

SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY:	Denton Business Park
ADDRESS:	3401 E University Dr (Hwy 380), Denton, TX
LOCATION:	East on US Hwy 380 (University Drive) from Loop 288. Location is just blocks away from the intersection on the North side.
TYPE/ZONING:	Commercial / Office / Retail / Light Manufacturing Regional Center Commercial Downtown (RCC-D)
SIZE:	+/- 53,328 SF Total Suite 106 – 2,500 SF Available (Office Space) Suite 110 – 14,448 SF Available (750 SF Office) Suite 206 – 3,800 SF Available (Former Church)
TERMS:	Suite 106 -- \$10.00/ SF Suite 110 – \$5.50/ SF Suite 206 – \$12.00 / SF
LAND:	Approx 3.06 AC
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available per city ordinances
PARKING:	140 Spaces
AGE:	Built 1985
TI:	Negotiable
LISTED:	LoopNet, Costar, Xceligent, Denton Sites, and many other sites
COMMENTS:	Business Park with move in ready office space or warehouse space. Five Large separate units available with great location for light manufacturing and come with designated parking. High Traffic / High Visibility just off the intersection of Loop 288 and E University.
CONTACT:	John Withers, CCIM 940-320-1200 john@sbpcommercial.com

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