

FOR LEASE



NEWLY REMODELED

+/- 684—3,401 SF Currently Available

North Point Plaza | 4401 I-35, Denton, TX

Overview:

North Point Plaza offers direct access to I-35 Frontage with exceptional visibility, an I-35 address, & covered parking available.

Current Availability:

- Suite 102: +/- 2,027 RSF
- Suite 103: +/- 1,417 RSF
- Suite 108: +/- 1,984 RSF
103/108 Contig.: +/- 3,401 SF
- Suite 111/112: +/- 957 RSF
- Suite 206: +/- 684 RSF
- Suite 209: +/- 1,771 RSF
- Suite 302: +/- 1,519 RSF



+/- 684—3,401 SF
Square Feet



I-35
Frontage



Office
Type



Office / Medical
Zoning

Lease Rate: \$18.50 /PSF first year with annual increases (3+ yr term preferred)

Lease Type: Full Service Gross Lease
INCLUDING ELECTRICITY

Location: From I-35 turn westbound on HWY 380 then north on Mesa St.

Recent Remodel/Improvements:

New HVAC throughout building
New exterior paint
New paint in common areas
New artwork in common corridors
New lighting in common corridors
New exterior building signage—coming soon

CONTACT:

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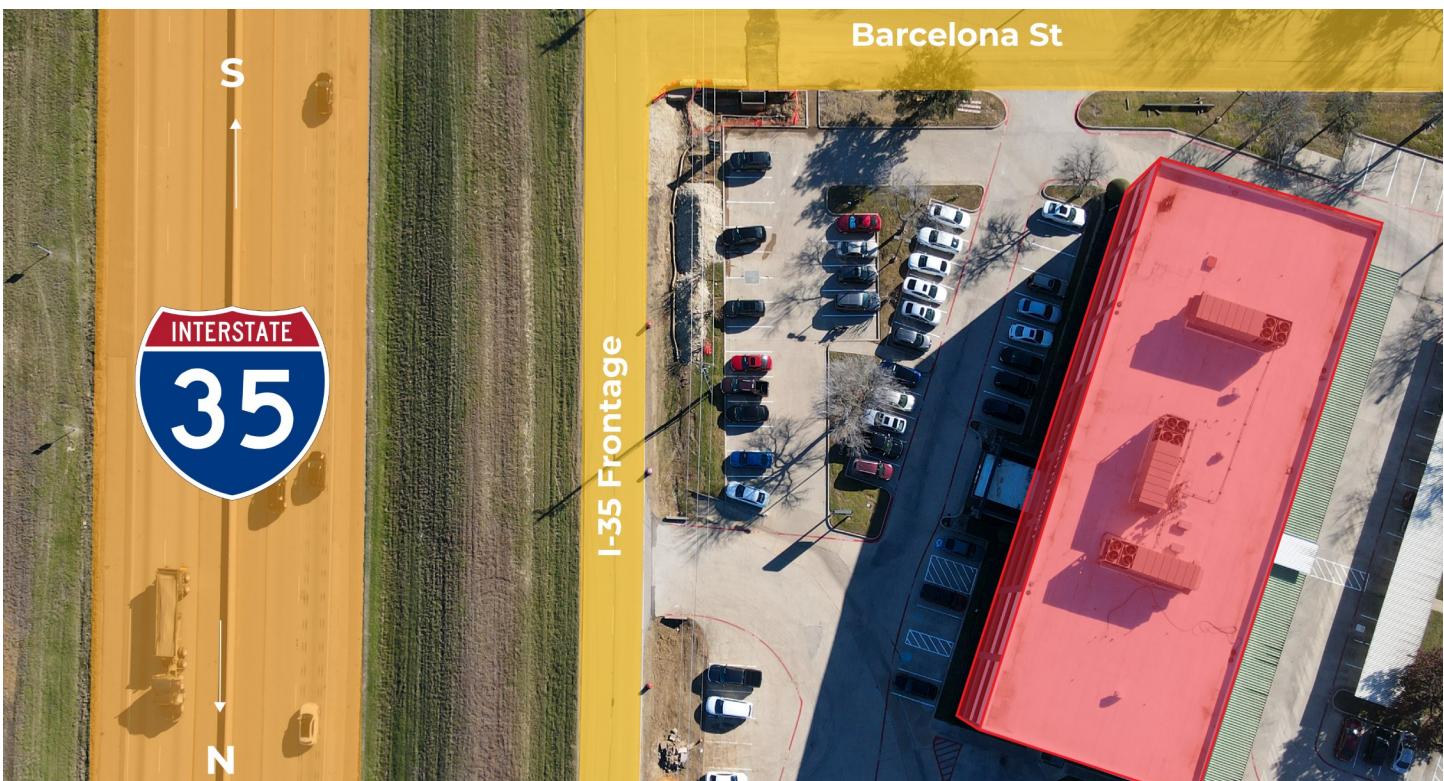
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**SCOTT
BROWN
COMMERCIAL**

SITE

4401 I-35 | Denton, TX



Information contained herein was obtained from sources deemed reliable; however, Scott Brown 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 to sale or lease or removal from the market for any reason without notice.**

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PROPERTY OVERVIEW



Property Overview

North Point Plaza is a 3-story, +/- 37,580 rentable square foot, full-service office building offering both larger and smaller tenants a quality office environment with direct access to I-35 in Denton. Covered parking available at 1:2500 SF ration basis at no cost. Abundant service parking with direct access to all exterior doors of the property. Exterior access is provided through a key-card system. New upgraded corridor flooring and lighting throughout the building.

Lease terms and finish out negotiable.



