STAG
COMMERCIAL

# OFFICE SUITES FOR LEASE

325 W McKinney St & 300 N Carroll | Denton, TX 76201

## PROPERTY HIGHLIGHTS

NEW OWNERSHIP. Ideal Location just West of the Historic Denton Downtown Square. With multiple size options, ample on-site 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.

**PRICE**

$15.00 / SF + NNN ($4.00/SF)

**SIZE**

Suite 100 - 2,383 RSF

**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

325 W McKinney St & 300 N Carroll | Denton, TX 76201

STAG COMMERCIAL

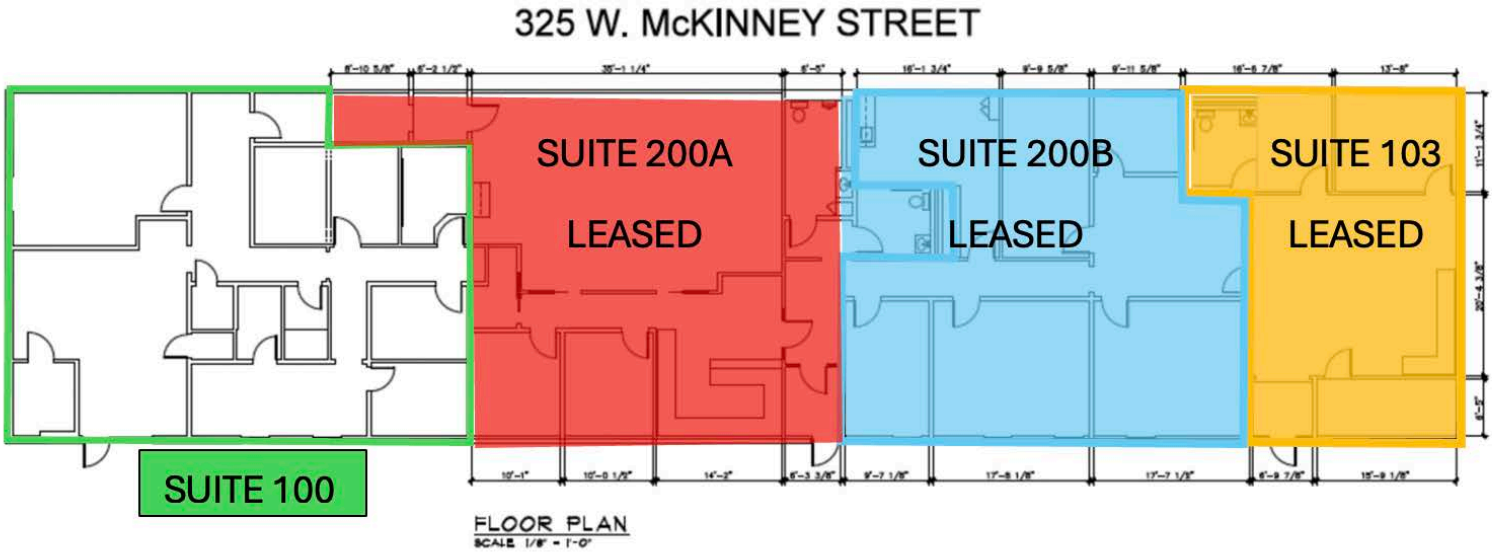
**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, 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

