



FOR LEASE

1901 Wind River Ln | Denton, TX 76210

POTENTIAL USE:

Medical Office / General Office / Retail

SIZE:

Building: +/- 8,614 SF Total

AVAILABILITY:

+/- 1,200 — 3,591 SF

Shell Condition—Finish Out Negotiable

PRICE:

\$20.00 / SF + NNN

Professional Office Building on the South side of Denton. Newer construction, built in 2005, the Class A office building is located on the busy corner of Teasley Ln (FM 2181) and Wind River in Denton, TX. Beautiful Building in High Traffic / High Demand Area, ideal site for any Medical or Professional office. Aggressive Rates and Finish Out Allowance, a must see.

SCOTT
BROWN
COMMERCIAL

John Withers, CCIM

940-320-1200

John@sbpcommercial.com

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

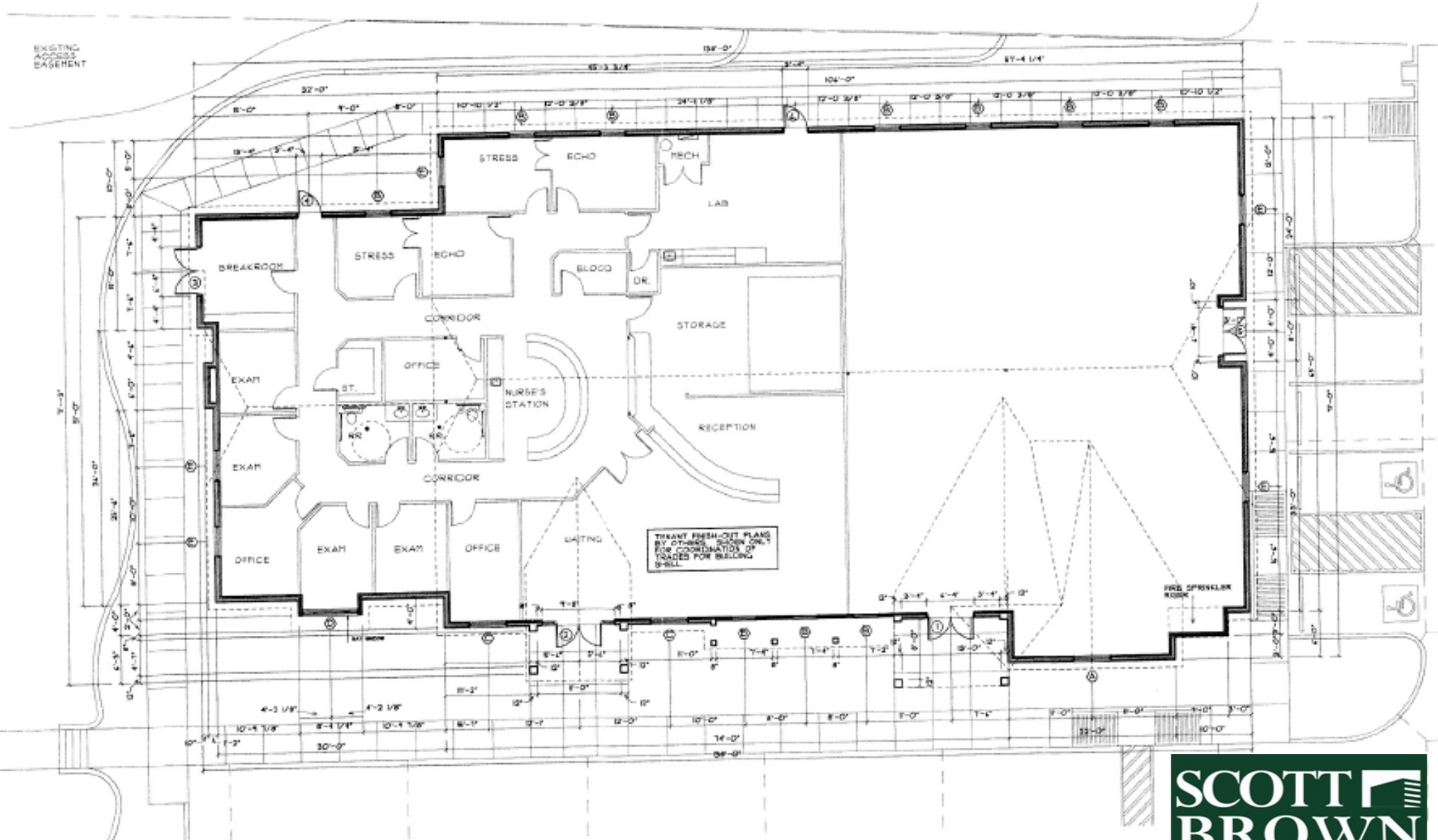
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TIRENT FRESH-OUT PLANS BY OTHERS. SHOW ONLY FOR COORDINATION OF TRADES FOR BUILDING SHELL.