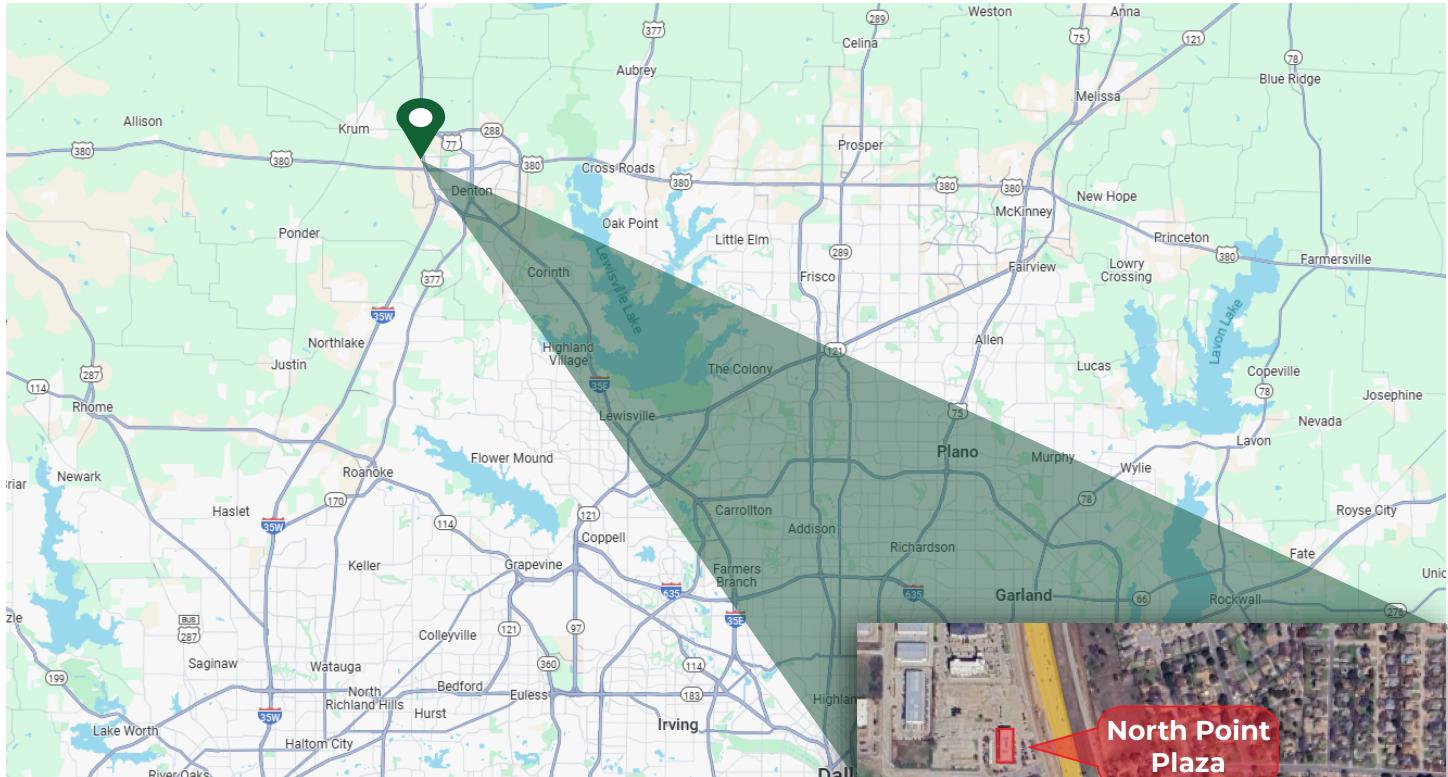
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MAPS

4401 I-35 | Denton, TX



DRIVE TIME (To city center)

I-35 E	Direct Access
HWY 380	2 Minutes
Rayzor Ranch	2 Minutes
I-35 W	5 Minutes
Texas Health Presbyterian	5 Minutes
UNT Campus	5 Minutes
TWU Campus	8 Minutes
Denton Square	10 Minutes
Loop 288	10 Minutes



