

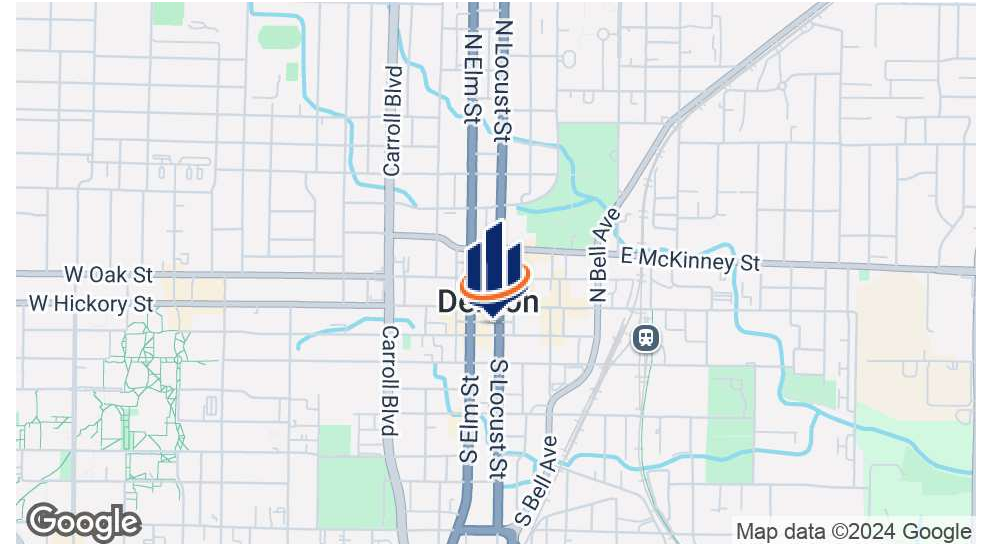


DOWNTOWN OFFICE

100 W MULBERRY ST
DENTON, TX 76201

Kris Smith
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Property Summary



OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	2,087 SF
Building Size:	4,366 SF

PROPERTY DESCRIPTION

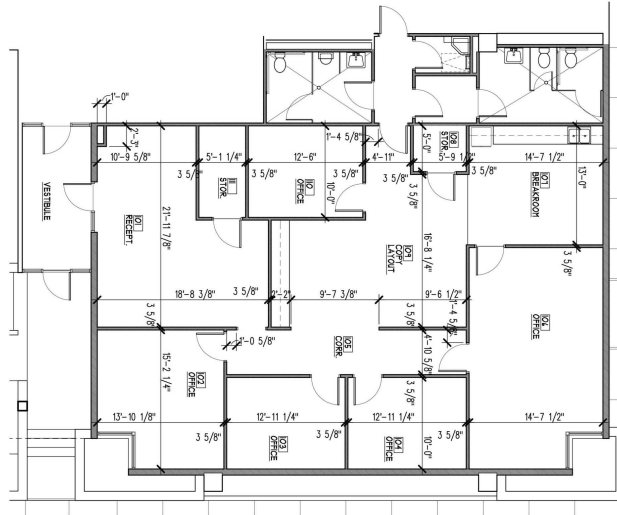
Class A Office on the Historic Downtown Denton Square. The building has unparalleled access to an incredible assortment of walkable amenities. Easy access to I-35E & HWY 380. Move-in ready suite in a High Traffic, Highly Visible, and High Demand Area. Ideally suited for any suburban office users, co-working space, or executive suites.

Located on the Southwest corner of Locust & Mulberry Streets.

