

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 – 26,000 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:	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. <u>Do not show/walk property without a Scott Brown Commercial Representative.</u>		
CONTACT:	John Withers, CCIM	940-320-1200	john@sbpcommercial.com

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.

www.sbpcommercial.com