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PHOTOS



Main Entrance Lobby



Elevator Lobby



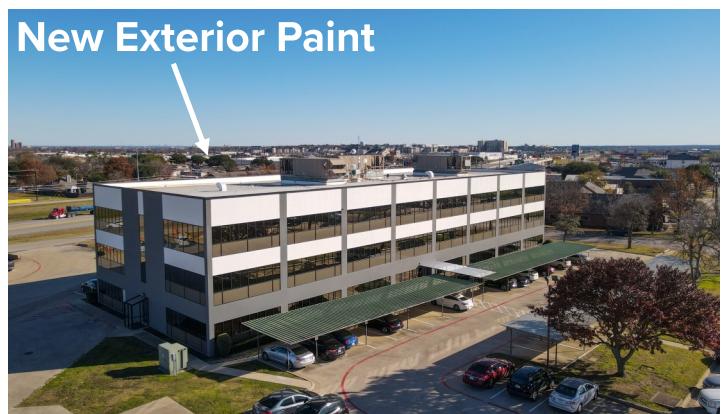
Common Restrooms



Side Building Entrance



Common Breakroom



Covered Parking

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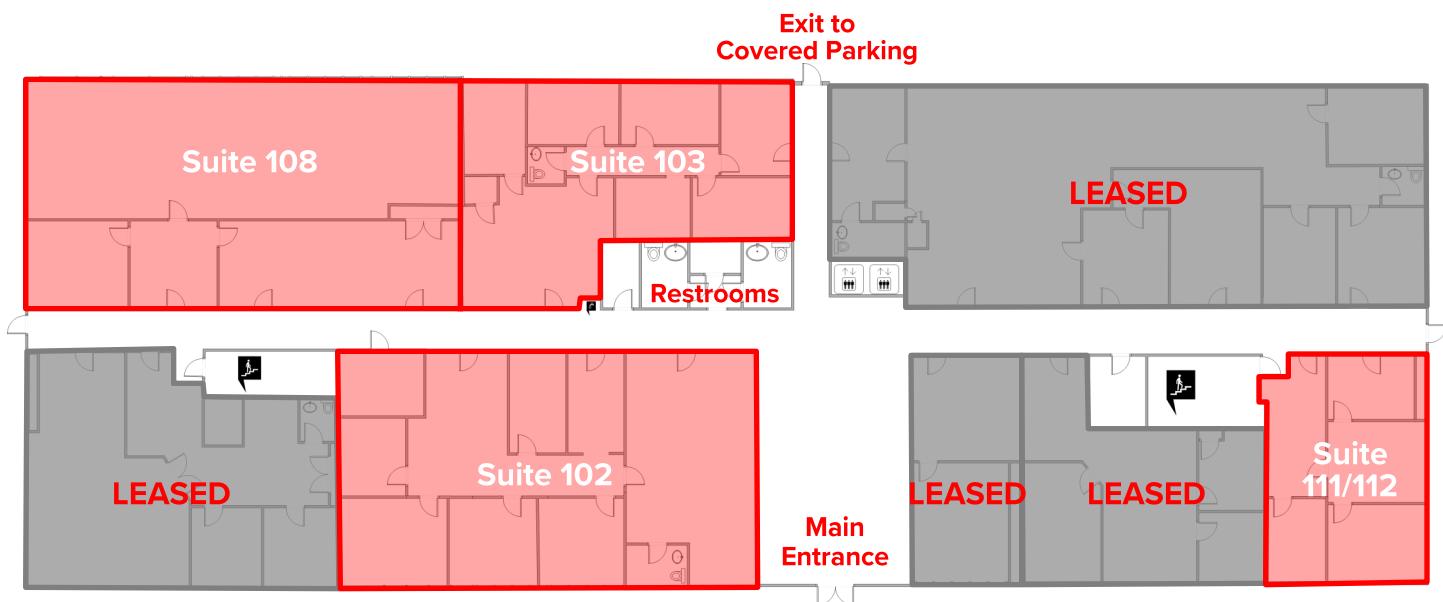
FLOOR PLAN



Floor One:

Current Availability:

- Suite 102: +/- 2,027 RSF
- Suite 103: +/- 1,417 RSF
- Suite 108: +/- 1,984 RSF
Max Contiguous (Suite 103 & 108) : +/- 3,401 SF
- Suite 111/112: +/- 957 RSF



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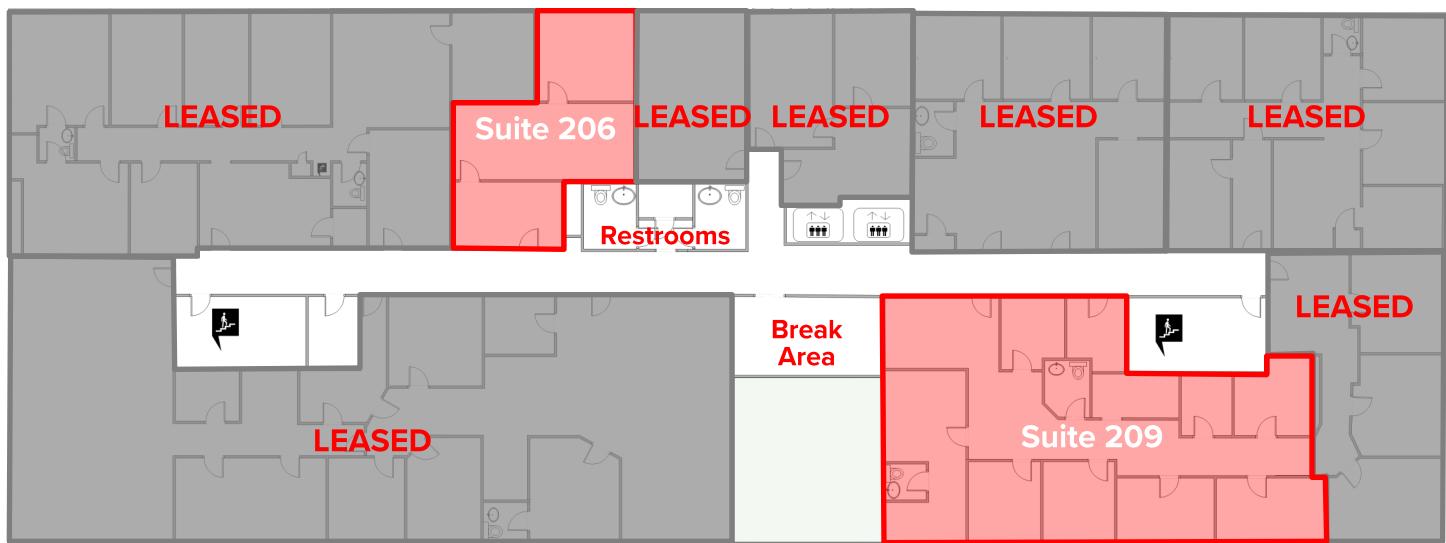
FLOOR PLAN



Floor Two:

Current Availability:

