



For Lease

1206 Bent Oaks Ct | Denton, TX 76210

Potential Uses:

Commercial/ Office/ Medical

Lease:

\$12.00/NNN

Size:

+/- 1,050-2,160 SF

Location:

Dove Creek Office Addition - At Teasley Lane

One story, free standing brick/stone office building on busy Teasley Ln, Hwy 2181, strategically positioned among medical office buildings in the Dove Creek Office Park. Across the street from the City of Denton South Branch Library just minutes from Interstate 35.

**SCOTT
BROWN
COMMERCIAL**

Michael Tull

(940) 735-2462

Michael@sbpcommercial.com

FOR LEASE

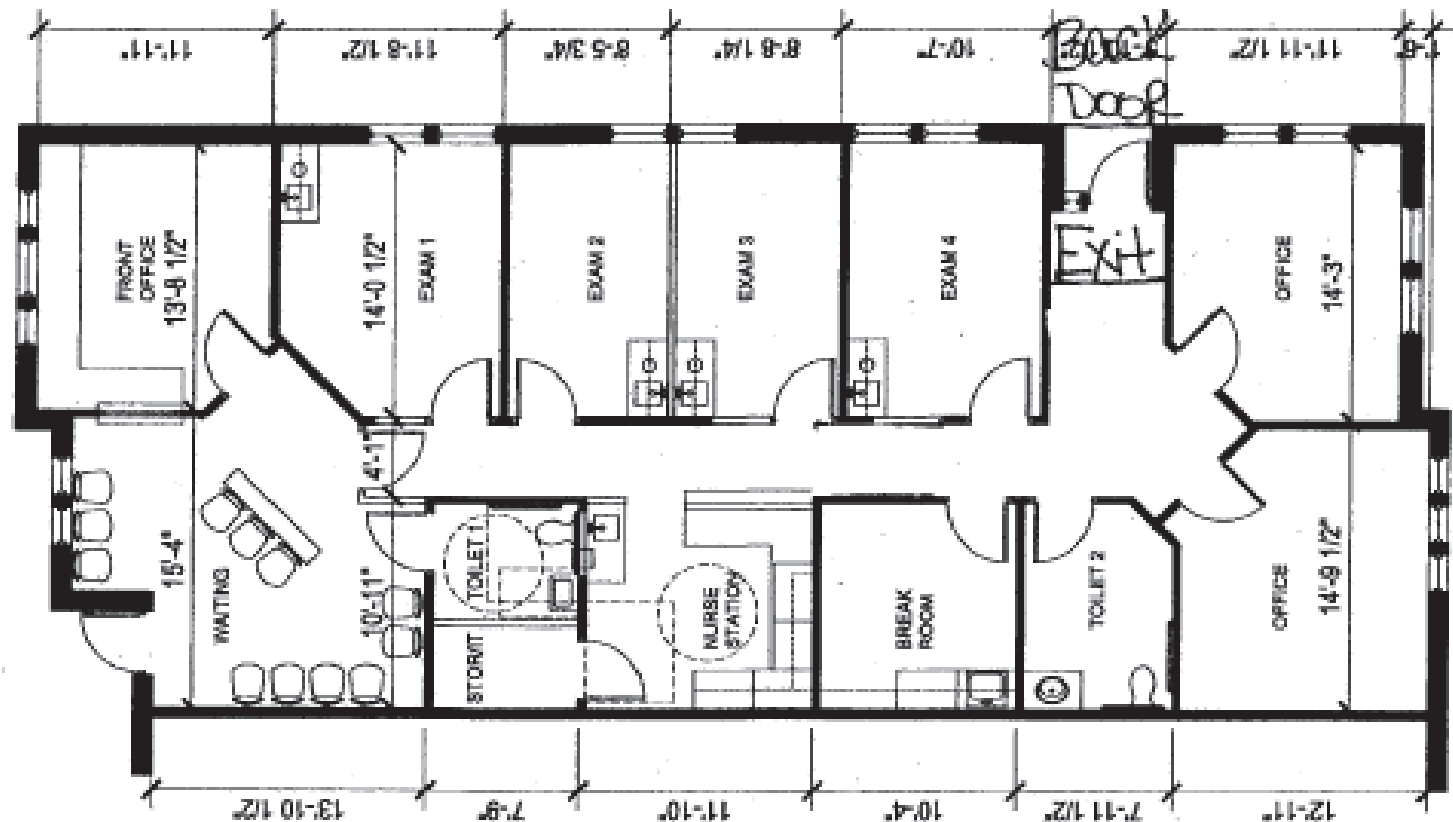
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±/- 4,200 SF



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Teasley Lane
20,104 VPD

1206
Bent Oaks Court

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1400 Dallas Drive | Denton, TX 76205 | 940-320-1200 | www.sbpcommercial.com

