

# PROPERTY SUMMARY



<b>PROPERTY:</b>	<b>McKinney &amp; Carroll Office Suites</b>
<b>LOCATION:</b>	325 W McKinney St & 300 N Carroll Blvd, Denton, TX 76201
<b>POTENTIAL USE:</b>	Professional Office   Retail   General Office
<b>AVAILABILITY:</b>	<b>325 W McKinney</b> <b>Suite 100</b> – <u>2,383 RSF</u> – Large open work area. Five (5) Private Offices, Conference Room, Private Restrooms, Break Area, Multiple Storage Closets, and Work Station.  <b>Suite 103</b> – <u>1,019 RSF</u> – Large open work area, Large Private Office, large storage closet. Private Restroom.
<b>UTILITIES:</b>	Tenants Expenses
<b>SIGNAGE:</b>	Façade and Pole Signage Available
<b>PARKING:</b>	Private Parking Lot
<b>RATE:</b>	\$15.00 / SF / Yr + \$4.00 NNN
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	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.
<b>CONTACT:</b>	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*