- Suite 206: +/- 684 RSF
- Suite 209: +/- 1,771 RSF



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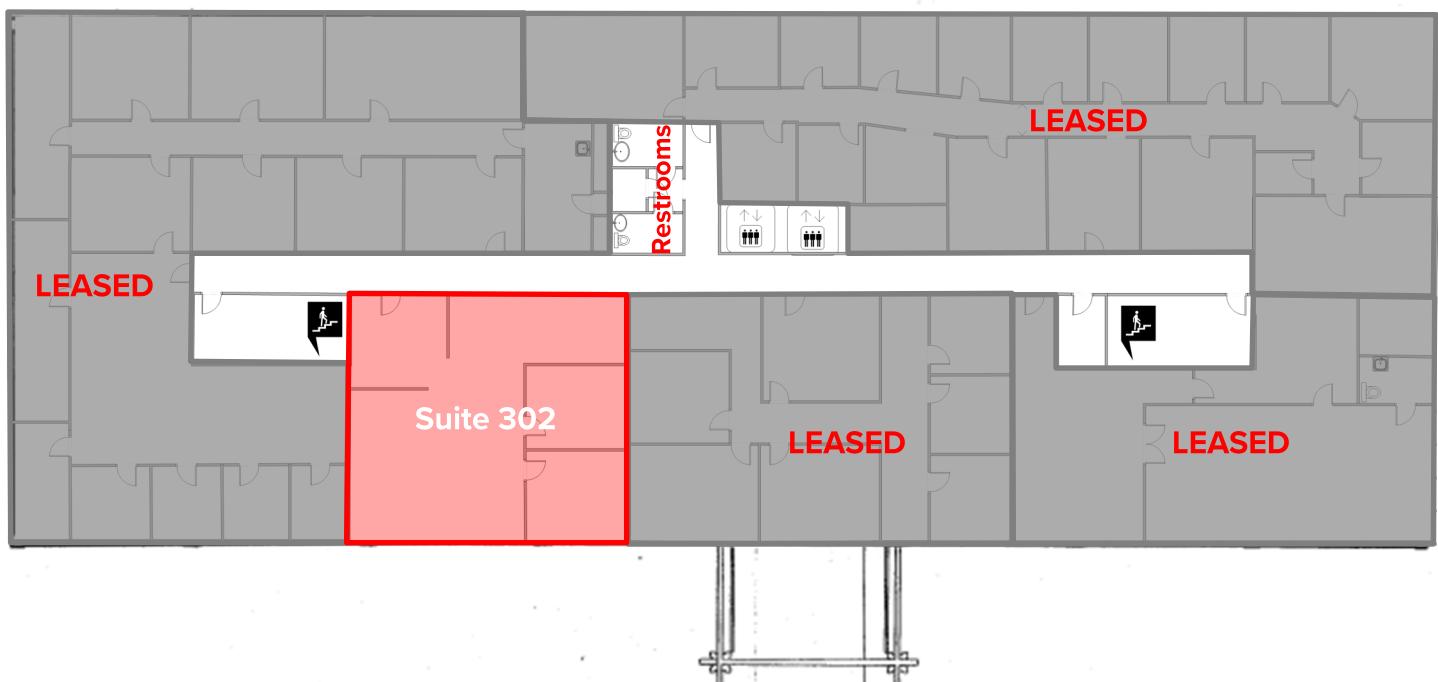
FLOOR PLAN



Floor Three:

Current Availability:

- Suite 302: +/- 1,519 RSF



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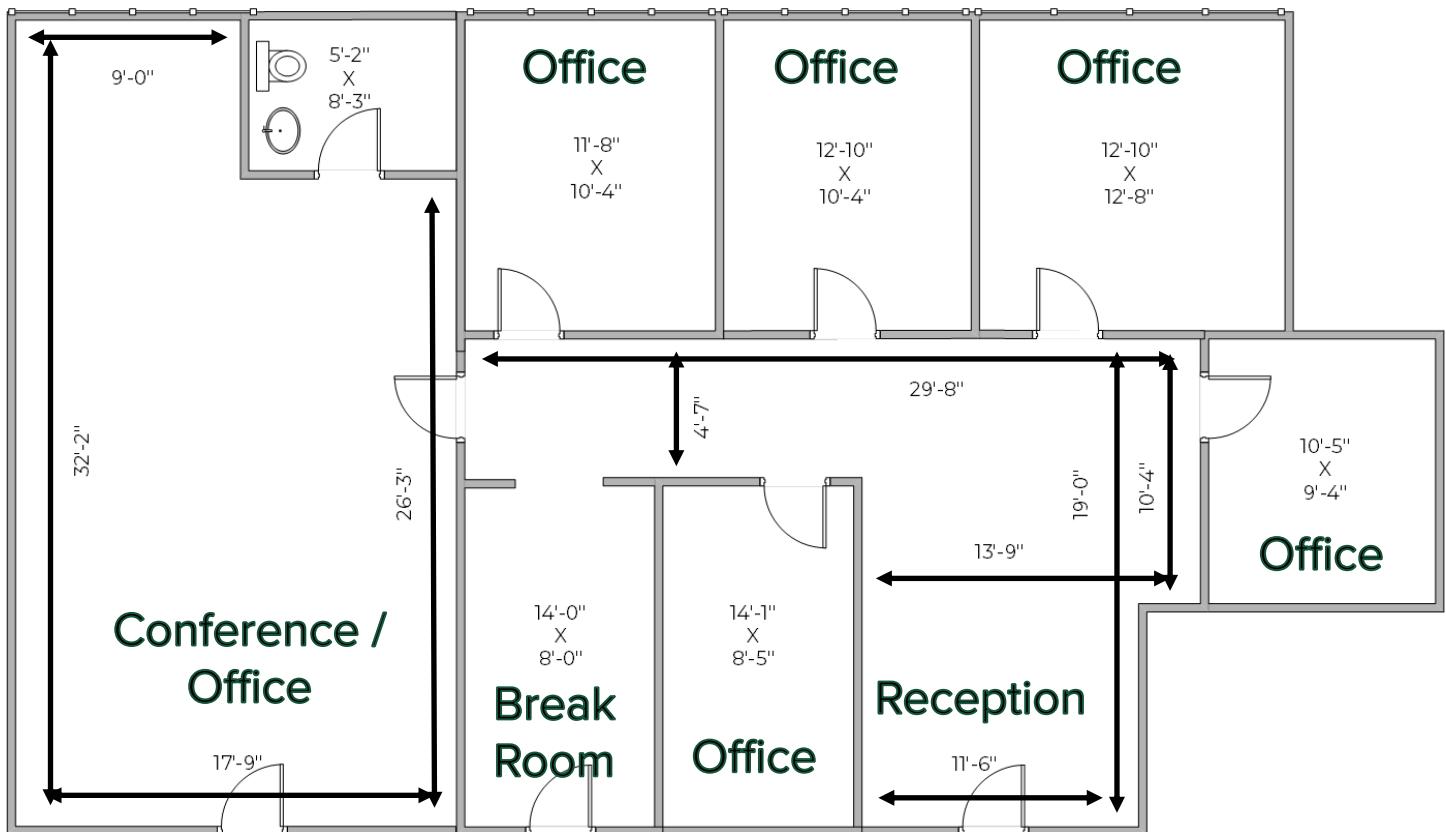
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FLOOR PLAN



