



PROPERTY SUMMARY

PROPERTY:	Commerce Center
ADDRESS:	3801 N. I-35, Denton, TX 76207
TYPE/ZONING:	Retail Medical Bar Restaurant Professional Office Commercial
AVAILABLE:	<p><u>Suite 130 – +/- 1,967 SF</u> – Ideal counseling or massage operation. Four (4) private offices/rooms, Break room, Large open area, Private restroom. (Can combine with 133 & 138)</p> <p><u>Suite 133 – +/- 1,980 SF</u> – Former Gunsmith/Gun Retail. Large open retail area, Private restrooms, Large storage/inventory room. (Can combine with 130 & 138)</p> <p><u>Suite 138 – +/- 1,941 SF</u> – Open Floor Plan, Private restroom, Exposed Ceilings. (Can combine with 130 & 133)</p>
RATE:	\$26.00 / SF + NNN (\$7.04/SF)
TERMS:	Negotiable
UTILITIES:	All existing to the site
SIGNAGE:	Facade available. All signage will be per city ordinances and Landlords approval.
PARKING:	Ample – Front and rear dedicated parking lot
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Established Mixed Use Center with move in ready space. Take advantage of this location with prime exposure on Interstate 35 in rapidly growing northside of Denton. High traffic / High visibility / High Demand Area in Denton County.
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