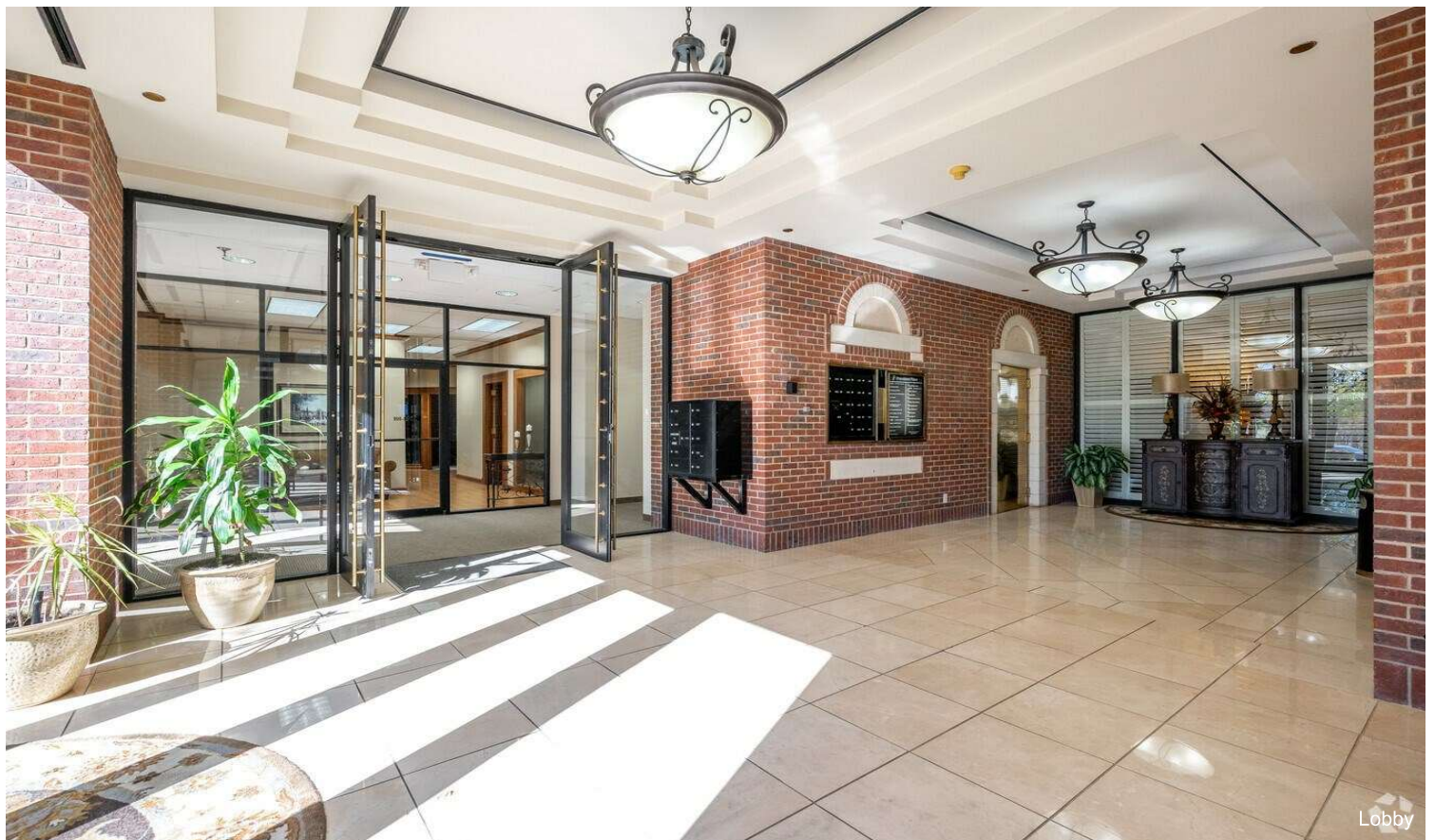


Building Photo

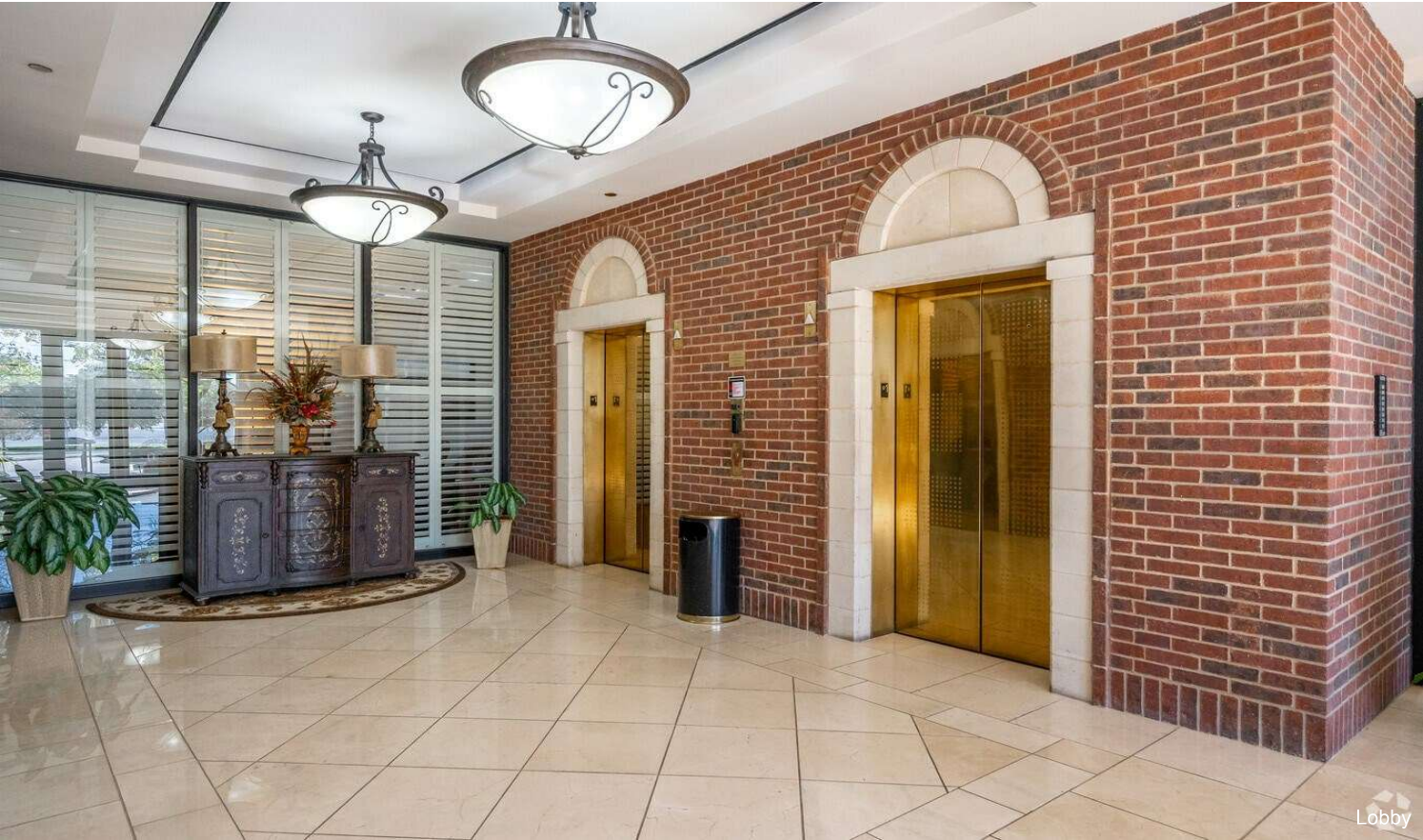