Suite 102: +/- 2,027 SF



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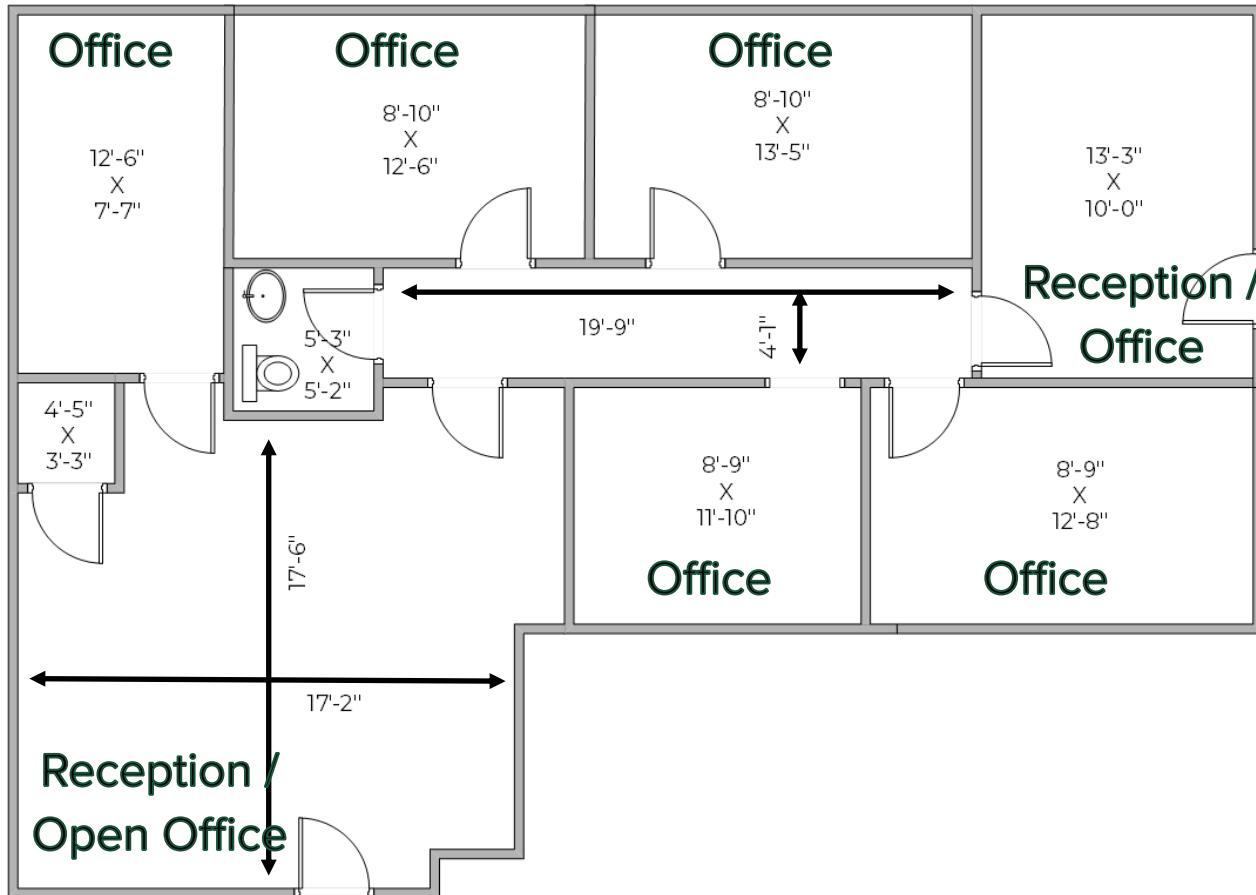
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FLOOR PLAN



