



PROPERTY SUMMARY

PROPERTY:	Elm St Office & Warehouse	
LOCATION:	711 S Elm St, Denton, TX 76201	
POTENTIAL USE:	Office Retail Flex Space Office	
AVAILABILITY:	+/- 2,052 SF – Four (4) Private Offices, Large open work area/break room, restroom, storage area and warehouse with 10'X8' OHD	
UTILITIES:	Tenants Expenses	
SIGNAGE:	Façade Signage Available	
PARKING:	Private Parking in front and rear of the property	
RATE:	\$2,500.00 / M	
TERMS:	Negotiable	
TI:	Negotiable	
COMMENTS:	Strategically located less than ½ a mile south of the Historic Denton Downtown Square. The freestanding property offers rare blend of functionality and accessibility. Rare on-site ample parking, and ease of access, you've found your new space. Walking distance to multiple restaurants, entertainment options, and living options. High foot traffic and car traffic, High visibility, High Demand Area.	
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