



LEASE

2735 Wind River Ln

2735 WIND RIVER LN

Denton, TX 76210

PRESENTED BY:

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FIRE LANE NO PARKING

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,243 SF
BUILDING SIZE:	9,963 SF

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PROPERTY DESCRIPTION

Introducing the impressive property located at 2735 Wind River Lane, Denton, TX, 76210. This exceptional space offers a modern and professional environment, ideal for businesses seeking a new office or office building. Boasting state-of-the-art facilities, ample parking, and customizable floor plans, the property provides a flexible and inviting workspace for a variety of tenants. Tenants will appreciate the convenience of on-site amenities, such as high-speed internet, spacious conference rooms, and a well-appointed lobby. With its prime location and meticulously maintained grounds, this property presents an unparalleled opportunity for businesses looking to make a distinctive statement in the vibrant city of Denton.

PROPERTY HIGHLIGHTS

- Two-floor suite with 9 offices
- First floor features 3 offices and a conference room
- Break room and two restrooms on the first floor
- Second floor includes 6 offices and a kitchenette
- Two restrooms on the second floor

INTERIOR PHOTOS



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AERIAL PHOTOS

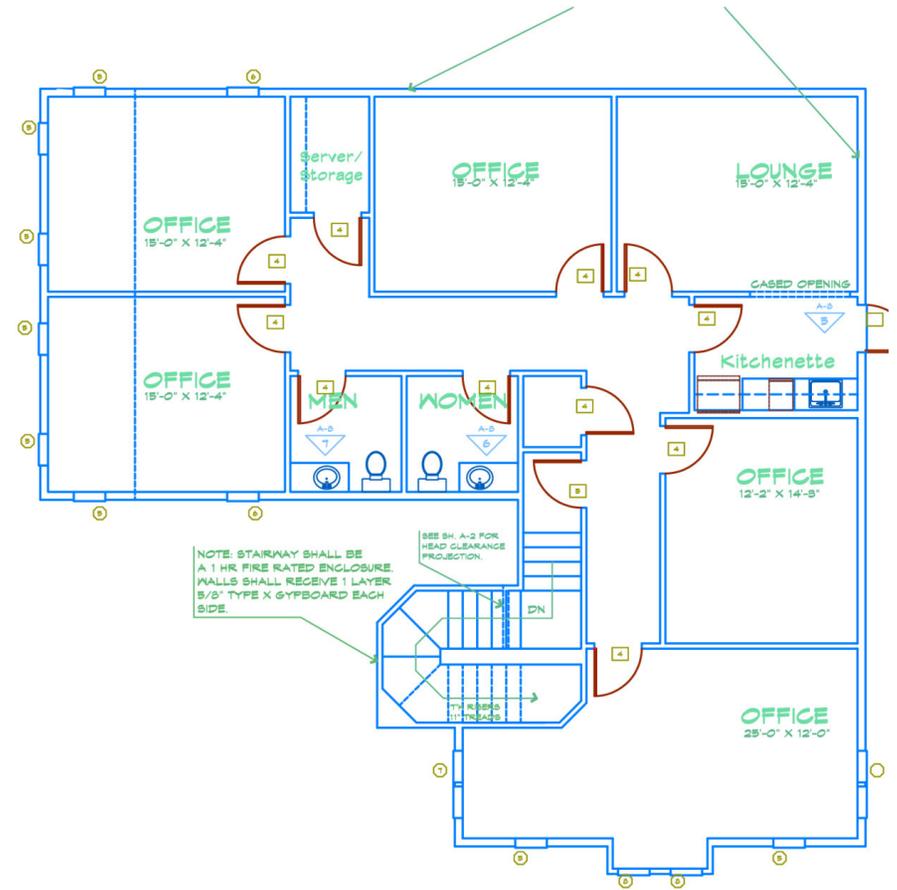
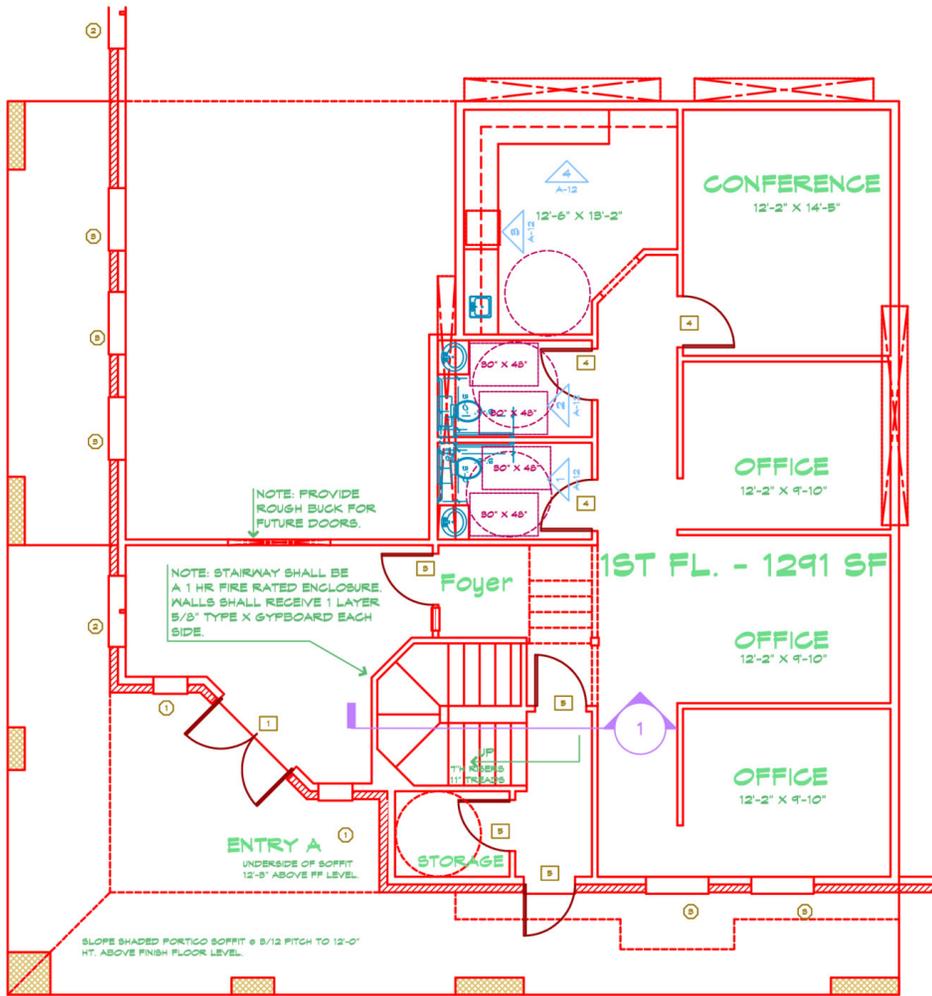


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FLOOR PLAN



2ND FLOOR PLAN - 1952 SF
1/8" = 1'-0"

