

FOR LEASE

DOWNTOWN OFFICE

212 W SYCAMORE, DENTON, TX 76201

VERUS
COMMERCIAL

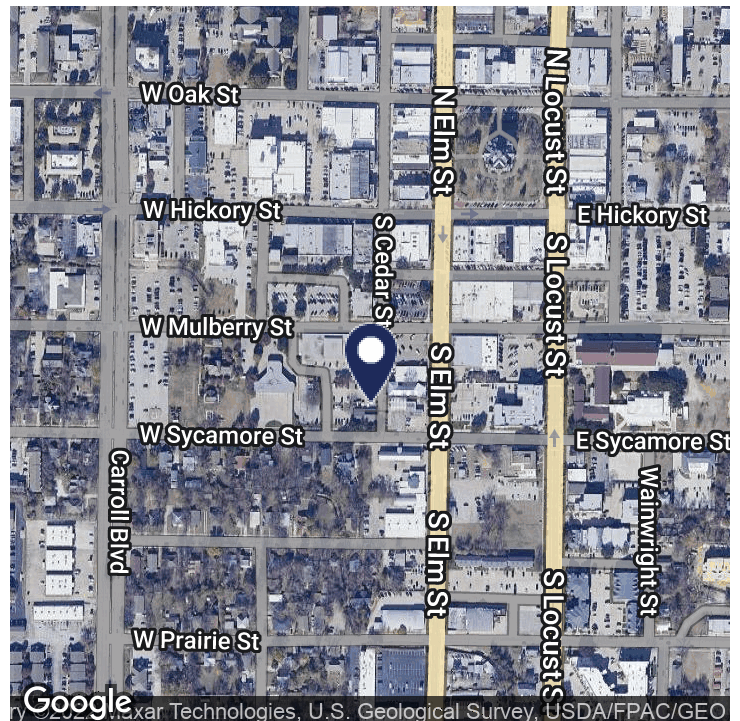


PROPERTY DESCRIPTION

This office building offers a flexible set up for a wide variety of uses. Property includes 4 private offices, a large open work area, conference room, break room, storage closet and two restrooms. Property also includes a dedicated parking lot.

LOCATION DESCRIPTION

This stand alone office building is located in Downtown Denton. The property is walkable to the Historic Downtown Denton Square and the several restaurants and shops in the Downtown area. Located at the corner of W Sycamore and S Cedar.



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	3,510 SF
Building Size:	3,510 SF

