



327 N. DENTON

Weatherford, TX

LYNCH LEGACY

COMMERCIAL

MULTI-TENANT OFFICE SUITES

FOR LEASE



- LEASING OPTIONS: ENTIRE BUILDING OR INDIVIDUAL SUITES
- AVAILABLE SF- 5,612SF - 680SF
- 3 SUITES AVAILABLE
- SEPARATE ENTRANCES FOR EACH SUITE

exp
REALTY

STACY LYNCH

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DANI DOAK

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PROPERTY INFORMATION

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Prime office space conveniently located just blocks from HWY 180 and Weatherford's Courthouse Square. The spacious 5,612 square foot building comprises three separate suites, each with its own private entrance, making it ideal for accommodating multiple tenants or a single tenant seeking a large, versatile space.

The building features a shared kitchen, ADA-compliant restrooms, and a workout room with a shower, providing convenience and comfort for all tenants. Each suite has its own distinct layout and amenities, offering flexibility to meet various business needs.

Leasing options include the entire building or individual suites, catering to different space requirements.

AVAILABLE:

- Suite 100 spans 3,484 square feet and includes seven rooms, a receptionist area, and two bathrooms.
- Suite 300, the smallest, is 680 square feet, featuring three rooms, a receptionist area, and a shared bathroom.

OCCUPANCY: NOW LEASING

LOCATION: 327 N. Denton St. Weatherford, TX

BUILDING SIZE: 5,612 SF

BUILDING USE: Multi-Tenant Office Suites

UTILITIES: City Sewer, City Water

BASE RENT: \$21 + NN

TERM: Negotiable



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PROPERTY LOCATION



PROXIMITIES

5 Minutes to Downtown Weatherford

15 Minutes to Willow Park

30 Minutes to Fort Worth

45 Minutes to Alliance Area

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PROPERTY PHOTOS



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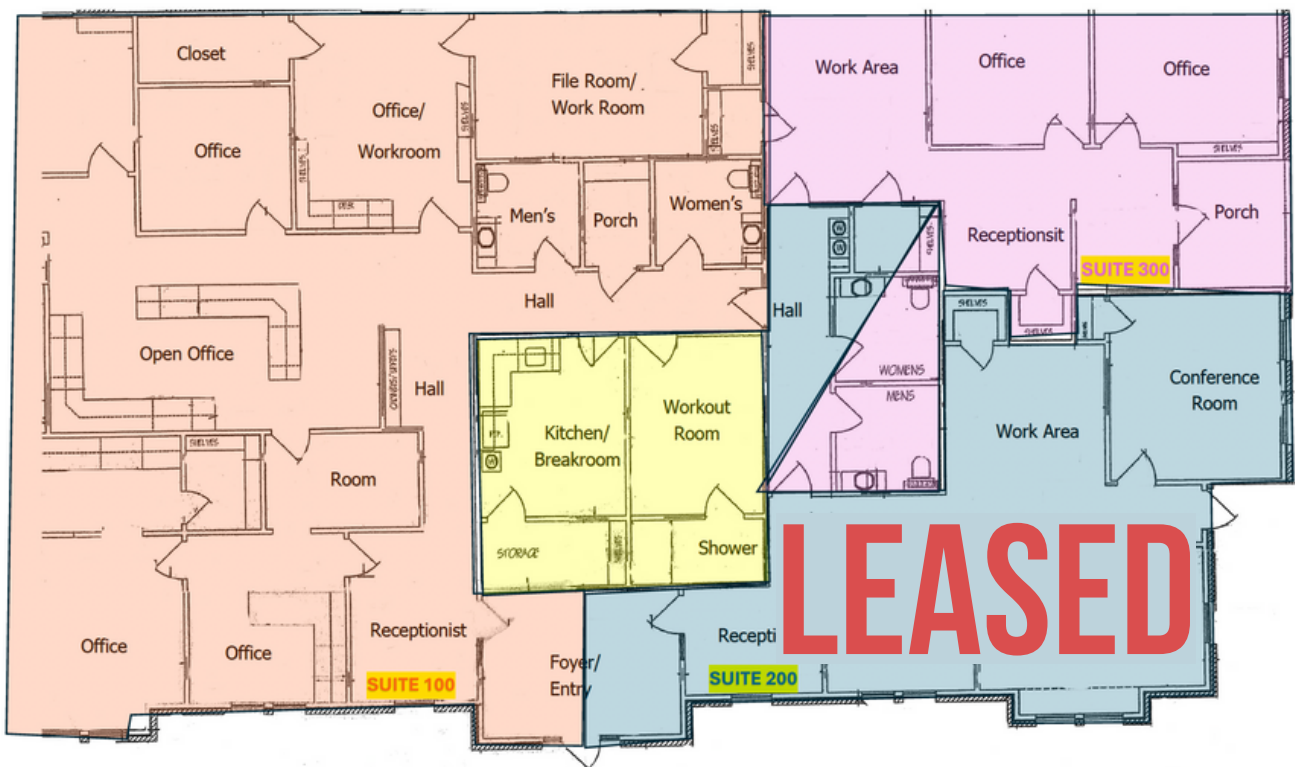
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MULTI-TENANT OFFICE SUITES

PROPERTY FLOORPLAN



Suite 100- 3,484SF

Suite 200- 1,157SF **LEASED**

Suite 300- 680SF

Shared Suite 200 & 300

Common Area

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LYNCH LEGACY
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THE LEGACY COMMERCIAL TEAM



Stacy Lynch
Broker Associate
Lynch Legacy Realty Group

Stacy is a professional broker with 40 years of experience leading our team. A resident of Parker County for 50+ years and proud Aledo High School graduate, she has a true passion for this area. Stacy is rooted in relationships, both professional and personal. Her knowledge of Parker County and the school districts in the area stems from her history with her family's 50+ year old Parker County Real Estate Company. Stacy's parents Roy and Jan Lynch started the company in 1972.

Stacy proudly serves as the Chairman of Board on the East Parker County Economic Development Committee and also the Branch to Hope Community Center.



Dani Doak
Broker Associate
Lynch Legacy Realty Group

Dani, a Broker and third-generation co-owner of Lynch Legacy Realty Group. She is a respected figure in her community leading our team with experience and passion. Specializing in commercial real estate, she's known for her expertise and integrity in the industry. Alongside her professional commitments, Dani is dedicated to community service, serving on the Board of Parker County Chamber, where she advocates for local interests and initiatives. She believes in giving back to the community that has supported her family's business for generations.

Outside of work and community involvement, Dani finds joy in gardening, spending time outdoors, and engaging in activities with her 4 kids. With her blend of business, community leadership, and passion for family and nature, Dani embodies a well-rounded individual making a positive impact in both business and community spheres.

EXPERTISE IN EVERY BRANCH

We Live Here, Work Here, Play Here.



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