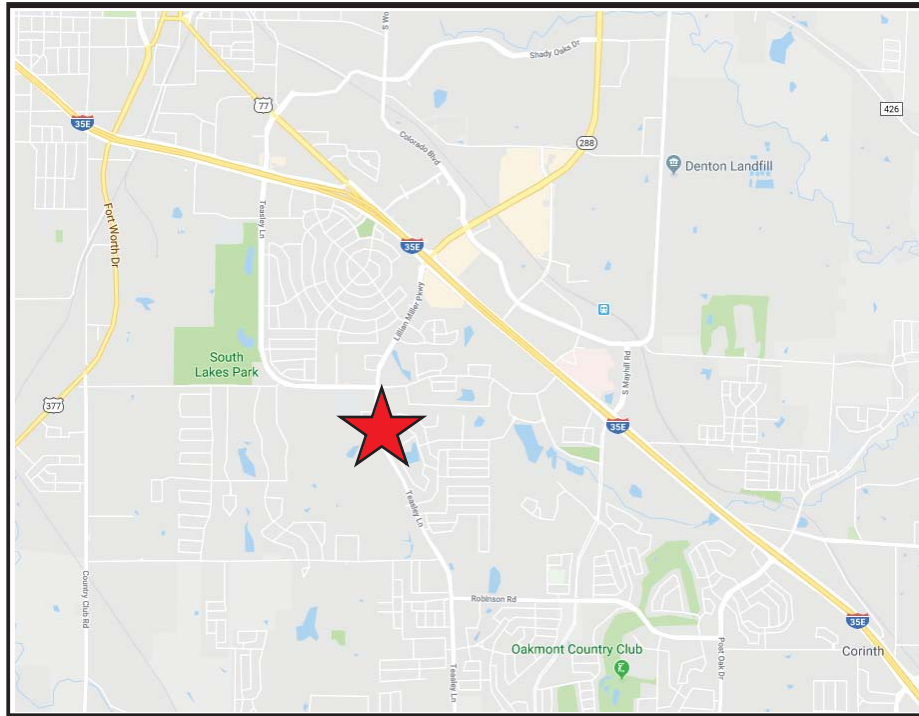
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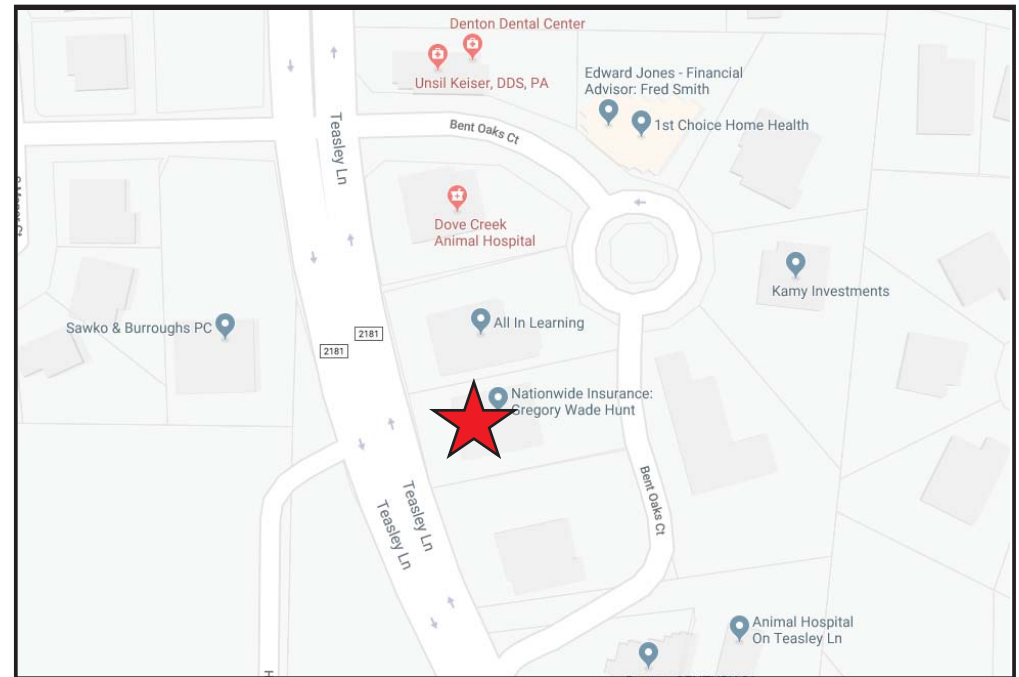
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Office building on busy Teasley Ln, Hwy 2181, strategically positioned among medical office buildings in the Dove Creek Office Park.





SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	1206 Bent Oaks, Suite 200
ADDRESS:	1206 Bent Oaks Court, Denton, TX 76210
LOCATION:	Off Teasley Lane & 1 Mile South of the I-35E & South Loop 288 Intersection
TYPE/ZONING:	Commercial / Medical / Dental / Professional Office
BUILDING SIZE:	+/- 4,200 SF
AVAILABLE:	Suite 200: +/- 2,160 SF – Large Waiting Area/Reception, Four (4) Large Exam Rooms/Offices, Conference Room, Two (2) Restrooms, Nurse's Station, and File/Storage Room
LEASE RATE:	\$12 / SF + NNN (\$6.00)
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Façade Signage available per city ordinances and Landlords approval.
PARKING:	Abundant Parking
TERMS:	3-5 Years Initial Term
TI:	Negotiable
LISTED:	LoopNet, Costar, Denton Sites, and many other sites
COMMENTS:	Location, Location, Location! This Medical/Dental office is strategically located just off Teasley Lane (FM 2181) in a rapidly growing, affluent area of South Denton. High Traffic / High Visibility and just One Mile from the busy, expanding intersection of South Loop 288 & I-35E.
CONTACT:	Michael Tull 940-320-1200 michael@sbpcommercial.com

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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.

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.

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.

Scott Brown Commercial	0475257	scott@scottbrownproperties.net	940-320-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Tull	672312	michael@sbpcommercial.com	(940)735-2462
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date