Suite 103: +/- 1,417 SF



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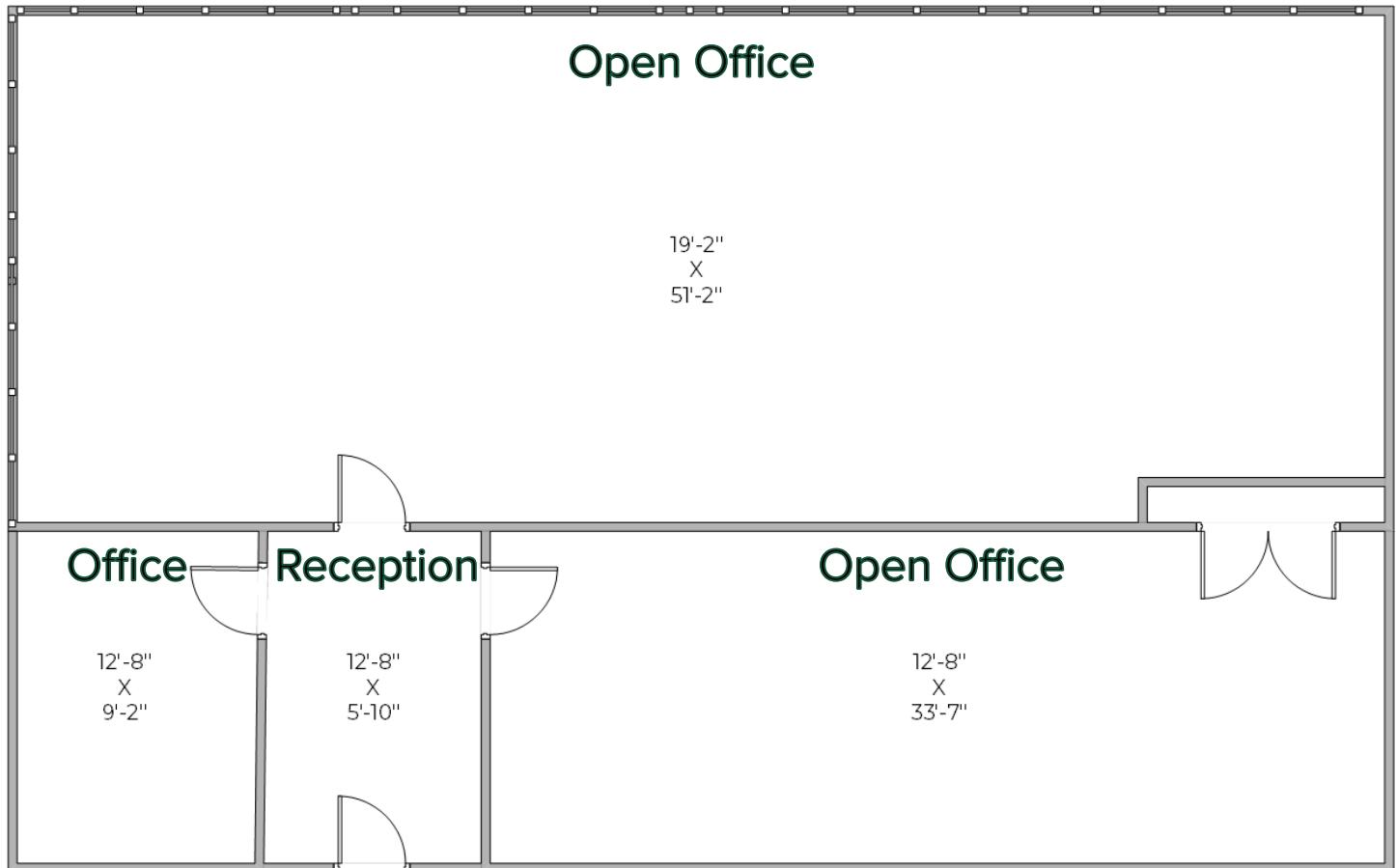
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FLOOR PLAN



Suite 108: +/- 1,984 SF



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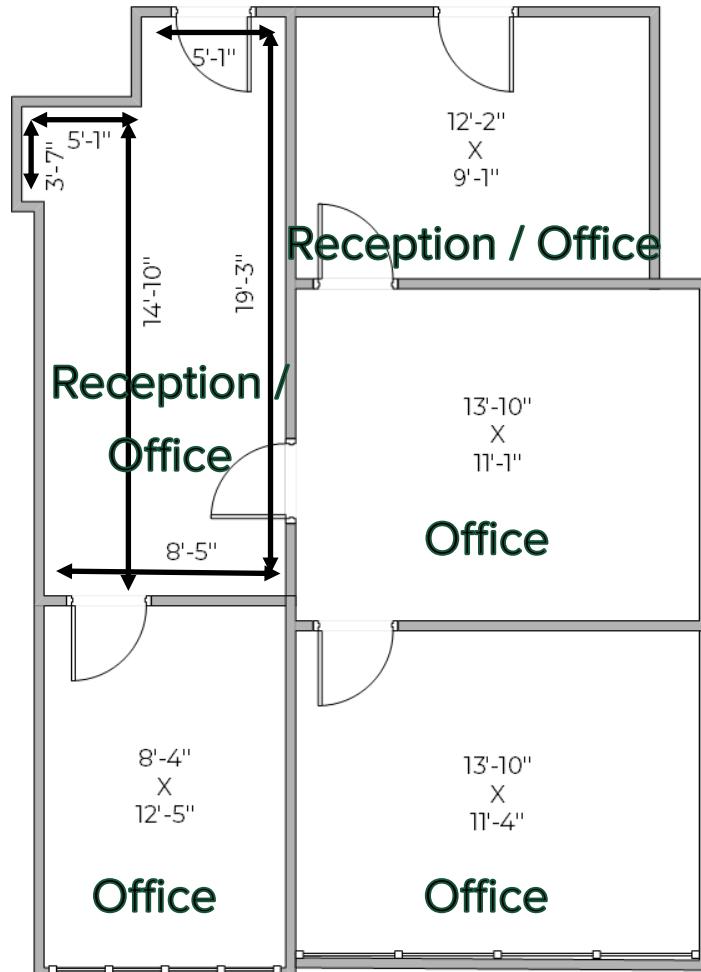
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FLOOR PLAN