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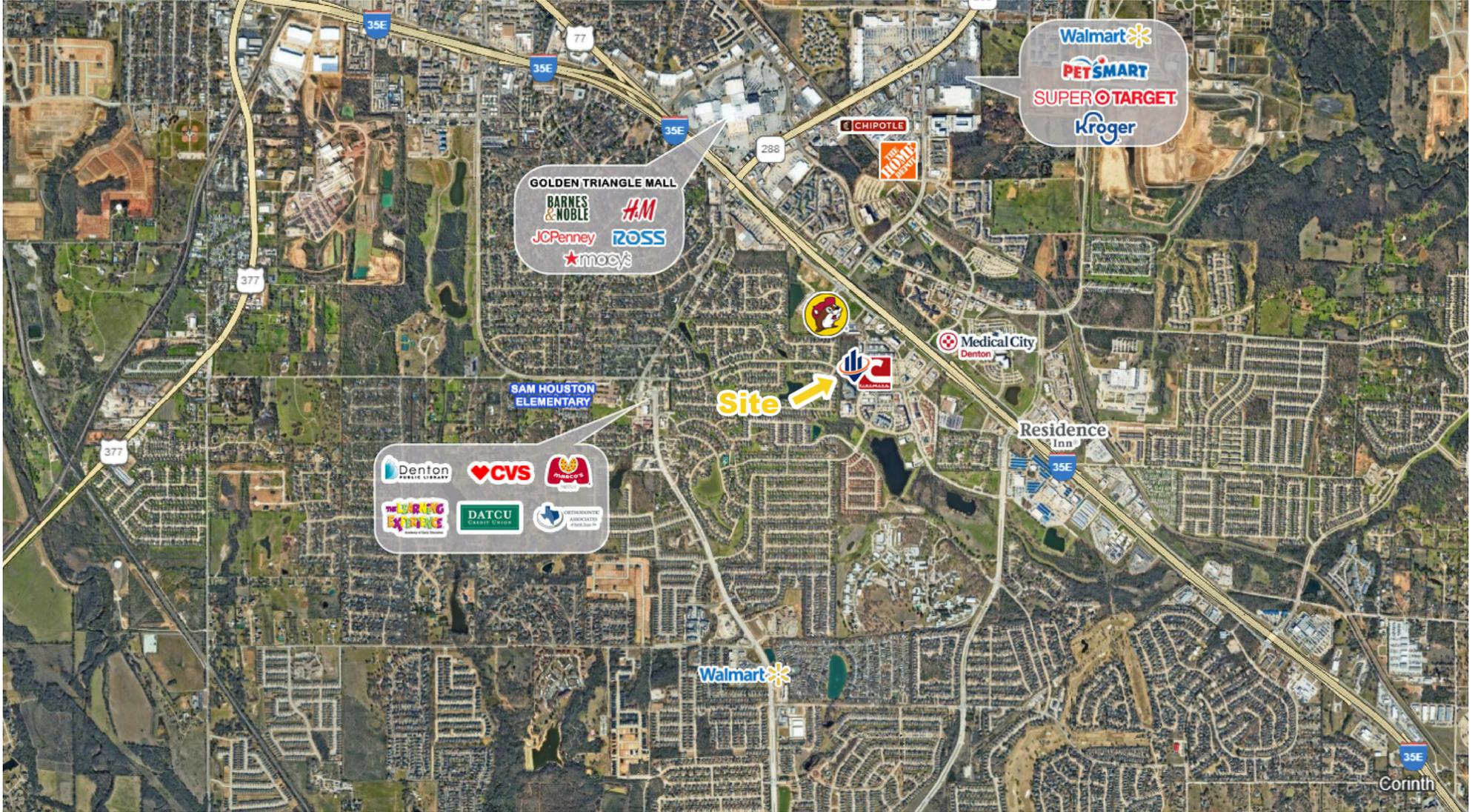
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LOCATION MAP



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DENTON CITY INFO



LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

LOCATION DETAILS

COUNTY	Denton
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LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