**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 sale or lease or removal from the market for any reason without notice.

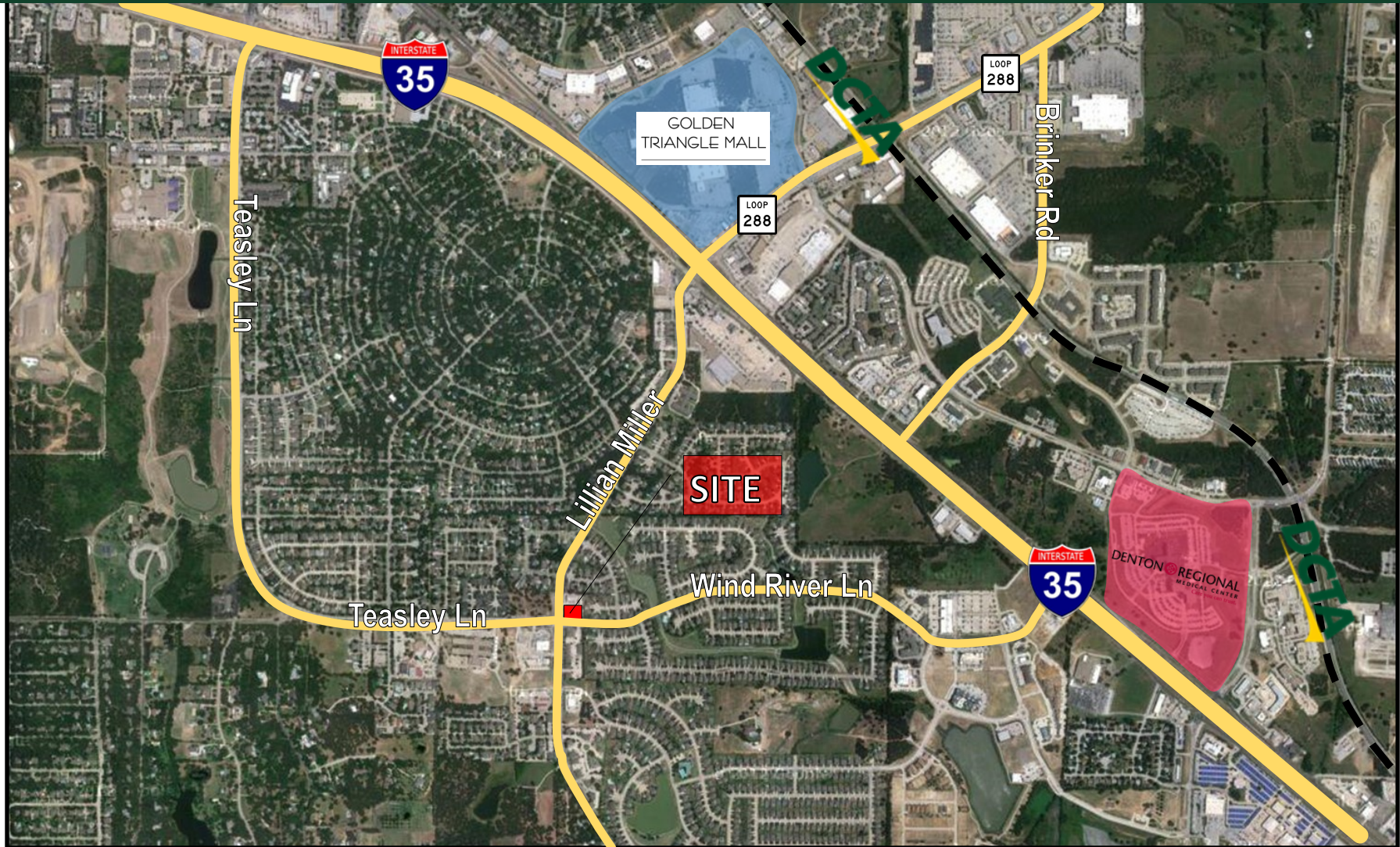
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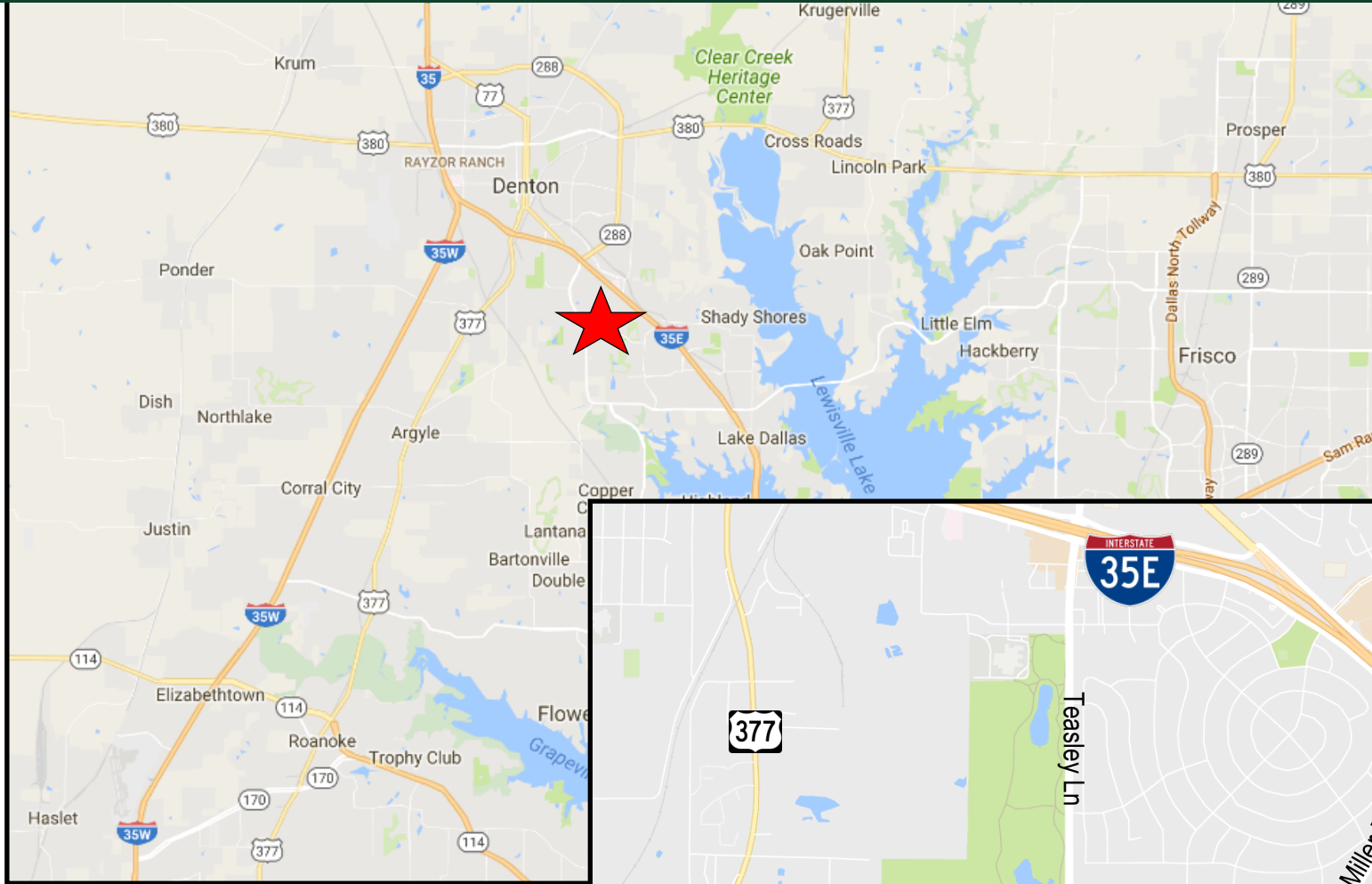
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Class A Office Building located in a High Demand Area on the busy corner of Teasley Ln (FM 2181) & Wind River.



SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY:	Wind River Professional Building
TYPE/ZONING:	Commercial – Professional / Medical Office
USE:	Medical Office / General Office / Retail
LOCATION:	1901 Wind River Lane, Denton, TX 76210
BUILDING SIZE:	8,614 SF Total
AVAILABILITY:	1,200 – 3,591 SF – Suite currently in Shell Condition – Finish Out Negotiable
LEASE RATE:	\$20.00 / SF + NNN
SIGNAGE:	Available per Landlord and City Approval
BUILDING AGE:	Built 2005
TERMS:	Minimum Five (5) year initial term; TI Negotiable depending on space / finish out requirements
VISIBILITY:	Visible from – Teasley Ln (FM 2181) and Wind River
PARKING:	Designated Parking Spots
LISTED:	CoStar, LoopNet, Xceligent, Denton Sites, and many more....
COMMENTS:	Professional Office Building on the South side of Denton. Newer construction, built in 2005, the Class A office building is located on the busy corner of Teasley Ln (FM 2181) and Wind River in Denton, TX. Beautiful building in High Traffic/ High Demand Area, ideal site for any Medical or Professional office. Aggressive Rates and Finish Out Allowance, a must see.
CONTACT:	John Withers, CCIM 940-320-1200 john@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.

_____ 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
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date