

# FOR LEASE

## N LOCUST CREATIVE SUITES

813 N LOCUST, DENTON, TX 76201

VERUS  
COMMERCIAL



### PROPERTY DESCRIPTION

Take advantage of this opportunity to lease space just North of the Historic Downtown Square. Located in the heart of N Locust street. High foot traffic and car traffic/High Visibility/High Demand Area in proximity to the Denton Square

### PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses, or building services
- Central Air and Heating
- Private Restrooms
- High Ceilings
- Exposed Ceiling
- Plug & Play
- Just north of the Historic Downtown Denton Square
- High Traffic Area
- High Foot Traffic
- Facade Signage

### OFFERING SUMMARY

|                |                                       |
|----------------|---------------------------------------|
| Lease Rate:    | \$850.00 - 1,100.00 per month (Gross) |
| Available SF:  | 400 - 700 SF                          |
| Building Size: | 2,500 SF                              |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,570    | 26,770   | 41,008   |
| Total Population  | 11,679   | 73,998   | 114,734  |
| Average HH Income | \$38,490 | \$50,785 | \$57,361 |

### GLEN FARRIS

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

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### LEASE INFORMATION

|              |              |             |                                 |
|--------------|--------------|-------------|---------------------------------|
| Lease Type:  | Gross        | Lease Term: | 12 to 36 months                 |
| Total Space: | 400 - 700 SF | Lease Rate: | \$850.00 - \$1,100.00 per month |

### AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE        | DESCRIPTION |
|-----------|-----------|-----------|------------|-------------------|-------------|
| Suite 101 | Available | 400 SF    | Gross      | \$850 per month   | -           |
| Suite 102 | Available | 700 SF    | Gross      | \$1,100 per month | -           |