# FLOORPLANS

325 W McKinney St & 300 N Carroll | Denton, TX 76201




**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.

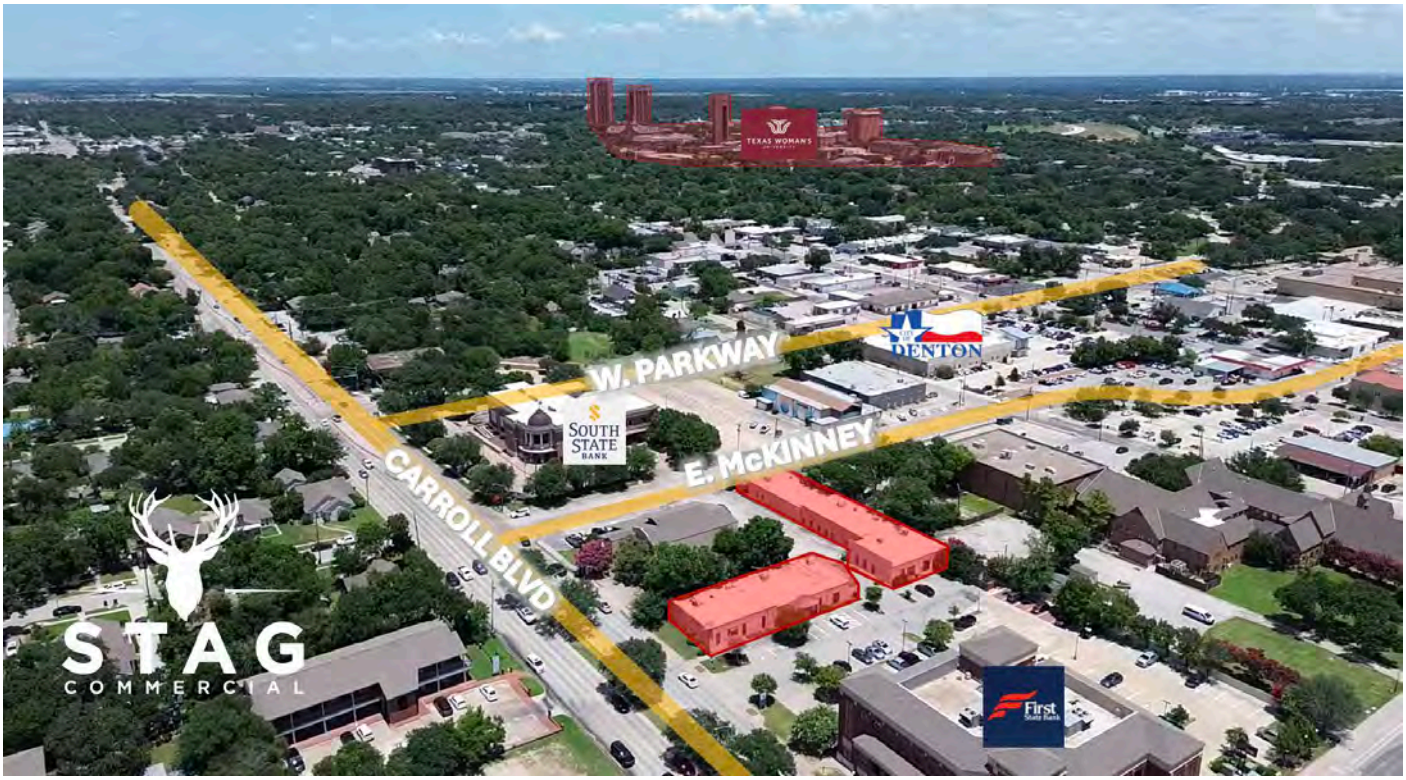
JOHN WITHERS

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

# MAPS

325 W McKinney St & 300 N Carroll | Denton, TX 76201

STAG COMMERCIAL




**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.

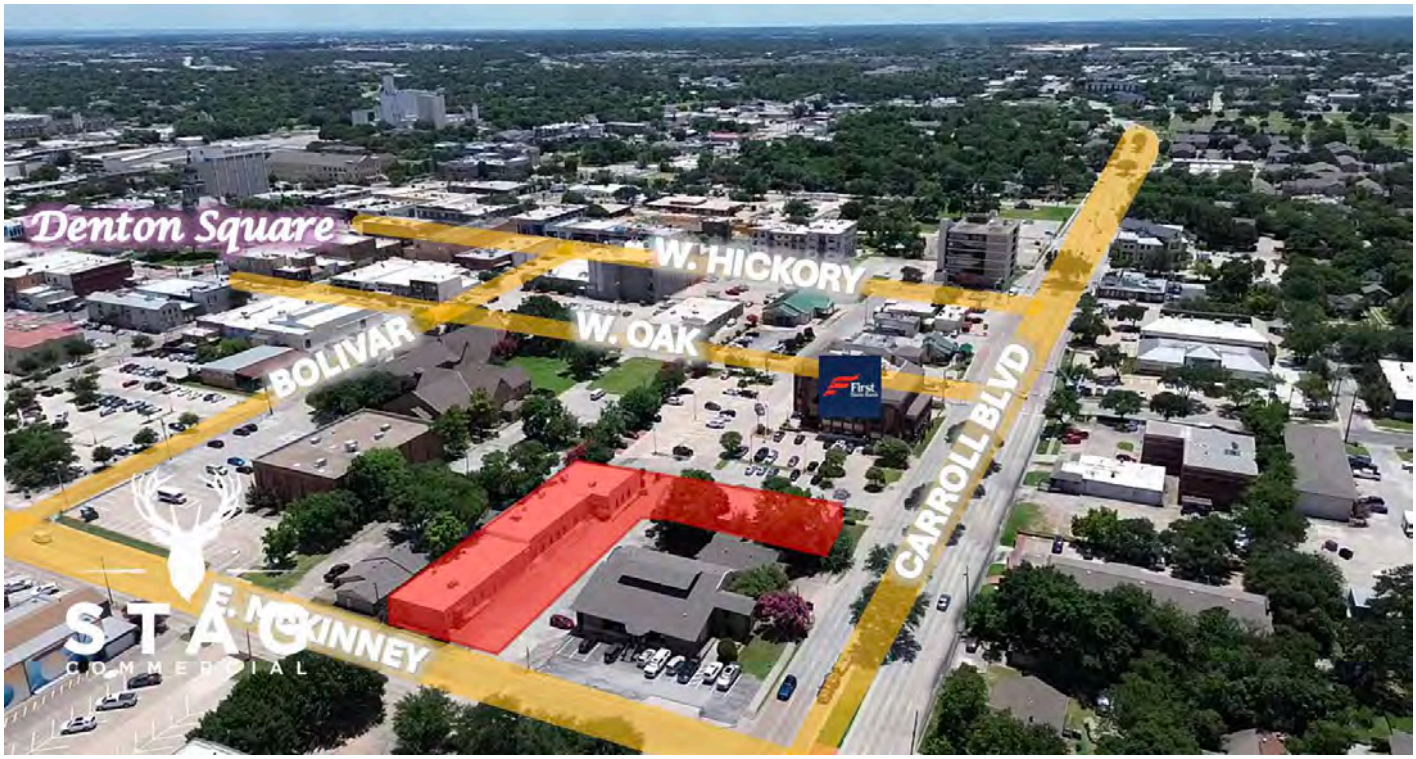
JOHN WITHERS

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

# MAPS

325 W McKinney St & 300 N Carroll | Denton, TX 76201

STAG COMMERCIAL



**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

# PROPERTY SUMMARY

| | |
|---|---|
| **PROPERTY**: | **McKinney & Carroll Office Suites** |
| **LOCATION**: | 325 W McKinney St & 300 N Carroll Blvd, Denton, TX 76201 |
| **POTENTIAL USE:** | Professional Office \| Retail \| General Office |
| **AVAILABILITY:** | **325 W McKinney**<br>**Suite 100 –** 2,383 RSF – Large open work area. Five (5) Private Offices, Conference Room, Private Restrooms, Break Area, Multiple Storage Closets, and Work Station. |
| **UTILITIES:** | Tenants Expenses |
| **SIGNAGE:** | Façade and Pole Signage Available |
| **PARKING:** | Private Parking Lot |
| **RATE:** | $15.00 / SF / Yr + $4.00 NNN |
| **TERMS:** | Negotiable |
| **TI:** | Negotiable |
| **COMMENTS**: | NEW OWNERSHIP. Ideal Location just West of the Historic Denton Downtown Square. With multiple size options, ample on-site 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. |
| **CONTACT**: | John Withers, CCIM (940) 390-6235 john@stagcre.com |

**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

# 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.

| | | | |
|---|---|---|---|
| Stag Commercial | 9013444 | john@stagcre.com | 940-400-7824 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| John Withers | 0557920 | john@stagcre.com | 940-390-6235 |
| Designated Broker of Firm | License No. | Email | Phone |
| John Withers | 0557920 | john@stagcre.com | 940-390-6235 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| John Withers | 0557920 | john@stagcre.com | 940-390-6235 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

| | | |
|---|---|---|
| | | |
| Buyer/Tenant/Seller/Landlord Initials | | Date |