

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
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PROPERTY SUMMARY

PROPERTY:	Wind River Professional Building
TYPE/ZONING:	Commercial – Professional / Medical Office
USE:	Medical Office / General Office / Retail
LOCATION:	1901 Wind River Lane, Denton, TX 76210
BUILDING SIZE:	8,614 SF Total
AVAILABILITY:	1,200 – 3,591 SF – Suite currently in Shell Condition – Finish Out Negotiable
LEASE RATE:	\$20.00 / SF + NNN
SIGNAGE:	Available per Landlord and City Approval
BUILDING AGE:	Built 2005
TERMS:	Minimum Five (5) year initial term; TI Negotiable depending on space / finish out requirements
VISIBILITY:	Visible from – Teasley Ln (FM 2181) and Wind River
PARKING:	Designated Parking Spots
LISTED:	CoStar, LoopNet, Xceligent, Denton Sites, and many more....
COMMENTS:	Professional Office Building on the South side of Denton. Newer construction, built in 2005, the Class A office building is located on the busy corner of Teasley Ln (FM 2181) and Wind River in Denton, TX. Beautiful building in High Traffic/ High Demand Area, ideal site for any Medical or Professional office. Aggressive Rates and Finish Out Allowance, a must see.
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