

FOR LEASE

DOWNTOWN OFFICE

100 W MULBERRY ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Class A - office on the Historic Downtown Denton Square. The building has unparalleled access to an incredible assortment of walkable amenities. Easy access to I-35E & HWY 380. Move-in ready suite in a High Traffic, Highly Visible, and High Demand Area. Ideally suited for any suburban office users, co-working space, executive suites.

Located on the Southwest corner of Locust & Mulberry Streets.

PROPERTY HIGHLIGHTS

- Creative Office Suite
- Walking distance from the downtown Denton square
- Comes with parking
- All bills paid by Landlord
- Furnished

OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (Full Service)
Available SF:	2,087 SF
Building Size:	4,366 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,964	27,537	42,341
Total Population	13,213	75,835	119,077
Average HH Income	\$33,870	\$51,175	\$58,961

GREG JOHNSON

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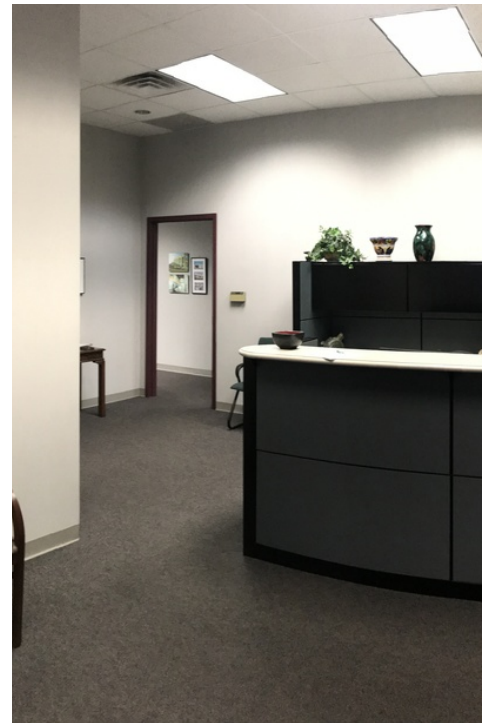
