

FOR LEASE

ACCESS BANK BUILDING

320 EAGLE DR, DENTON, TX 76201

VERUS

COMMERCIAL



PROPERTY DESCRIPTION

This Class A Office Space is well suited for a multitude of professional office uses. The suite features both private offices and open work space. The second floor space can be accessed by elevator and stairwell and features a beautiful private entrance complete with stone work.

LOCATION DESCRIPTION

Located just west of Downtown Denton this Class A Office Building is situated at the corner of Carroll and Eagle. The property benefits from excellent visibility and access. This mid town location is convenient for employees and clients alike with quick access to I-35, main artery roads, restaurants and the Historic Downtown Denton Square.

OFFERING SUMMARY

Lease Rate:	\$17.50 - 19.00 SF/yr (NNN)
Available SF:	1,139 - 4,934 SF
Building Size:	30,898 SF

GREG JOHNSON

940.381.2220
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KRISTOFER SMITH

940.381.2220
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INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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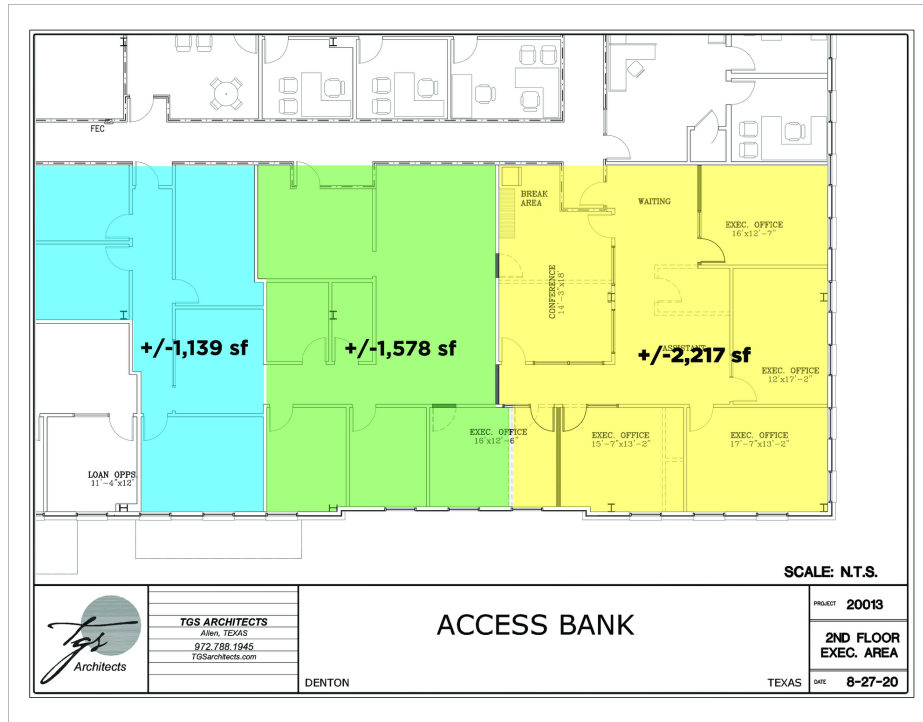
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,139 - 4,934 SF	Lease Rate:	\$17.50 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210 A	Available	1,139 - 4,934 SF	NNN	\$17.50 - \$19.00 SF/yr	Class A Office Space
Suite 210 B	Available	1,578 - 4,934 SF	NNN	\$17.50 - \$19.00 SF/yr	Class A Office Space
Suite 210 C	Available	2,217 - 4,934 SF	NNN	\$17.50 - \$19.00 SF/yr	Class A Office Space

