



Google



This information is provided to Bradford Companies by CoStar Properties. Bradford Companies accepts no responsibility for the accuracy of this information.
© 2022 CoStar Group - Licensed to Bradford Companies - 52222.

12/13/2022



Location: **Gateway Central Cluster**
Submarket
Grayson County
Denison, TX 75020

Building Type: **Class A Office/Medical**

Status: **Built 2007**

Stories: **2**

RBA: **140,000 SF**

Typical Floor: **70,000 SF**

Total Avail: **81,395 SF**

% Leased: **41.9%**

Developer: -

Management: **Younger Partners Dallas, LLC**

Recorded Owner: **Covenant Denison Holdings, LLC**

Expenses: **2021 Tax @ \$3.38/sf**

Parcel Number: **260639**

Parking: **1,002 Surface Spaces are available; Ratio of 7.16/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Courtyard, Fitness Center, Food Service, Kitchen, Shower Facilities, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	7,796 - 35,000	35,000	70,000	\$15.00/nnn	Vacant	5-15 yrs	Direct
P 1st / Suite 190	3,673 - 11,395	11,395	11,395	\$18.00/nnn	Vacant	5-15 yrs	Direct
P 2nd / Suite 250	6,048 - 35,000	35,000	70,000	\$15.00/nnn	Vacant	5-15 yrs	Direct