Property Photos



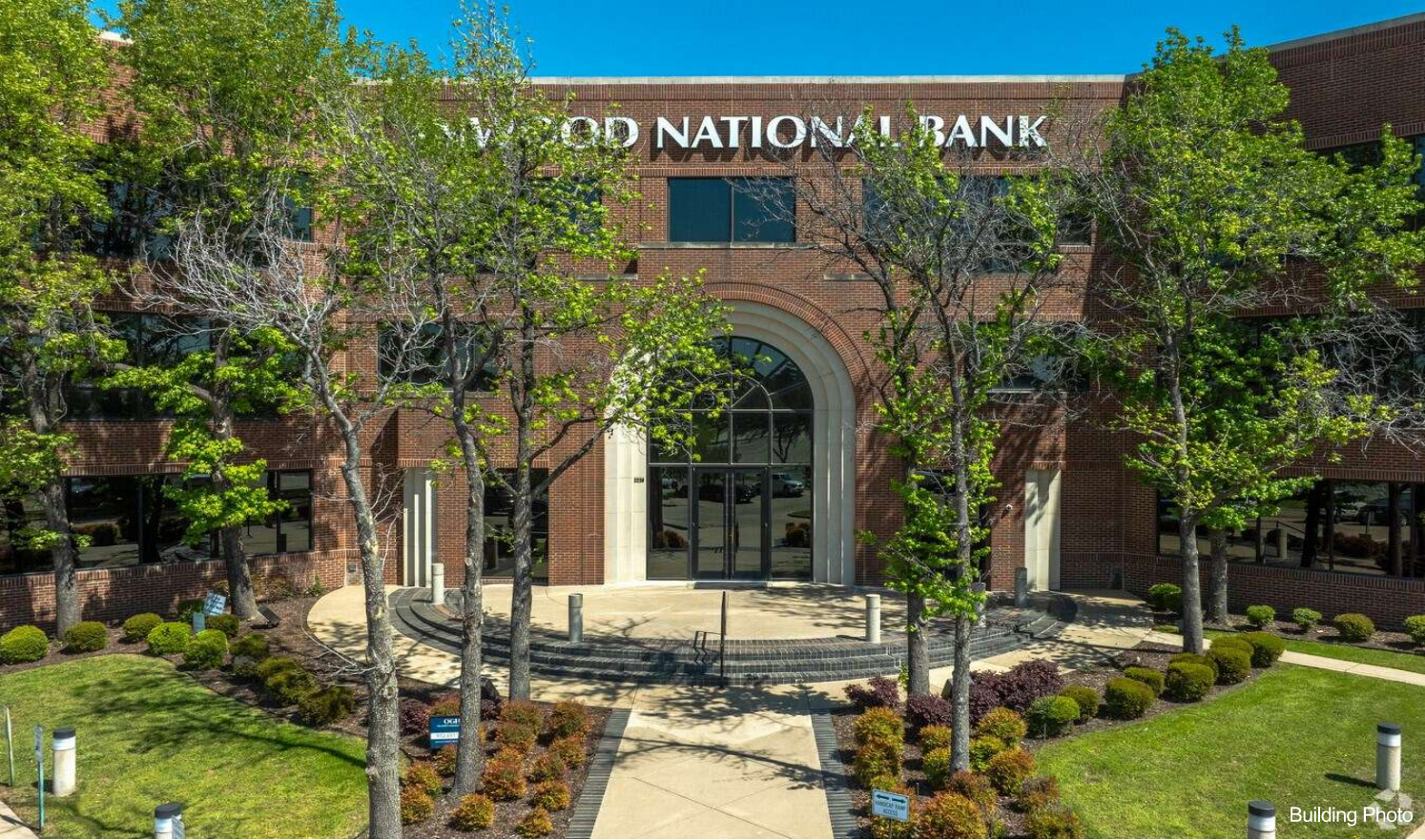
Property Photos



Property Photos



Lobby



Building Photo

Property Photos



Property Photos

