

VERUS

COMMERCIAL

FOR LEASE

1214

1214 Primrose Ln., Denton, TX 76201

MEDICAL OFFICE BUILDING

BRAD TYNDALL

VP, Business Development

940.381.2220

btyndall@v-re.com

319 W. OAK STREET | DENTON, TX 76201 | 940.381.2220 | WWW.V-RE.COM

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PROPERTY DESCRIPTION

This 2nd Generation Medical Space offers a stand alone office space to both Medical and Professional Office users. The 2,205 SF building offers both well and sick waiting rooms, 2 large private offices, administration office, 4 exam rooms, a lab, storage and 2 restrooms.

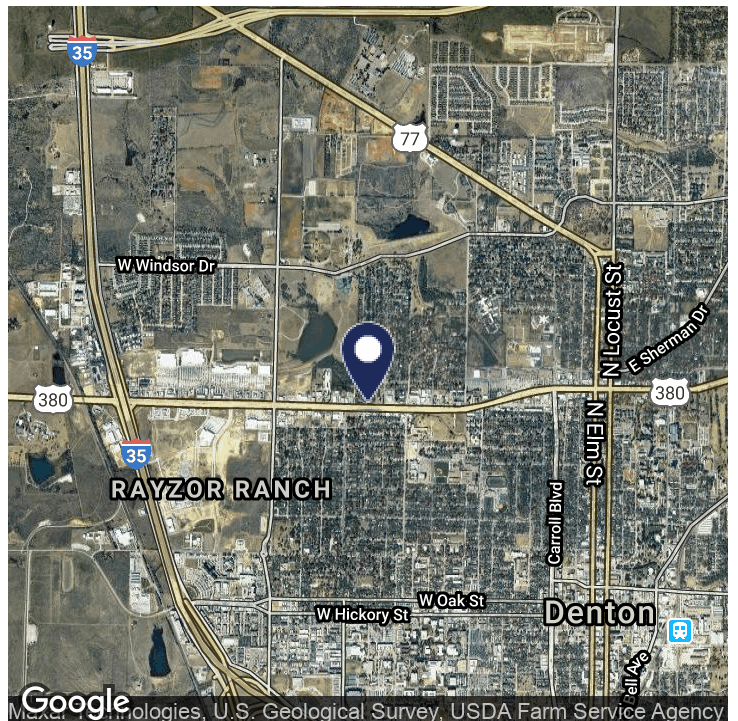
The property lays out well for a variety of uses and offers ample parking to accommodate both your employees and your clients/patients.

LOCATION DESCRIPTION

Primrose Medical Office is situated just off US 380/University Drive in booming Denton, TX. The property is located minutes from I-35, Rayzor Ranch, UNT, TWU and THR Denton.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,205 SF
Lot Size:	0.193 Acres



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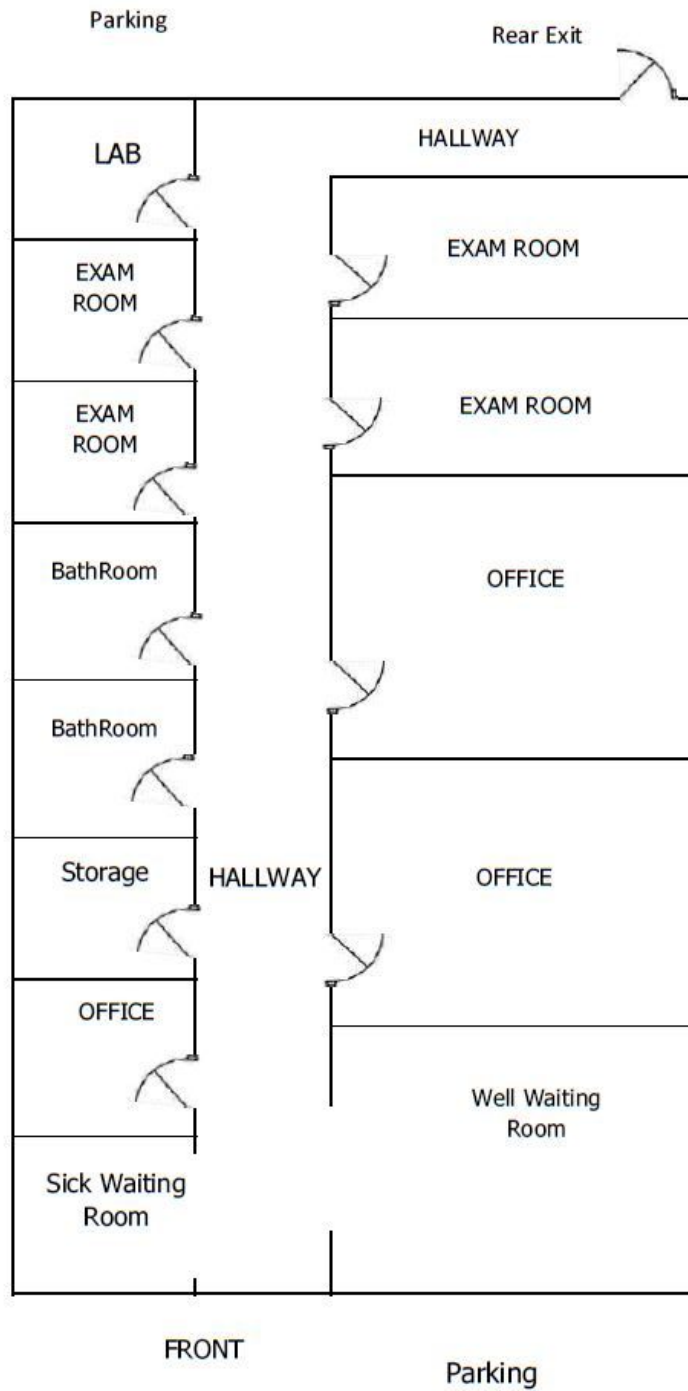
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INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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LOCATION INFORMATION

