



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>University Center</b>
<b>ADDRESS:</b>	111 E University Dr, Denton, TX 76209
<b>TYPE/ZONING:</b>	Commercial   Retail   Office   Restaurant   Laundromat
<b>AVAILABLE:</b>	<p><b>Ste 107</b> – 1,250 RSF – Open floor plan, Private Restroom. (Can combine with Ste 105 - +/- 3,850 RSF)</p> <p><b>Ste 105</b> – 2,600 RSF – Open floor plan, Private Restroom, access to Pole Signage. (Can combine with Ste 105)</p>
<b>RATE:</b>	\$21.00 / SF / YR + NNN (\$10.00/SF)
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>UTILITIES:</b>	Tenants Expense - All existing to the site
<b>SIGNAGE:</b>	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
<b>PARKING:</b>	Ample
<b>AGE:</b>	Built 1986   Renovated 2005
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>COMMENTS:</b>	Take advantage of this location with prime exposure on University (HWY 380) in rapidly growing Denton, TX. Second gen laundromat directly across from Texas Women's University (TWU). Divisible to 1,250 SF, will install demising wall upon lease. Make sure you take advantage while you can. High traffic / High visibility / High Demand Area in Denton County.
<b>CONTACT:</b>	John Withers, CCIM      (940)400-STAG      john@stagcre.com

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