



REAL ESTATE SERVICES
SALES / LEASING / MANAGEMENT / INVESTMENTS
Chris Rosprim, CPM/REALTOR®/Broker
2434 Lillian Miller Pkwy., Denton, TX 76205
(940) 243-4000 / (940) 382-9826 FAX

PROPERTY SUMMARY

March 5, 2018

PROPERTY:	Colorado Blvd. Medical Office Condo - Sale or Lease
LOCATION:	3315 Colorado Blvd., Suite 101, Denton, TX 76210 Corner – Colorado Blvd. and Med Park Dr. – across from Denton Regional Hospital
TYPE:	Medical Office Suite
PRICE:	Sale: \$725,000 / \$267.43/SF Lease: \$19.50/SF + NNN + Utilities
ZONING:	Medical Office
POTENTIAL USE:	Medical Office
MAPSCO:	FW 348 Q
SCHOOL DISTRICT:	Denton ISD
SIZE:	Total Building – 7,094; Offered is suite 101 – 2,711 SF
AVAILABLE:	Immediately - Ready to move in – nice medical finish out
LAND:	0.99 AC corner tract
TRACT CONFIGURATION:	Square / rectangular
BUILDING CONFIGURATION:	Reception area, multiple exam rooms, clerical area, nurses station, 2 restrooms, 3 sinks, mechanical room, rear entry / storage area. Most of the rooms have built in cabinets / counter top / base cabinets. Lab – X-Ray – Film handling room;
TOPOGRAPHY:	Level
FRONTAGE:	Colorado Blvd. (no curb cuts) and Med Park Dr.
ACCESS:	Med Park Dr.
VISIBILITY:	Good
UTILITIES:	All existing to the site
HVAC:	Central HVAC
POWER:	110 / 220
CEILING HEIGHT:	8-11

TAXES:	Part of Tax Parcel ID R534946
MINERAL RIGHTS:	N/A
SIGNAGE:	Available on site per city ordinance, existing signage / use of same included
ADA:	Believed to be in compliance with ADA
TRIPLE NETS:	TBD
CONDO/POA:	Condo docs cover common area. Monthly Condo POA fees are \$570.
STATUS:	VACANT
PARKING:	Ample parking – side / back lot – approx 35 spaces total
FLOODPLAIN:	Not believed to be in the flood plain
AGE:	Built in 2008
TERMS:	Sale: Cash at closing Lease: Negotiable
TI:	Negotiable
LISTED:	MLS, Loop Net, CoStar, KW Commercial & Many Web-sites
COMMENTS:	Nice suite of medical offices offering reception area, clerical work area, doctor offices, restrooms, lab area, exam rooms. Great location – behind Denton Regional Hospital and near numerous other medical offices and buildings. EZ Access to and from I-35. Great location for medical practice and/or as an investment.
CONTACT:	Chris Rosprim, Broker 940-243-4000 chrisrosprim@kwcommercial.com

Information contained herein was obtained from sources deemed reliable, however, KW 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.

“If you need some space – we’ve got the place!”

www.kwcdenton.com

www.texasrealtyteam.com

3315 Colorado Blvd.

Office Configuration

Currently the office configuration provides for the following per the attached floor plan:

- 1. Lab / X-Ray / Film Processing / Handling**
- 2. Exam room – or break room – has cabinets**
- 3. Exam room with cabinets**
- 4. Rear / side entry with cabinets/sink, storage area**
- 5. Entry - Reception area with restroom**
- 6. Clerical area with cabinets / counter tops**
- 7. Nurses work station with cabinets / counter tops**
- 8. Restroom**
- 9. Janitor closet / storage**
- 10. Exam room with cabinets**
- 11. Exam room with cabinets**
- 12. Exam room with cabinets**
- 13. Exam room with cabinets**
- 14. Exam room with cabinets**
- 15. Exam room with cabinets**
- 16. Mechanical closet**
- 17. Sink**
- 18. Sink**