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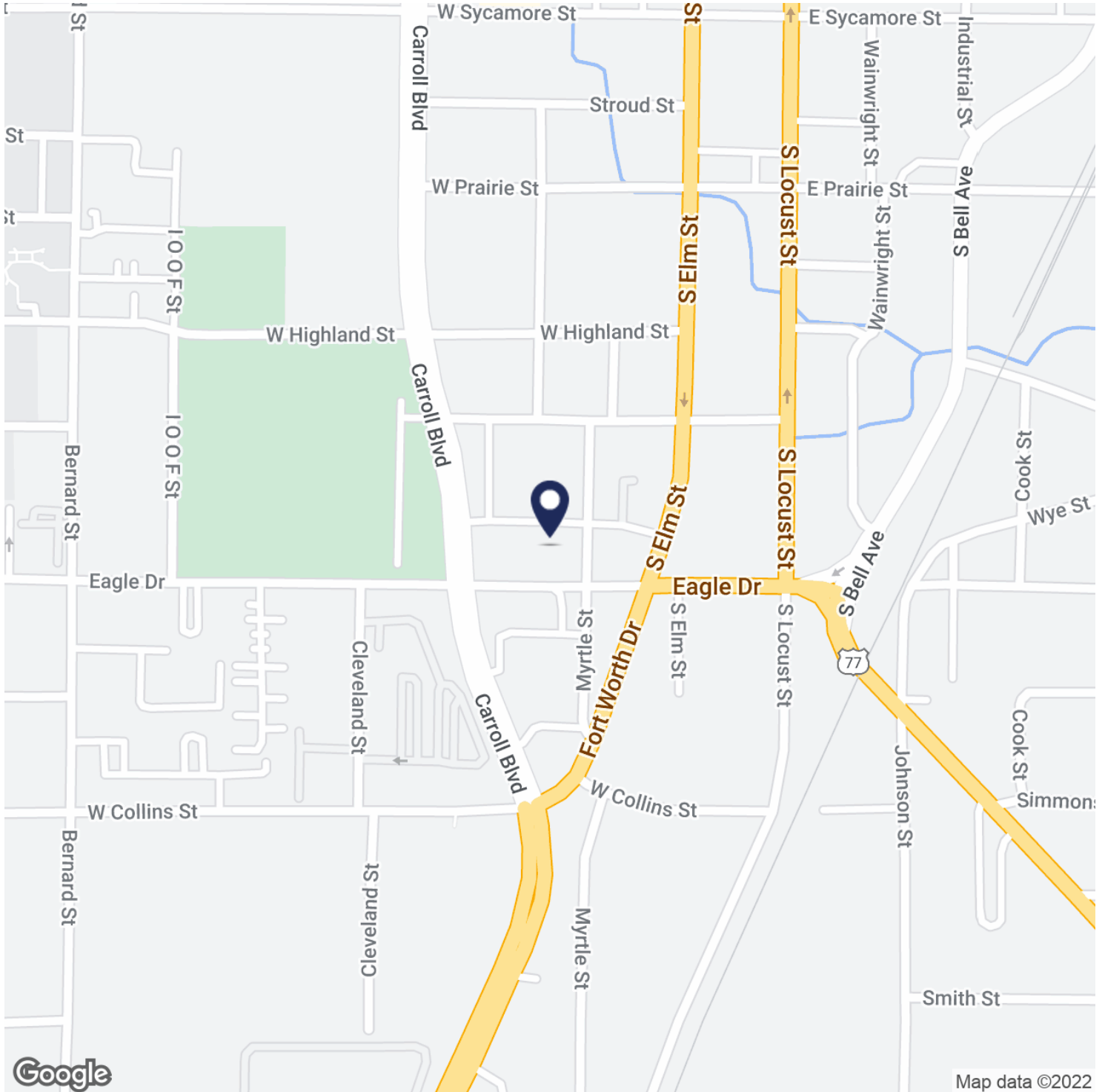
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LOCATION INFORMATION

Building Name	Access Bank Building
Street Address	320 Eagle Dr
City, State, Zip	Denton, TX 76201
County/Township	Denton

BUILDING INFORMATION

Building Size	30,898 SF
Price / SF	\$17.50 - 19.00 SF/yr
Building Class	A
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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