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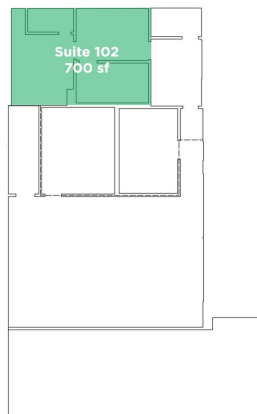
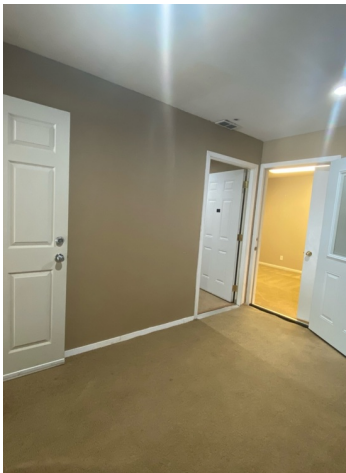
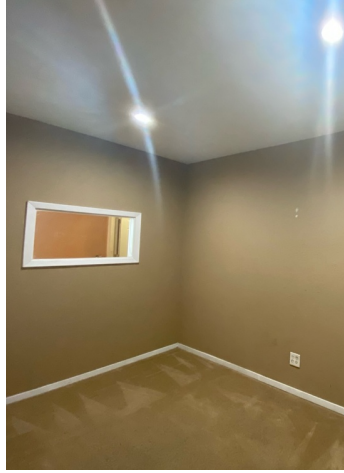
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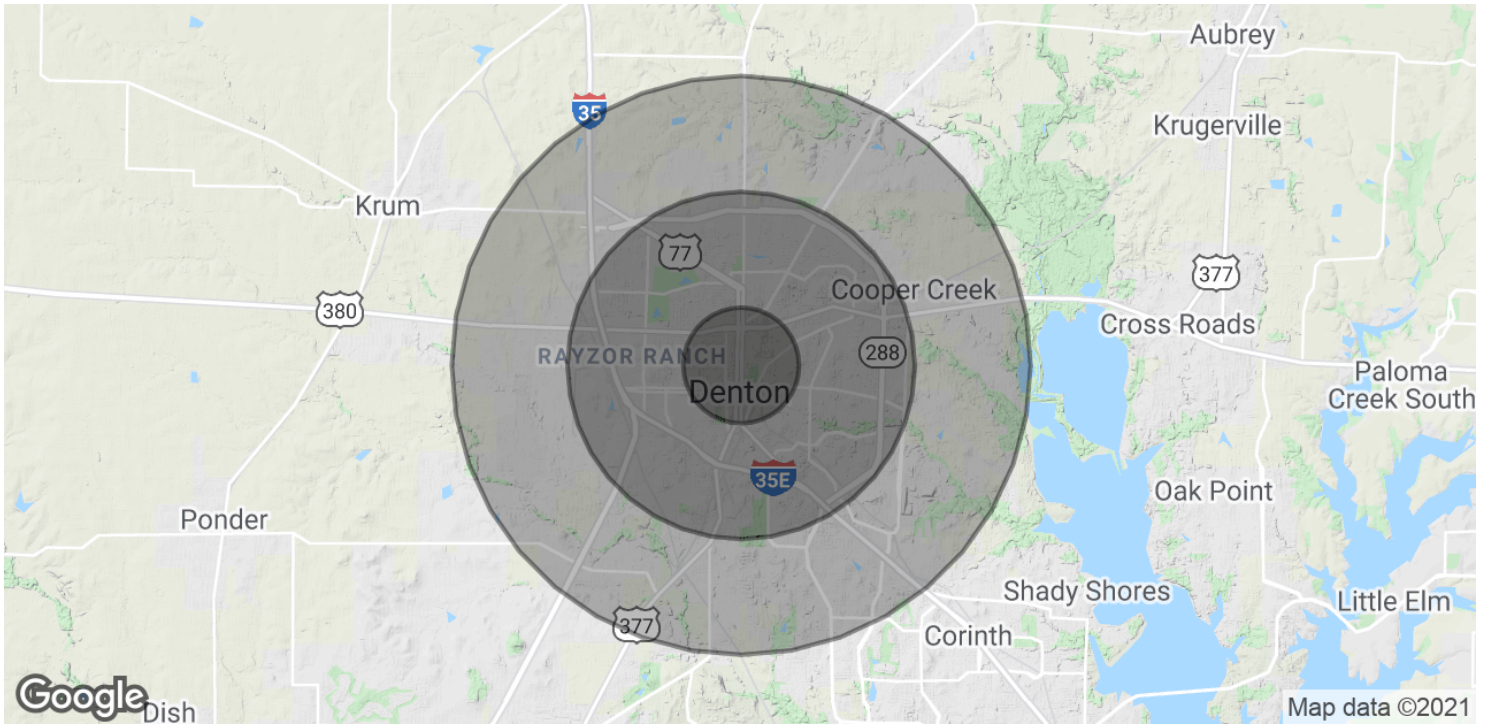
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,679 | 73,998  | 114,734 |
| Average age          | 25.7   | 28.9    | 30.2    |
| Average age (Male)   | 27.2   | 28.7    | 29.9    |
| Average age (Female) | 25.9   | 30.2    | 30.8    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,570     | 26,770    | 41,008    |
| # of persons per HH | 2.6       | 2.8       | 2.8       |
| Average HH income   | \$38,490  | \$50,785  | \$57,361  |
| Average house value | \$111,954 | \$128,969 | \$160,514 |

\* Demographic data derived from 2010 US Census

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### LOCATION INFORMATION

|                  |                           |
|------------------|---------------------------|
| Building Name    | N Locust Creative Suites  |
| Street Address   | 813 N Locust              |
| City, State, Zip | Denton, TX 76201          |
| County/Township  | Denton                    |
| Market           | Downtown                  |
| Submarket        | Central Business District |

### PROPERTY DETAILS

|                  |                           |
|------------------|---------------------------|
| Property Type    | Office                    |
| Property Subtype | Office Building           |
| Zoning           | MN                        |
| Submarket        | Central Business District |

### BUILDING INFORMATION

|                |                               |
|----------------|-------------------------------|
| Building Size  | 2,500 SF                      |
| Price / SF     | \$850.00 - 1,100.00 per month |
| Building Class | C                             |
| Load Factor    | Yes                           |

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