



For Lease

909 N Loop 288 | Denton, TX 76209

Size:

+/- 35,000 SF Building

+/- 2,000– 20,000 SF Available

Traffic:

High Traffic & High Visibility

Price:

\$10.00/ SF + NNN

Potential Uses:

Retail/ Office/ Lt Manufacturing

The property at 909 North Loop 288 is a unique opportunity for a mixed development use facility. The property underwent extensive renovations in 2004 and was rezoned to NRMU, which then developed in to the facility in to it's current use. The improvements to the building include upgrading the infrastructure with multiple phone lines, 90 individual video lines, dedicated internet lines, private bathrooms for each suite with porcelain tiles & upgraded fixtures, multiple new HVAC units, resurfaced parking lot, new tinted and insulated windows, new front and rear commercial entrances, new lighting to promote an energy efficient building, new roof, 24 hour security system with motion sensors, and a high class finish out on interior walls, doors, trim and flooring throughout. Do not show/walk the property without a Scott Brown Commercial Representative on site.

SCOTT
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COMMERCIAL

John Withers, CCIM

(940) 320-1200

john@sbpcommercial.com

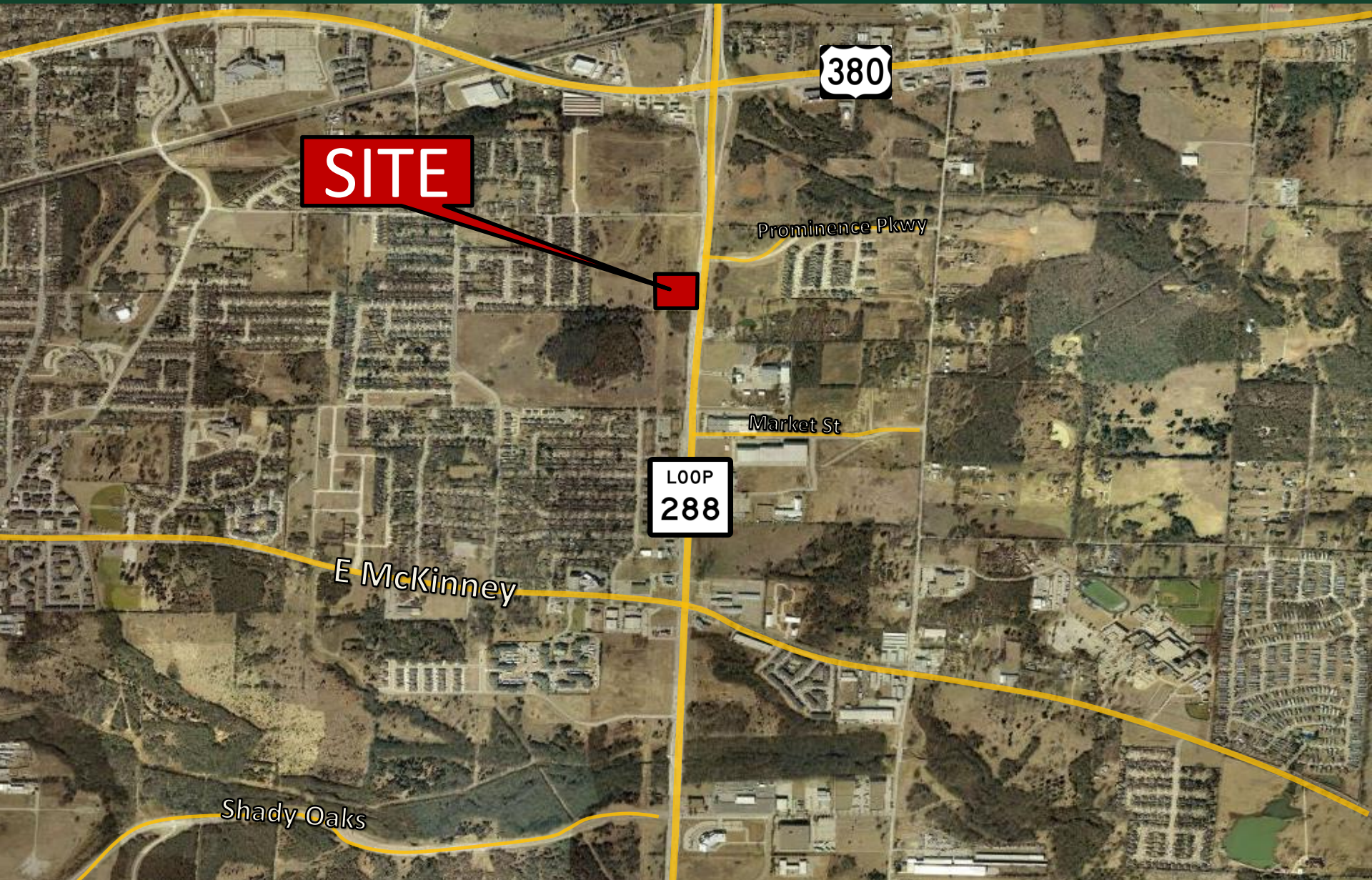
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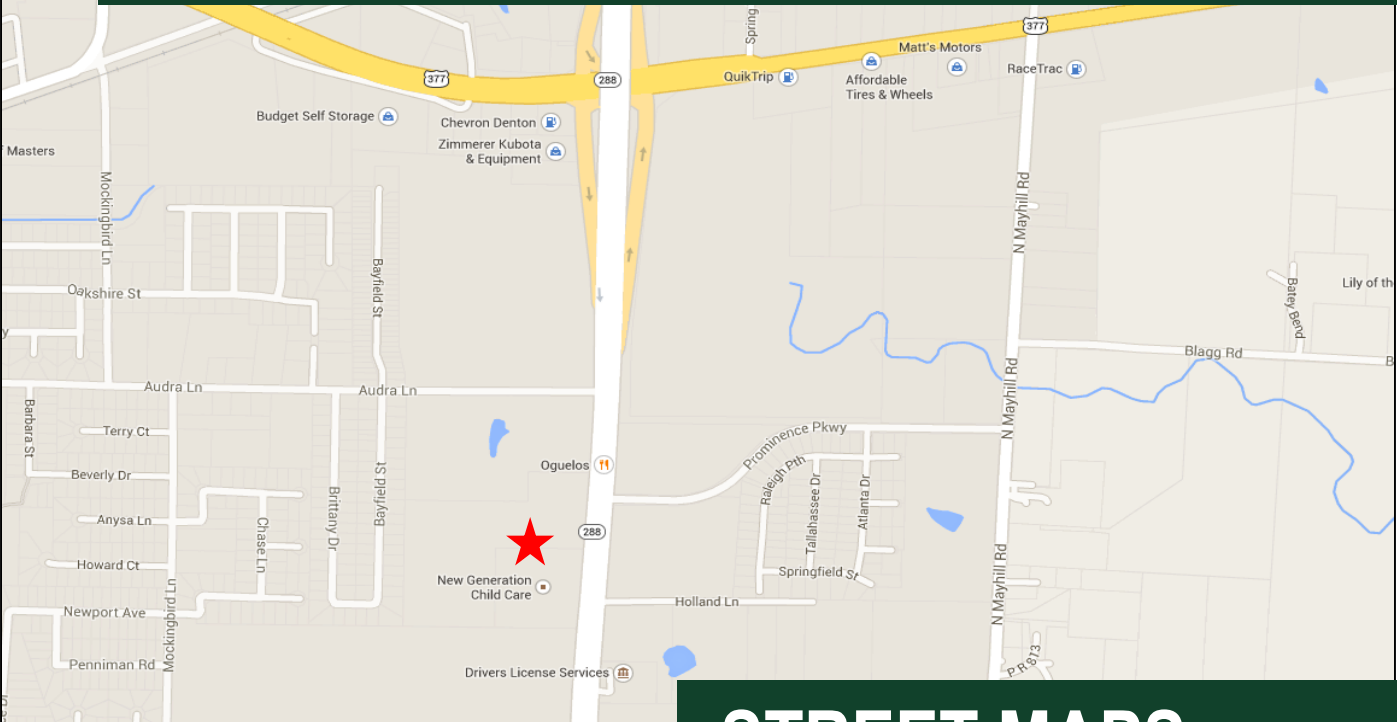
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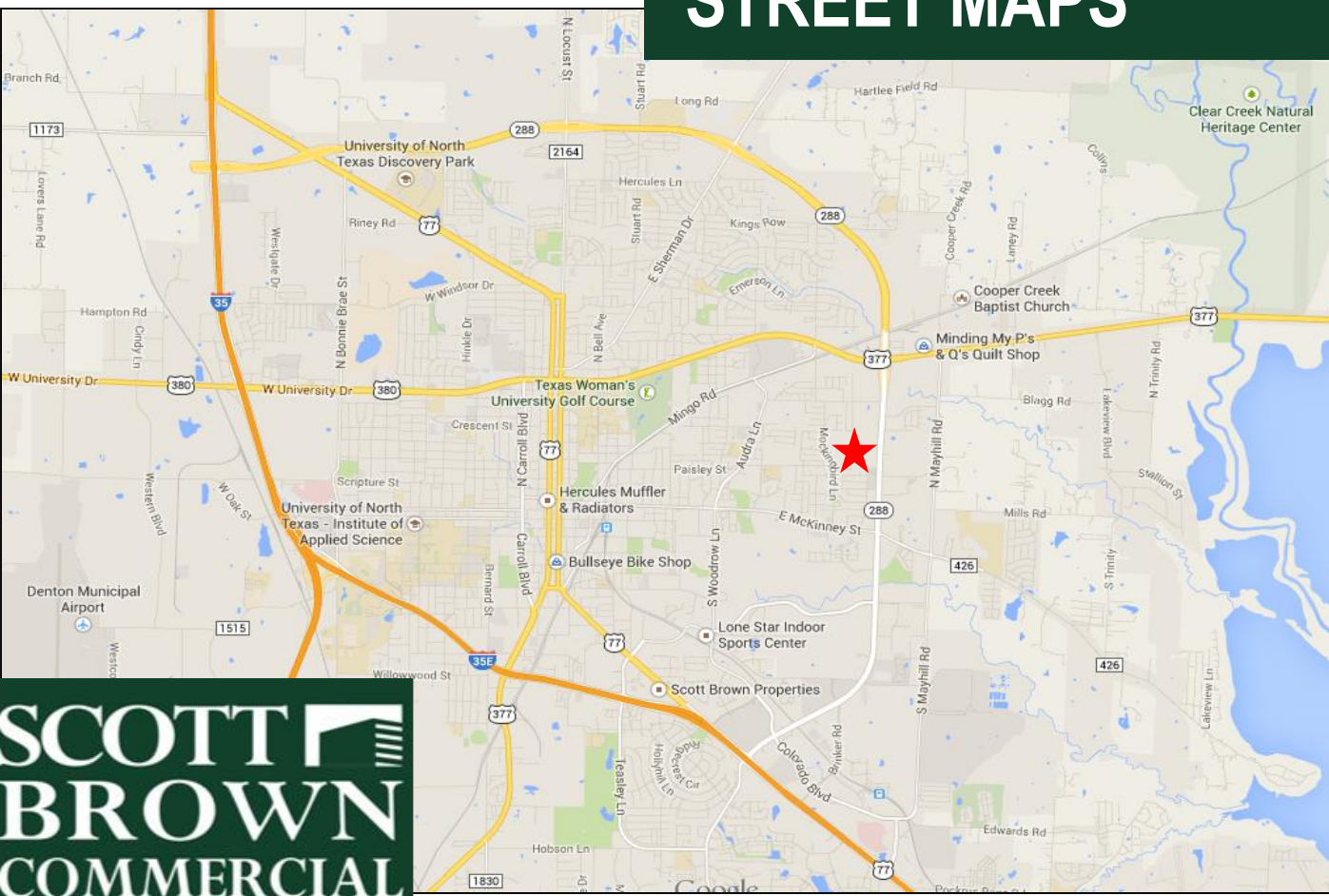
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STREET MAPS