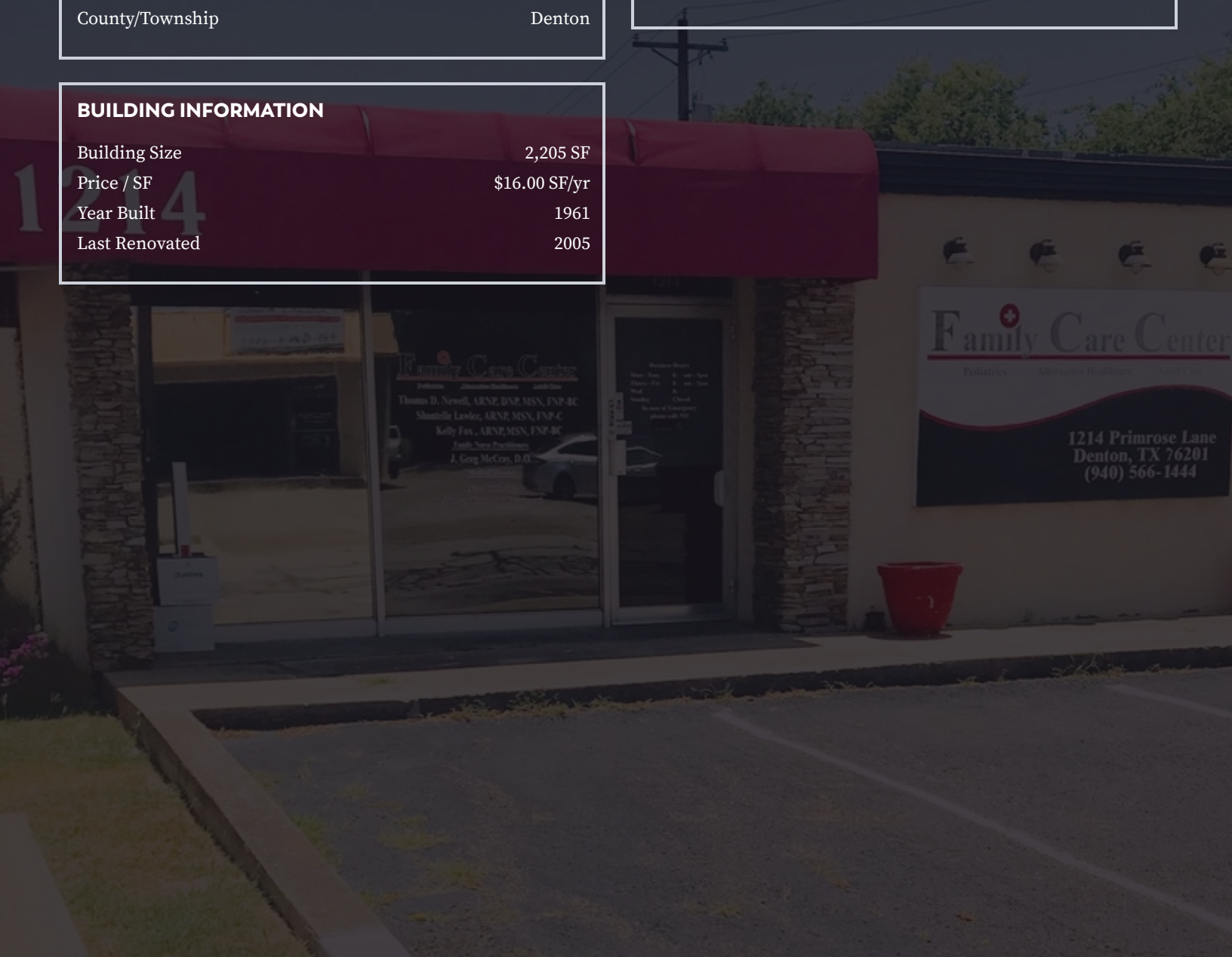
Building Name	Medical Office Building
Street Address	1214 Primrose Ln.
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Lot Size	0.193 Acres

BUILDING INFORMATION

Building Size	2,205 SF
Price / SF	\$16.00 SF/yr
Year Built	1961
Last Renovated	2005



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