PROPERTY HIGHLIGHTS

- Creative Office Suite
- Walking distance from the Downtown Denton Square
- Dedicated Parking

Lease Spaces



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

2,087 SF

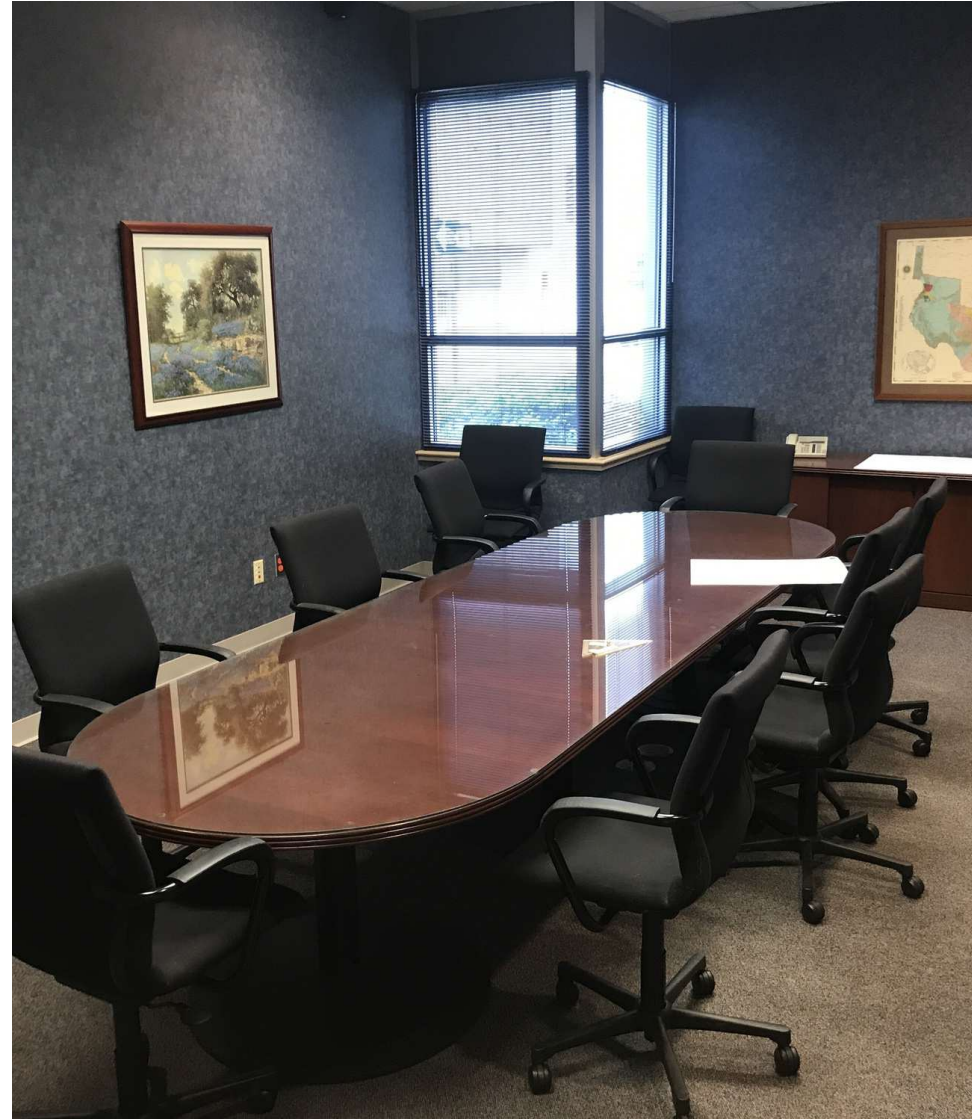
Lease Rate:

