

SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY:	Coker Law Buildings
LOCATION:	1413 E McKinney TX, Denton, TX 76209 Across McKinney St from Denton County Courthouse
TYPE:	Professional office with move in ready finish-out in the beautiful house conversion
POTENTIAL USE:	Professional Office
SIZE:	Total +/- 3,390 SF – 1,955 Downstairs & 1,435 Upstairs
FRONTAGE/ ACCESS:	E. McKinney St and Hettie St.
VISIBILITY:	High visibility – Across from Denton County Courthouse
UTILITIES:	All existing to the property – New solar panels installed to cut electricity cost
SIGNAGE:	Monument signage available
PRICE:	\$5,932.50 / Month - MG
TERMS:	3 - 5 Years preferred
PARKING:	Abundant
CEILING HT:	8-12'
LISTED:	LoopNet, CoStar, Many Web-sites
COMMENTS:	Great location – walking distance to Denton County Courthouse and near historic Downtown Denton. Professional office suite with ready finish-out in the beautiful house conversion.
CONTACT:	John Withers, CCIM 940-320-1200 john@sbpcommercial.com

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