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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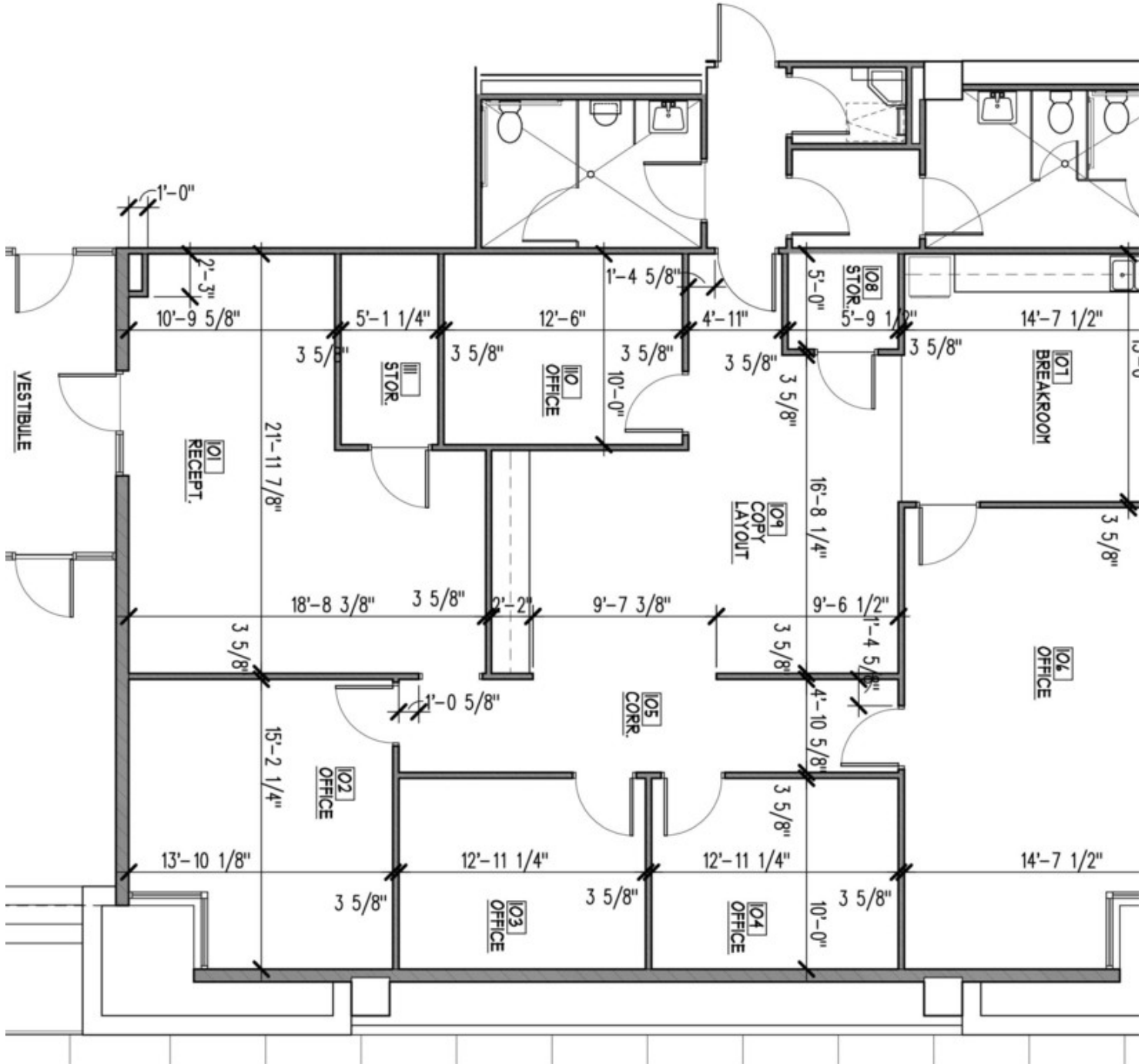
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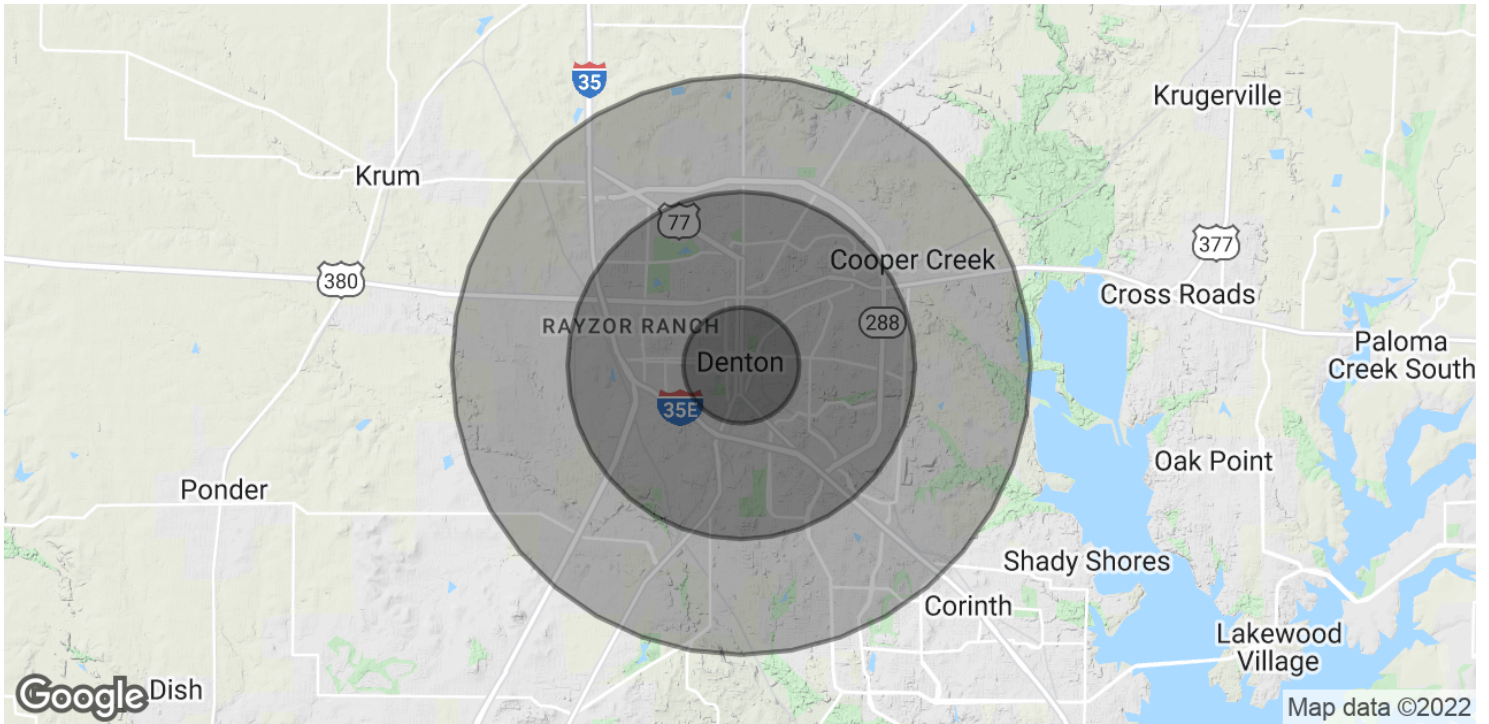
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,213	75,835	119,077
Average age	24.7	28.8	30.4
Average age (Male)	25.4	28.6	30.2
Average age (Female)	25.6	29.8	31.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,964	27,537	42,341
# of persons per HH	2.7	2.8	2.8
Average HH income	\$33,870	\$51,175	\$58,961
Average house value	\$107,616	\$137,177	\$167,380

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	Downtown Office
Street Address	100 W Mulberry St
City, State, Zip	Denton, TX 76201
County/Township	Denton

BUILDING INFORMATION

Building Size	4,366 SF
Price / SF	\$4,000.00 per month
Building Class	A
Tenancy	Multiple
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	MN
Corner Property	Yes
Waterfront	Yes

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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