BRAD TYNDALL

940.381.2220

btyndall@v-re.com

KRISTOFER SMITH

940.381.2220

ksmith@v-re.com

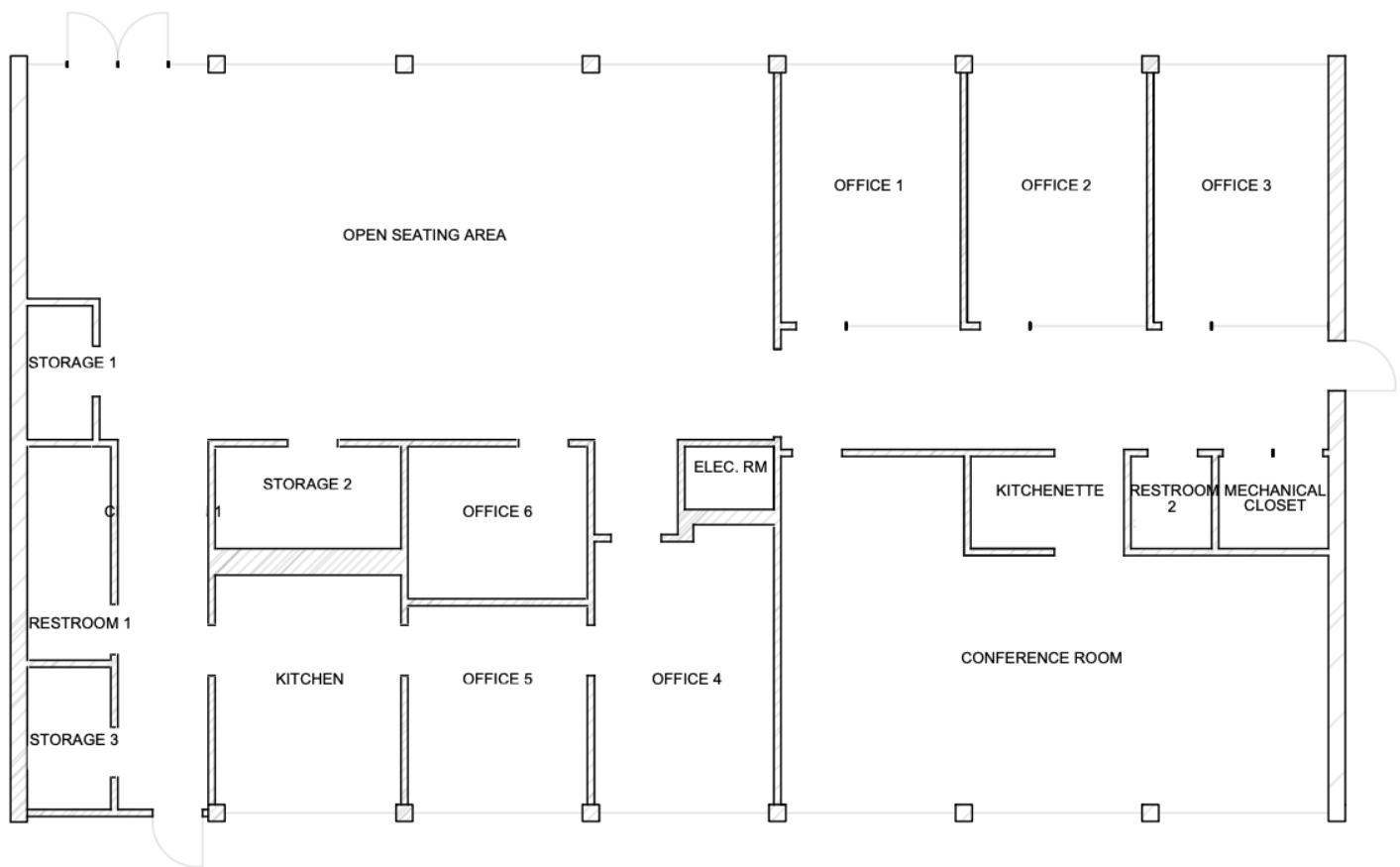
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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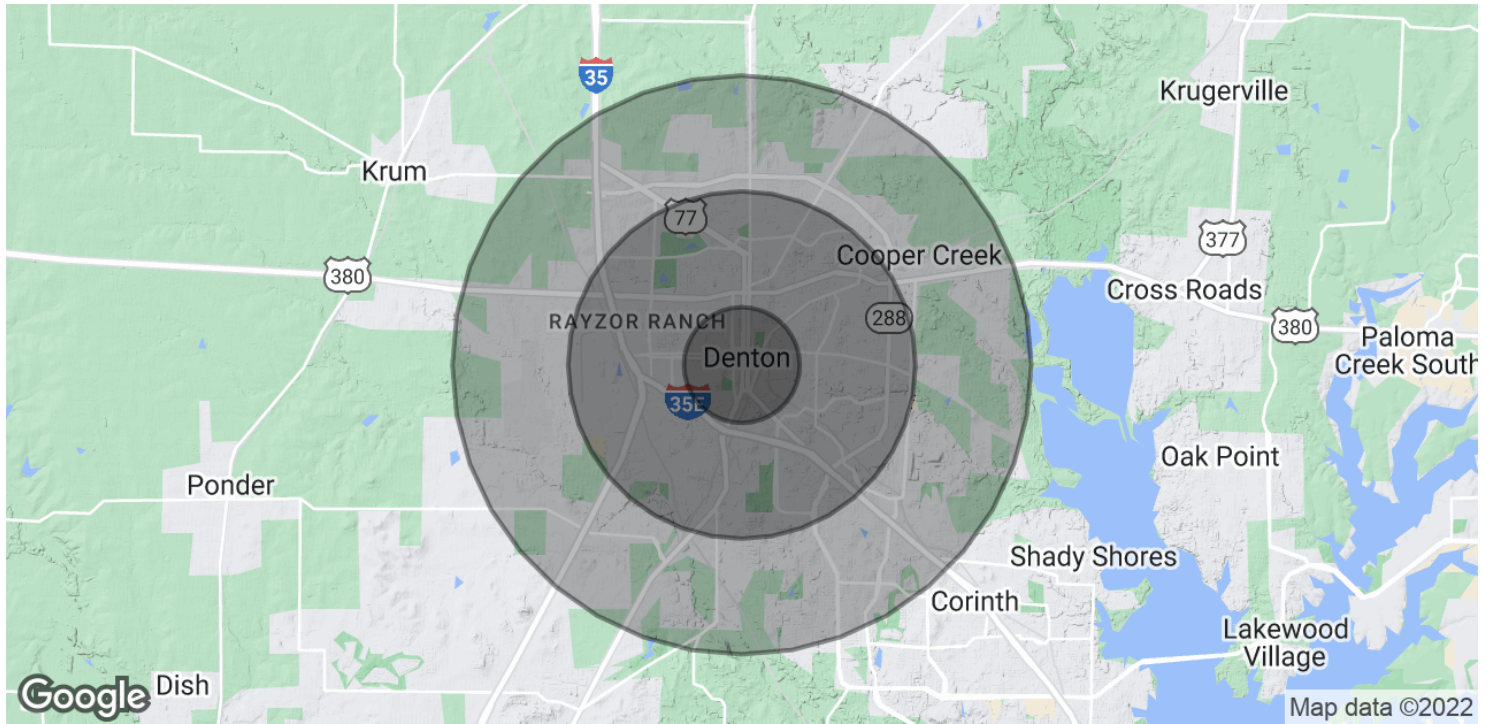
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,900	84,071	132,077
Average Age	24.8	30.1	32.1
Average Age (Male)	25.6	29.1	31.2
Average Age (Female)	25.2	32.8	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,130	33,356	49,058
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$34,957	\$57,152	\$72,442
Average House Value	\$147,792	\$203,875	\$222,665

** Demographic data derived from 2020 ACS - US Census*

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LOCATION INFORMATION

Building Name	Downtown Office
Street Address	212 W Sycamore
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Waterfront	Yes

BUILDING INFORMATION

Building Size	3,510 SF
Price / SF	\$17.00 SF/yr
Building Class	B
Free Standing	Yes

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