



SALE / LEASE

2601 Scripture St

2601 SCRIPTURE ST

Denton, TX 76201

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LEASE RATE:	\$22 SF/yr (NNN)
AVAILABLE SF:	2,724 - 5,862 SF
LOT SIZE:	22,863 SF
BUILDING SIZE:	5,862 SF

PROPERTY DESCRIPTION

Unmatched location and versatility for an owner-user or value-add investor. 2601 Scripture St is a highly visible, free-standing 5,862 SF medical office building situated on a 0.52-acre lot. The property will be delivered 100% vacant and is already perfectly configured into two independent suites, allowing a buyer to occupy the entire footprint, or run their flagship practice out of one side while leasing out the other for immediate income.

PROPERTY HIGHLIGHTS

- Fully Vacant Medical Office
- On THR Campus
- 2 Separate Suites with 8-12 Exam Rooms Each
- 30 Private Parking Spaces

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,724 - 5,862 SF	LEASE RATE:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,724 - 5,862 SF	NNN	\$22.00 SF/yr	8-10 Exam Rooms/Offices Nurse Station Reception and Waiting Room Staff Lounge Private Staff Restroom Shared Patient Restrooms
Suite 101	Available	3,138 - 5,862 SF	NNN	\$22.00 SF/yr	8-10 Exam Rooms/Offices Reception and Waiting Area Staff Lounge Nurse Station Private Staff Restroom Shared Patient Restrooms

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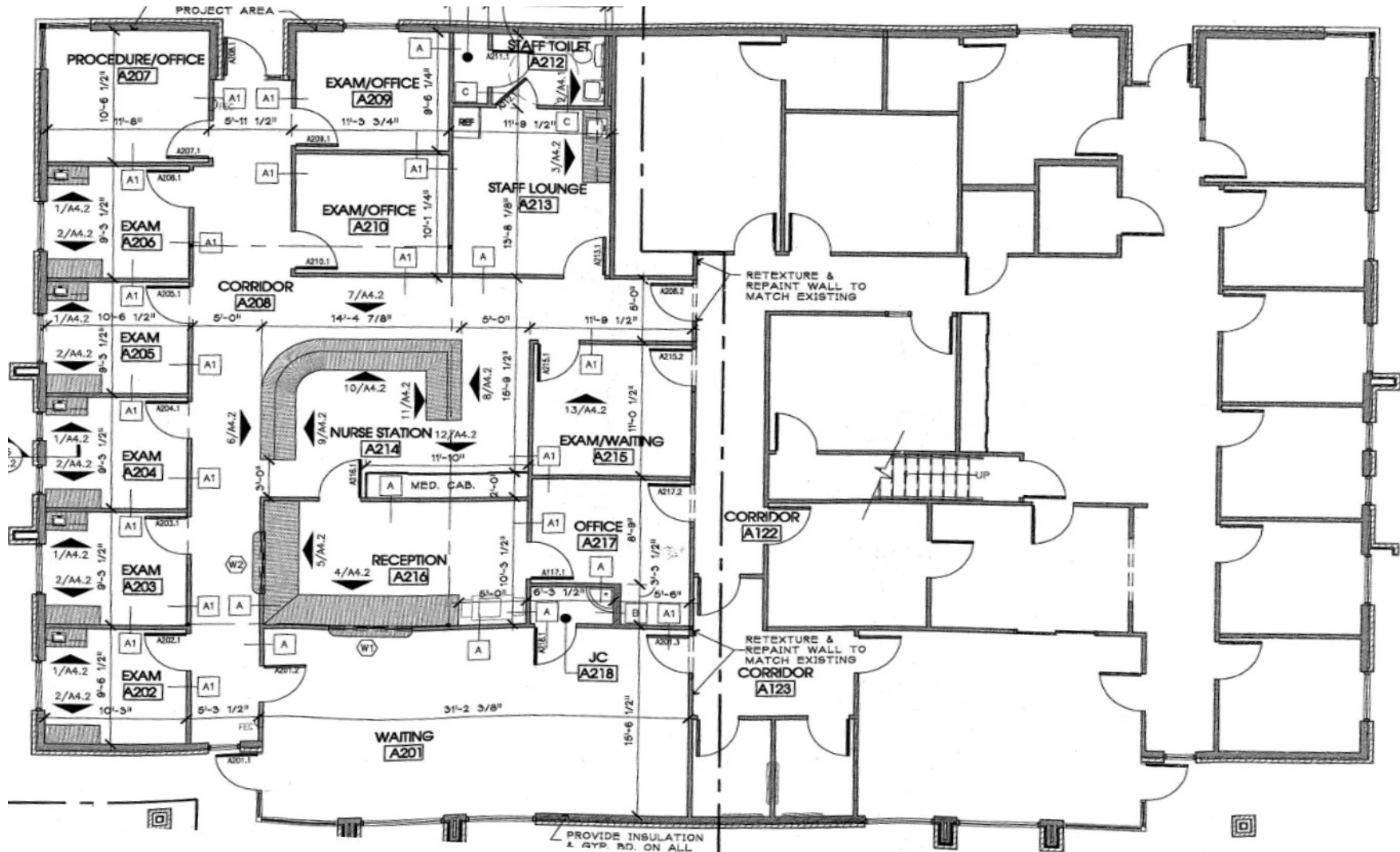
INTERIOR PHOTOS



