

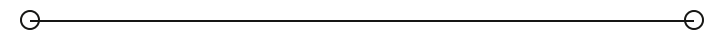


LEASE

1209 Bent Oaks Court

1209 BENT OAKS COURT

Denton, TX 76210



PRESENTED BY:

GREG JOHNSON

O: 940.381.2220

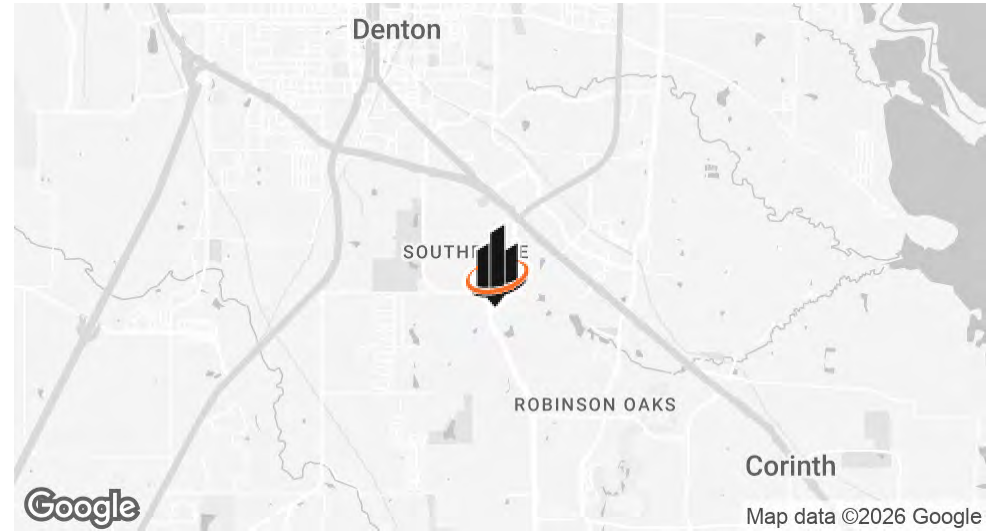
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MASON SHANAHAN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
AVAILABLE SF:	3,822 SF
BUILDING SIZE:	3,822 SF

PROPERTY DESCRIPTION

Ideal Medical office space at 1209 Bent Oaks Court, Denton, TX, 76210. Boasting ample parking, easy access to major transportation routes, and a prime location, this property provides unparalleled convenience for both employees and clients. Enjoy abundant natural light, flexible layout and ready to occupy. With its professional ambiance and strategic positioning, this property is the ideal choice for medical users seeking a prestigious and versatile office space.

PROPERTY HIGHLIGHTS

- Convenient access to major transportation routes
- Convenient for Neighborhoods and Nearby Hospitals
- Zoning for Medical Office Use

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,822 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

1209 Bent Oaks Ct	Available	3,822 SF	NNN	\$25.00 SF/yr	6 Exam Rooms, Large waiting space, 2 Restrooms, multiple storage rooms
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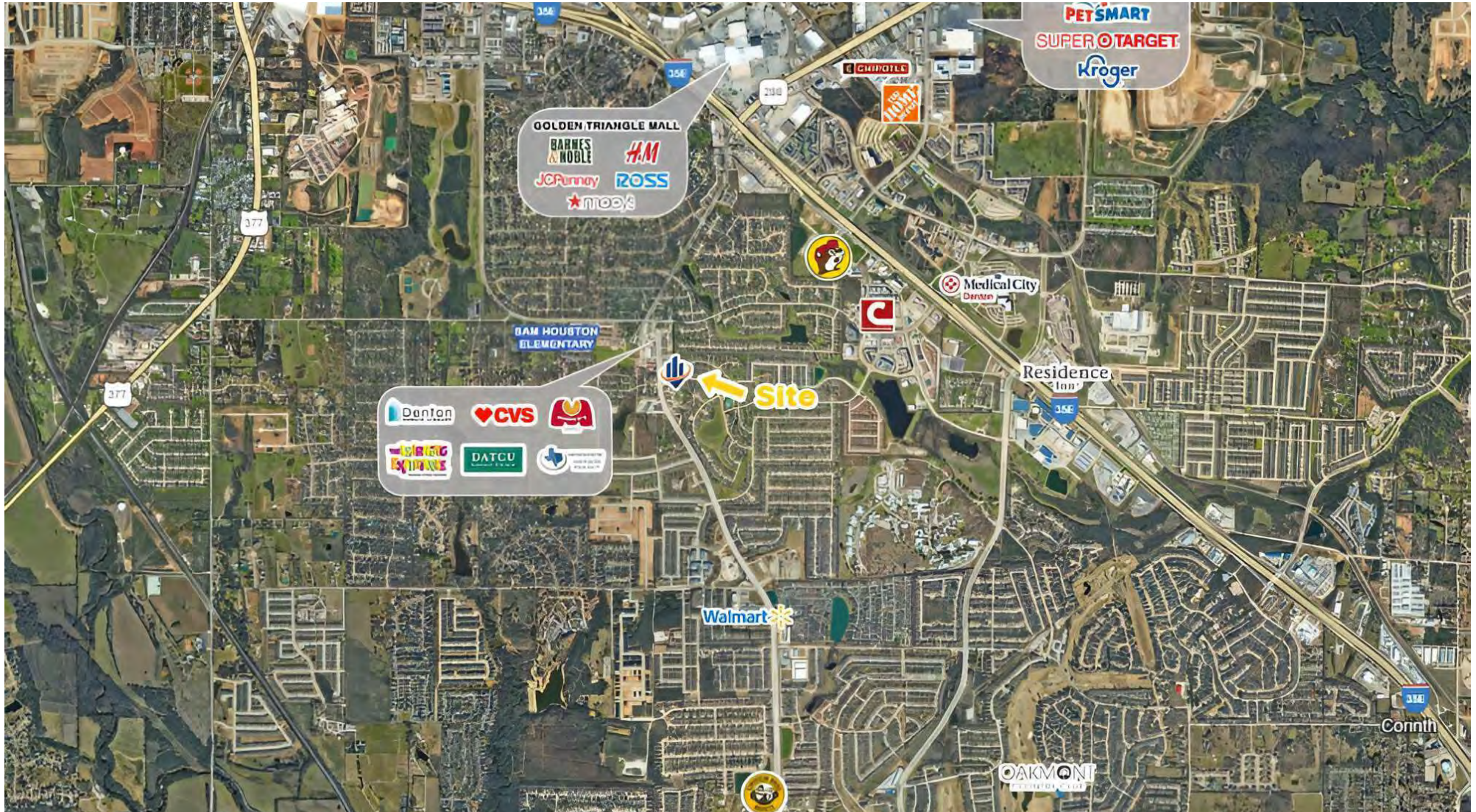
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LOCATION MAP



