



OFFICE SPACE FOR LEASE

3401 E University Dr (Hwy 380), Denton, TX



PROPERTY HIGHLIGHTS

Business Park with move in ready office space or warehouse space. Large separate units available with great location for light manufacturing and come with designated parking. High Traffic / High Visibility just off the intersection of Loop 288 and E University.

PRICE

Suite 104 - \$13.00/SF + NNN (\$3.11/SF)

Suite 111 & 112 - \$10.00/SF + NNN (\$3.11/SF)

SIZE

Suite 104 - 3,700 SF

Suite 111 - 4,892 SF

Suite 112 - 4,892 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JOHN WITHERS

john@stagcre.com | (940) 400 -STAG

PHOTOS

3401 E University Dr (Hwy 380), Denton, TX



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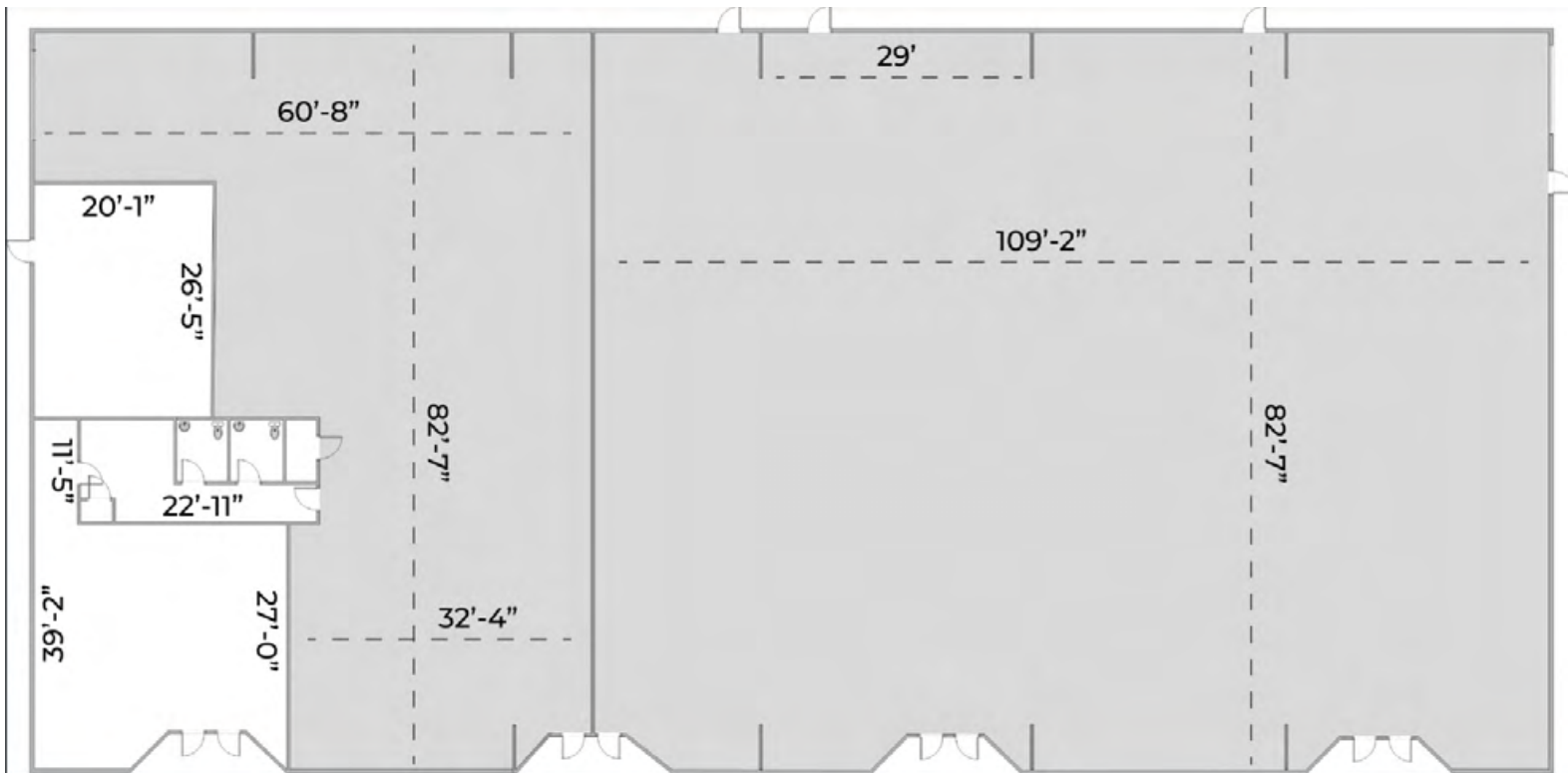
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FLOORPLAN

3401 E University Dr (Hwy 380), Denton, TX



SUITE 111 & 112



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PROPERTY SUMMARY

PROPERTY:	Denton Business Park
ADDRESS:	3401 E University Dr (Hwy 380), Denton, TX
LOCATION:	East on US Hwy 380 (University Drive) from Loop 288. Location just blocks away from the intersection on the North side.
TYPE/ZONING:	Commercial Office Retail Light Manufacturing
AVAILABLE:	Suite 104 – 3,700 SF – Office – Multiple private offices, Bullpen area, break room and private Restrooms. Suite 111 – 4,892 SF – Open Warehouse – w/ Restroom - 1 OHD 15' Clear height. Can combine with Suite 112 (+/- 9,784 SF) Suite 112 – 4,892 SF – Open Warehouse – w/ Restroom - 1 OHD 15' Clear height. Can combine with Suite 111 (+/- 9,784 SF)
RATE:	Suite 104 - \$13.00/SF + NNN (\$3.11/SF) Suite 111 & 112 - \$10.00/SF + NNN (\$3.11/SF)
TERMS:	3 – 5 Years
LAND:	Approx 3.06 AC
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available per city ordinances
PARKING:	140 Spaces
LISTED:	LoopNet, Costar, Denton Sites, and many other sites
COMMENTS:	Business Park with move in ready office space or warehouse space. Large separate units available with great location for light manufacturing and come with designated parking. High Traffic / High Visibility just off the intersection of Loop 288 and E University.

CONTACT: John Withers, CCIM (940)400-STAG john@stagcre.com

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www.stagcre.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date