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FLOOR PLAN



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CAMPUS MAP



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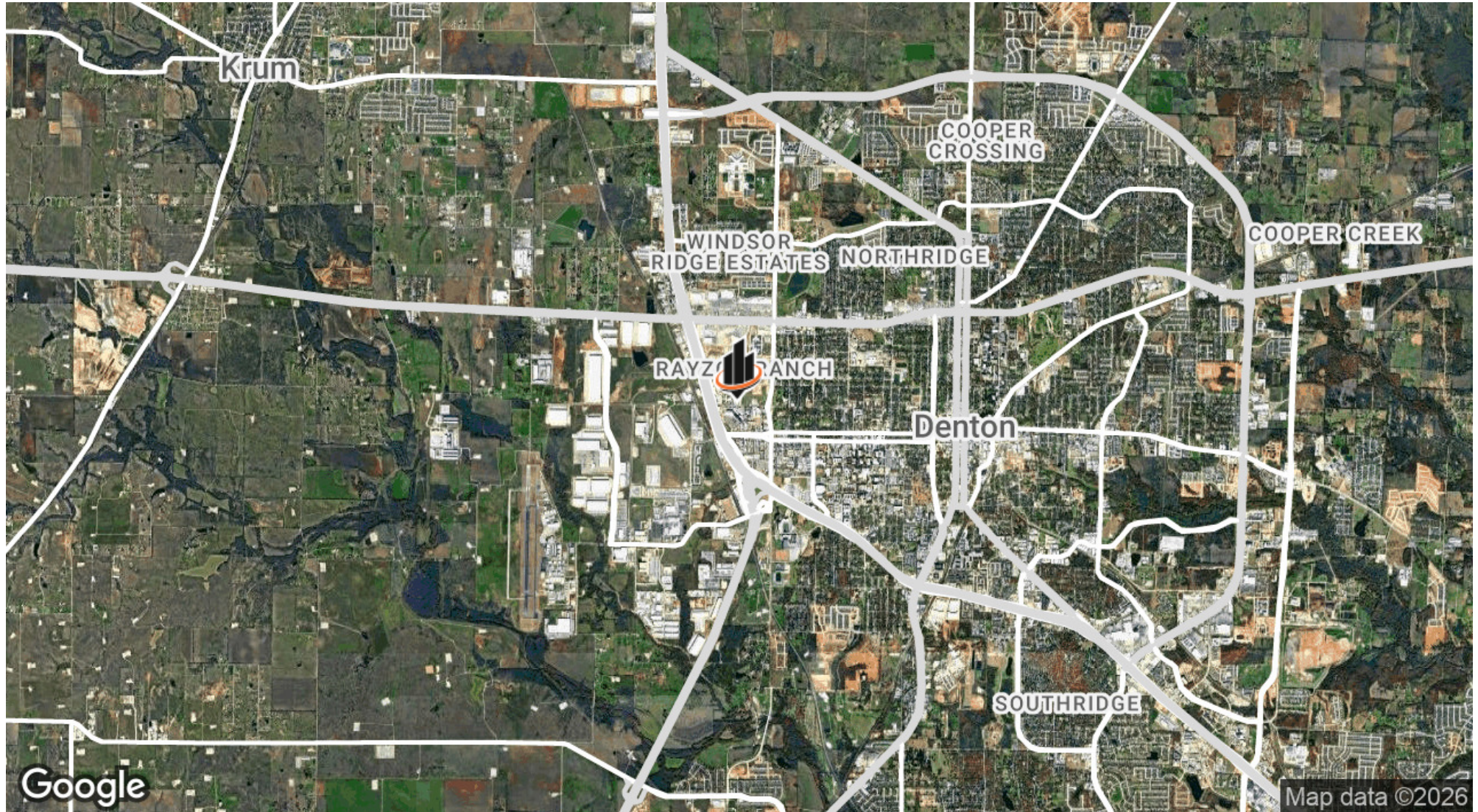
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LOCATION MAP



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