Suite 111/112: +/- 957 SF



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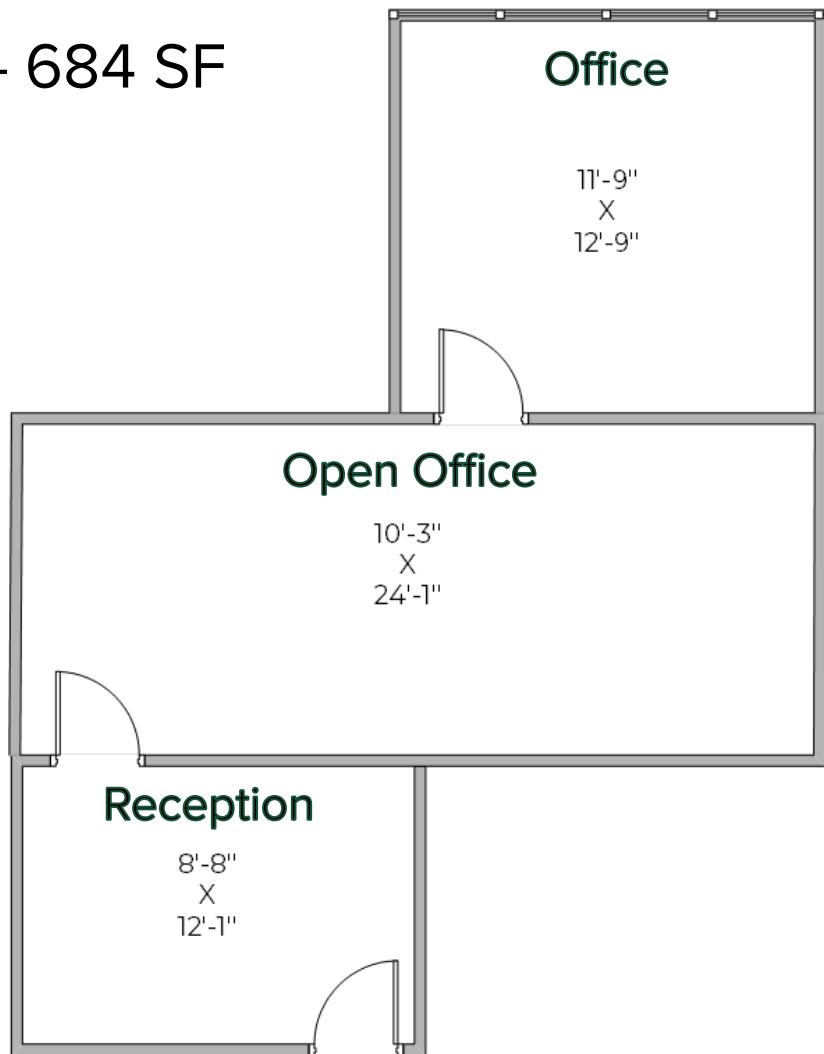
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FLOOR PLAN



Suite 206: +/- 684 SF



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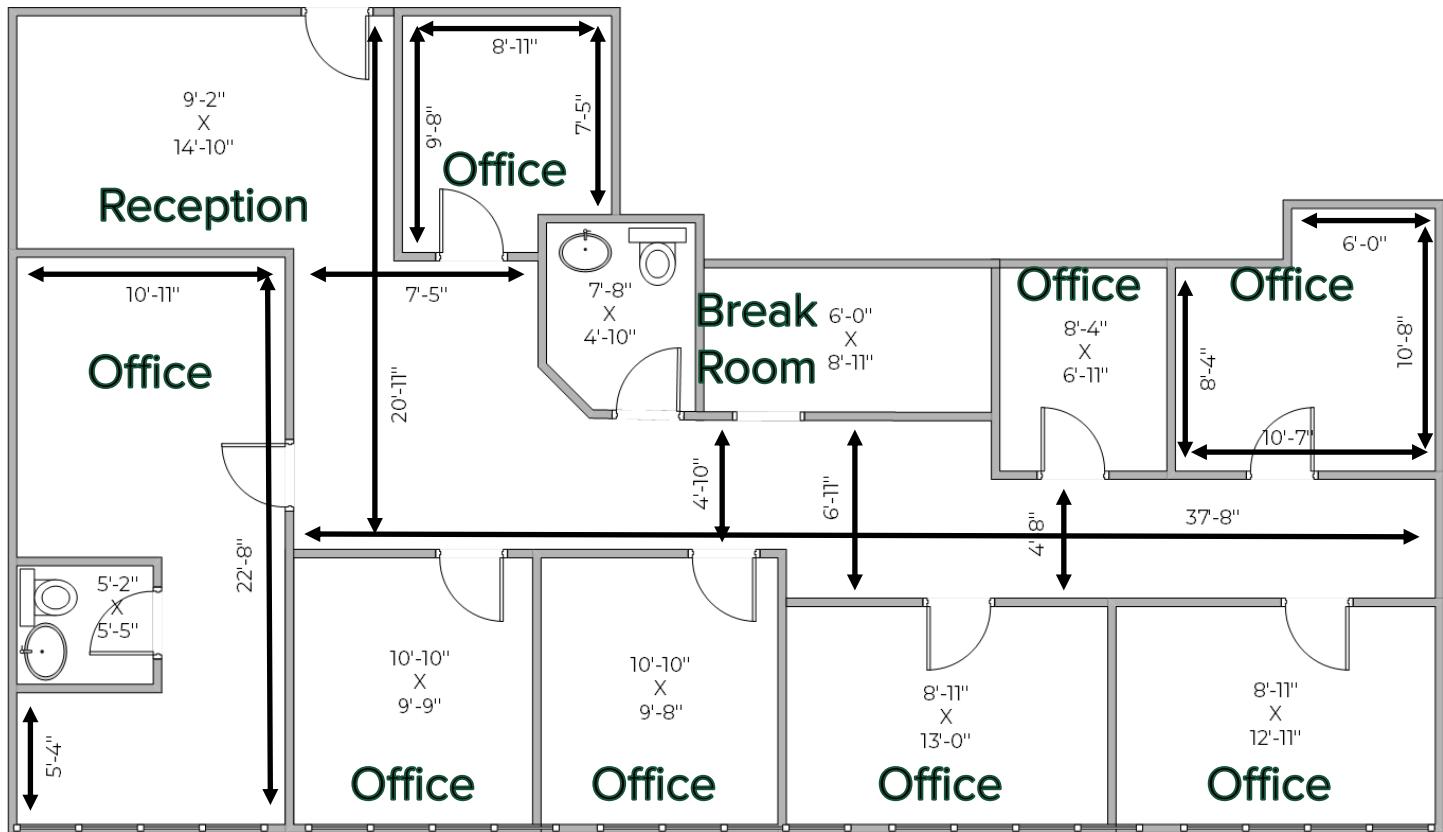
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FLOOR PLAN