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



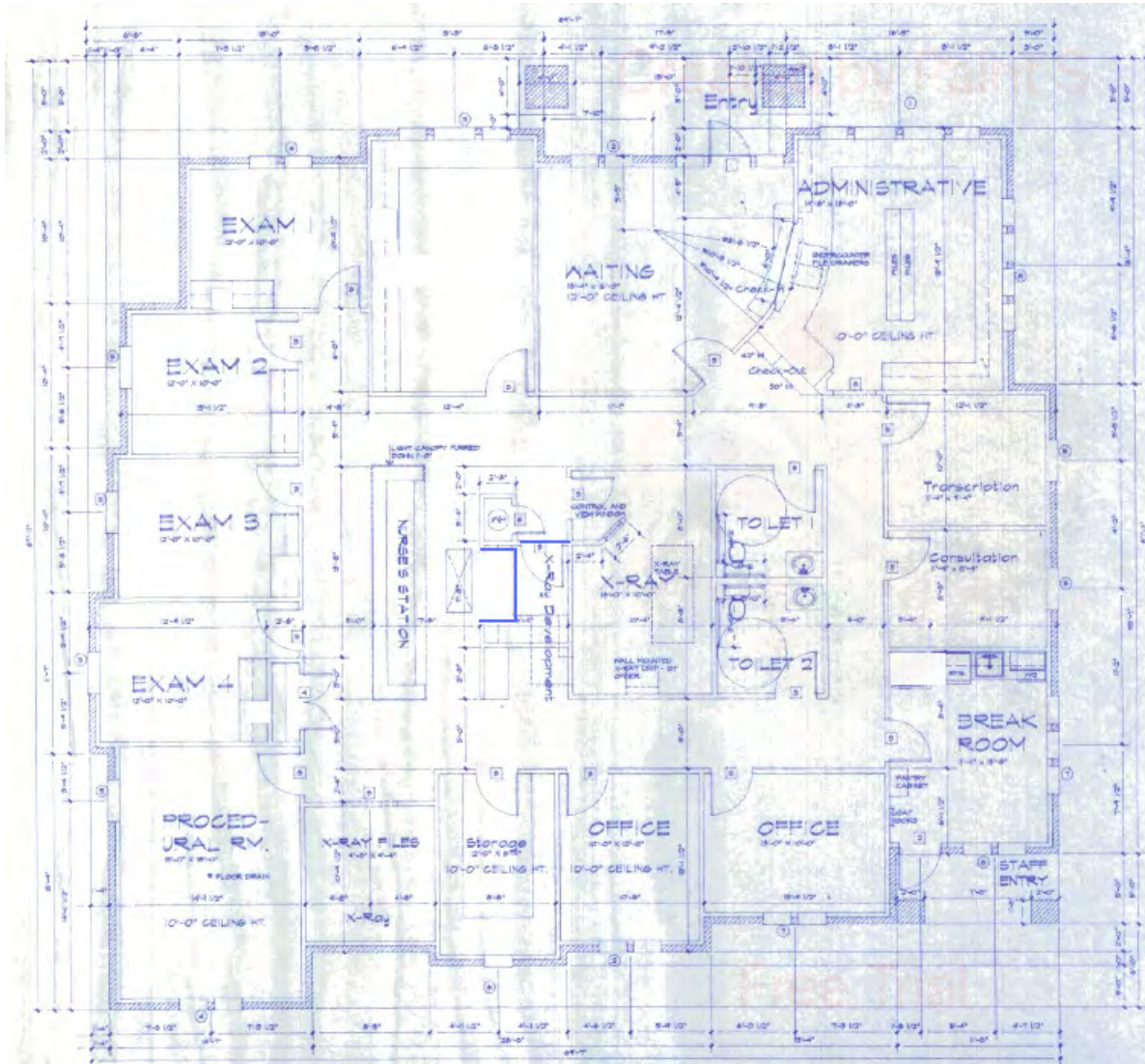
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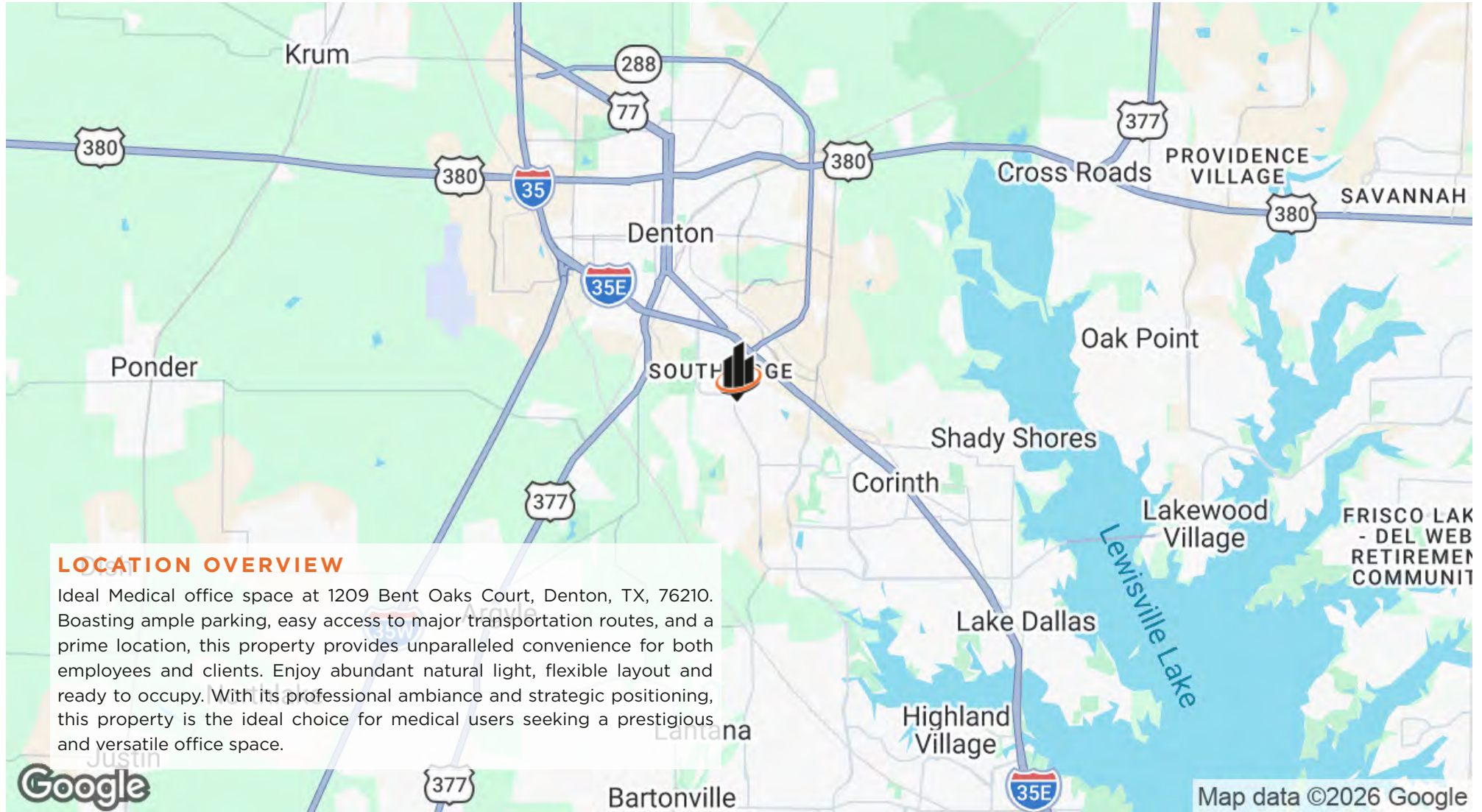
FLOOR PLAN



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REGIONAL MAP



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MEET THE TEAM



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The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent, ornate Texas State Capitol building in the center. The building has a large central dome and several smaller domes. The surrounding area includes various commercial buildings, parking lots with cars, and green spaces. The sky is a soft, hazy orange, suggesting a sunset or sunrise. Overlaid on the image is a large white logo consisting of three vertical bars of varying heights, with an orange and white swoosh underneath. To the right of the logo, the letters 'SVN' are written in a large, bold, white sans-serif font. Below this, the words 'VERUS COMMERCIAL' are written in a smaller, white sans-serif font. A registered trademark symbol (®) is visible to the right of the 'N' in 'SVN'.