SCOTT BROWN COMMERCIAL

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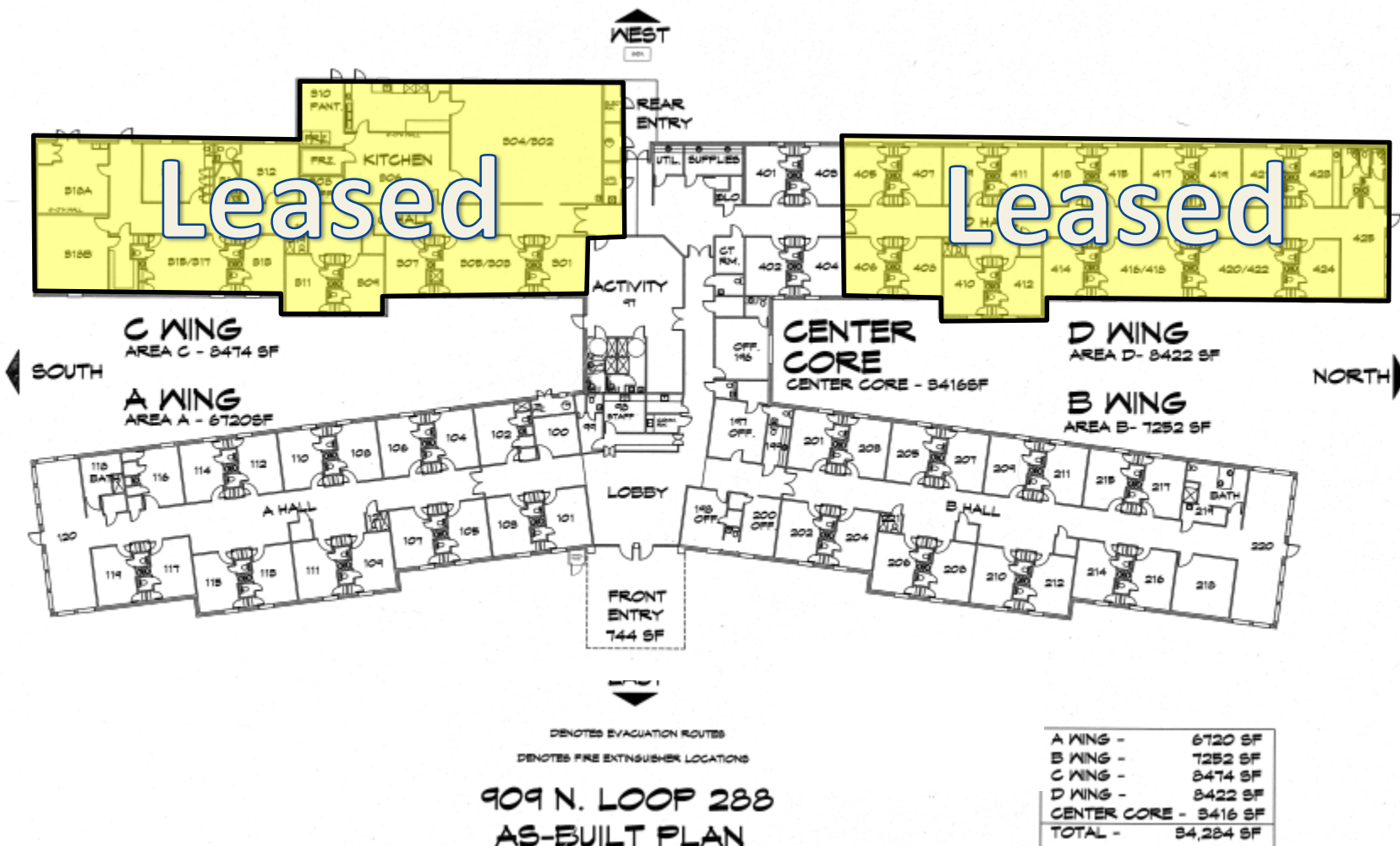
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909 N. LOOP 288
AS-BUILT PLAN

NRMU - Telemarketing / Office / Medical / Retail / and
other Commercial uses
(See NRMU use table)



SCOTT BROWN COMMERCIAL

SALES / LEASEING / INVESTMENT / ASSET MANAGMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)230-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Denton Development Center		
LOCATION:	909 N Loop 288, Denton, TX		
ZONING:	NRMU - Telemarketing / Office / Medical / Retail / and other Commercial uses		
SIZE:	Approx 35,000 SF Total		
AVAILABLE:	+/- 2,000 SF – 20,000 SF		
PRICE:	\$10.00 / SF + NNN		
LEASE TERMS:	3 – 5 Years Minimum Term		
UTILITIES:	Prorated by SF		
SIGNAGE:	Available – Per Landlord approval and City Ordinance		
VISIBILITY:	High traffic and visibility		
PARKING:	Abundant - 91 Dedicated Parking Spaces		
LISTED:	Loop Net, CoStar, Xceligent, Many Web-sites		
COMMENTS:	<p>The property at 909 North Loop 288 is a unique opportunity for a mixed development use facility. The property underwent extensive renovations in 2004 and was rezoned to NRMU, which then developed in to the facility in to it's current use.</p> <p>The improvements to the building include upgrading the infrastructure with multiple phone lines, 90 individual video lines, dedicated internet lines, private bathrooms for each suite with porcelain tiles & upgraded fixtures, multiple new HVAC units, resurfaced parking lot, new tinted and insulated windows, new front and rear commercial entrances, new lighting to promote an energy efficient building, new roof, 24 hour security system with motion sensors, and a high class finish out on interior walls, doors, trim and flooring throughout. <u>Do not show/walk property without a Scott Brown Commercial Representative.</u></p>		
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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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Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: 909 N Loop 288 Denton, TX 76209

In this transaction, Scott Brown Commercial is:

agent for Owner/Landlord only; agent for Buyer/Tenant only; or an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date