

PROPERTY SUMMARY



PROPERTY:	Parkway Office Building
LOCATION:	414 Parkway St, Denton, TX 76201 Carroll Blvd & Parkway St
POTENTIAL USE:	Professional Service Office Headquarters
AVAILABILITY:	<u>Total +/- 7,182 SF</u> <u>First Floor</u> - Large reception/waiting area, Large executive conference room, Kitchen/break room, Six (6) private offices, two (2) restrooms. <u>Second Floor</u> - Large Bullpen area, additional conference room, Kitchen/break room, Six (6) private offices, IT room, multiple storage areas and two (2) restrooms.
UTILITIES:	All existing to the site – Tenant responsible for all
SIGNAGE:	Building façade & Monument
PARKING:	Private Parking Lot – 32 Dedicated Spots
RATE:	\$16.00/ SF + NNN (\$5.00/SF)
SALES PRICE:	Call for Pricing
TERMS:	Negotiable
COMMENTS:	Newly renovated office, just off the Historic Downtown Denton Square in the former City of Denton Chamber of Commerce Building. The building has unparalleled access to an incredible assortment of walkable amenities and walking distance to over 2500 downtown apartment units. With easy access to I-35E & HWY 380. Move in ready suites in a High Traffic, Highly Visible and High Demand Area. Ideally suited for any suburban office users.
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