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DEMOGRAPHICS MAP & REPORT

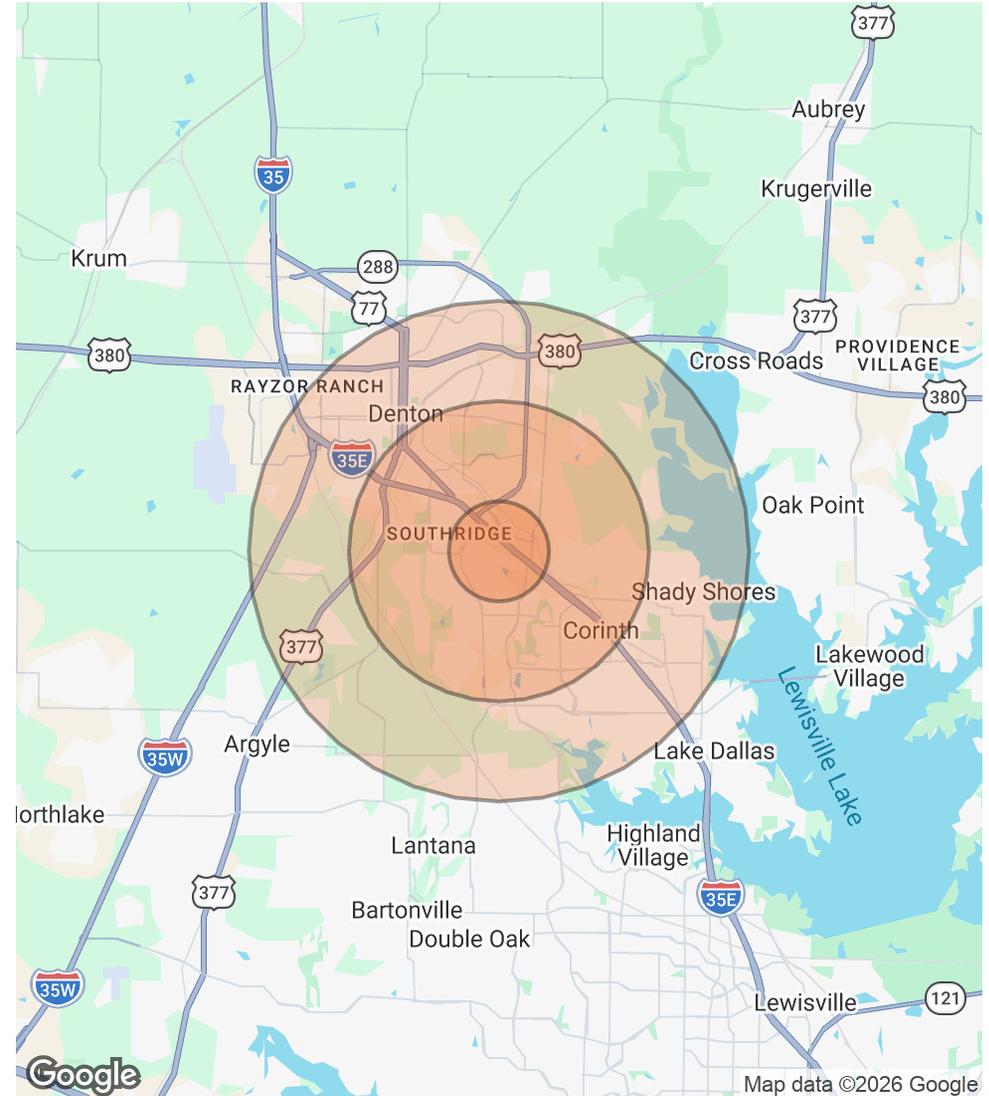
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,952	83,320	162,436
AVERAGE AGE	39	36	36
AVERAGE AGE (MALE)	37	35	35
AVERAGE AGE (FEMALE)	40	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,334	31,115	61,102
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$109,726	\$112,345	\$106,081
AVERAGE HOUSE VALUE	\$422,513	\$373,442	\$389,622

Demographics data derived from AlphaMap



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An aerial photograph of a city during the golden hour. The central focus is a large, ornate, light-colored stone building with a prominent dark dome and clock tower. The building is surrounded by a green lawn and trees. In the foreground, a street intersection is visible with several cars parked and driving. The sky is a mix of orange and blue. Overlaid on the image is a logo consisting of three vertical white bars of varying heights, with an orange and white swoosh underneath. To the right of the logo is the text 'SVN' in large, white, sans-serif font. Below this is the text 'VERUS COMMERCIAL' in a smaller, white, sans-serif font. A registered trademark symbol (®) is visible to the right of the 'N' in 'SVN'.

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