Suite 209: +/- 1,771 SF



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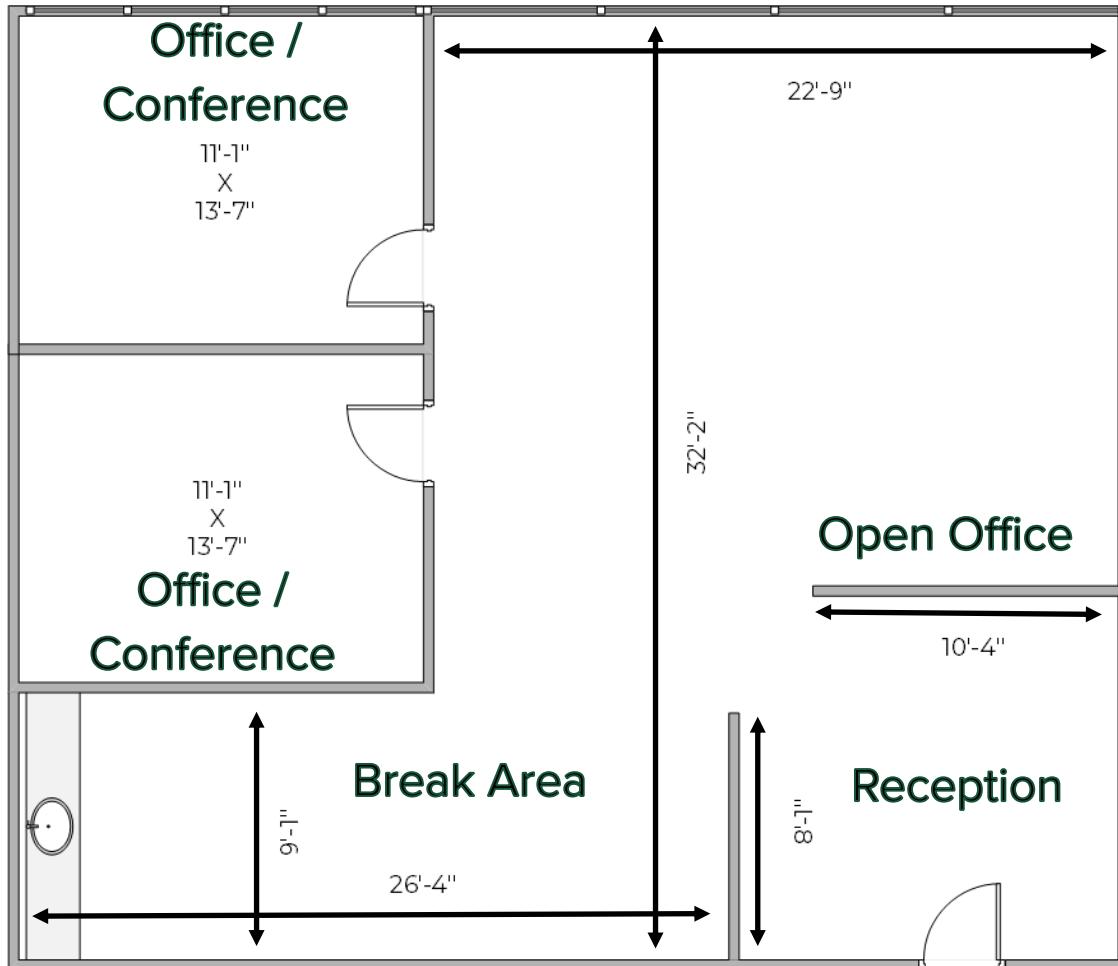
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FLOOR PLAN



Suite 302: +/- 1,519 SF



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date