Call for pricing

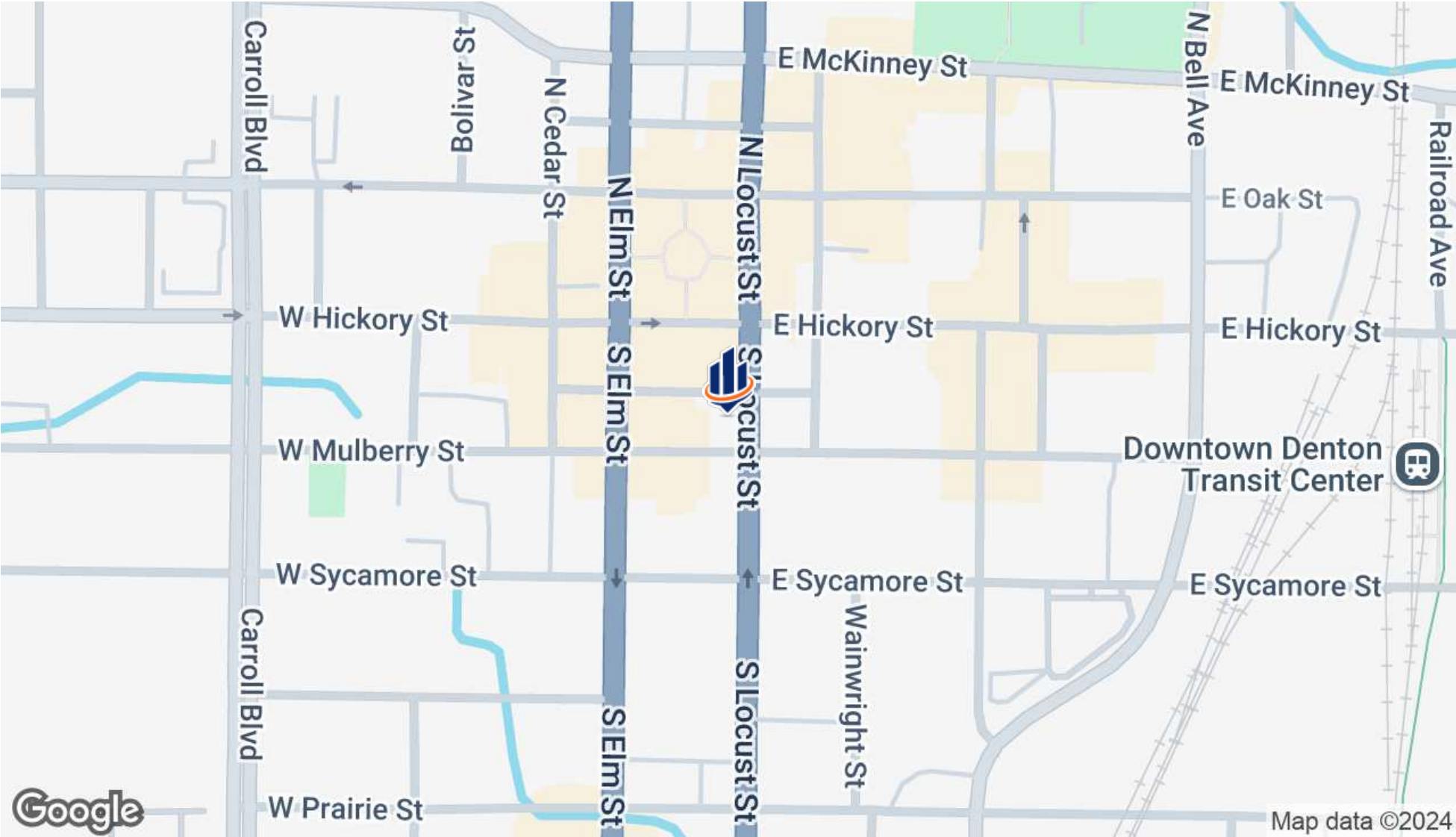
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100 W Mulberry St	Available	2,087 SF	NNN	Call for pricing	-

Additional Photos



Location Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	738	4,221	16,703
Average Age	30.0	27.5	25.1
Average Age (Male)	30.4	28.0	26.1
Average Age (Female)	29.4	27.7	25.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	450	2,337	6,665
# of Persons per HH	1.6	1.8	2.5
Average HH Income	\$40,623	\$35,438	\$35,686
Average House Value	\$58,991	\$71,487	\$96,657

2020 American Community Survey (ACS)

