



2438 Lillian Miller Pky

2438 Lillian Miller Pky, Denton, TX 76205



Carlos Urquidez

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2438 Lillian Miller Pky

\$17.00 - \$18.00 /SF/YR

2438 Lillian Miller Parkway is a professional office property offering flexible leasing opportunities in a well-connected Denton location. Situated just off I-35E and Loop 288, the property ensures excellent accessibility for tenants and visitors. The building comprises a combination of individual offices, connected suites, and collaborative workspaces designed to accommodate a wide array of business operations.

The...

- Located just off I-35E and Loop 288, ensuring direct regional connectivity.
- Flexible floor plans offering private offices and multi-room suites.
- Professional building design with upgraded interiors and shared amenities.
- Convenient access to retail, dining, and service providers nearby.
- Positioned within a mixed-use area supporting business and lifestyle needs.
- Common areas include break rooms and restrooms for tenant convenience.



Rental Rate: \$17.00 - \$18.00 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 7,146 SF

Year Built: 1998

Walk Score ®: 50 (Fairly friendly)

Transit Score ®: 20 (Somewhat friendly)

Rental Rate Mo: \$1.50 /SF/MO



1st Floor Ste 101

Space Available	1,007 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Base Rents: ~\$17.00-18.00 /SFNNN Reimbursements:
~\$8.47/SF Discount for KW agents

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1st Floor Ste 106

Space Available	91 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Base Rents: ~\$17.00-18.00/SFNNN Reimbursements:
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1st Floor Ste 107

Space Available	159 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Base Rents: ~\$17.00-18.00/SFNNN Reimbursements:
~\$8.47/SF Discount for KW agents

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1st Floor Ste 111

Space Available	855 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Base Rents: ~\$17.00-18.00/SFNNN Reimbursements:
~\$8.47/SF Discount for KW agents

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2nd Floor Ste 201

Space Available	1,300 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Base Rents: ~\$17.00-18.00/SFN
NNN Reimbursements: ~\$8.47/SF
Discount for KW agents

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2nd Floor Ste 207

Space Available	300 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Base Rents: ~\$17.00-18.00/SFN
NNN Reimbursements: ~\$8.47/SF
Discount for KW agents

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2nd Floor Ste 209

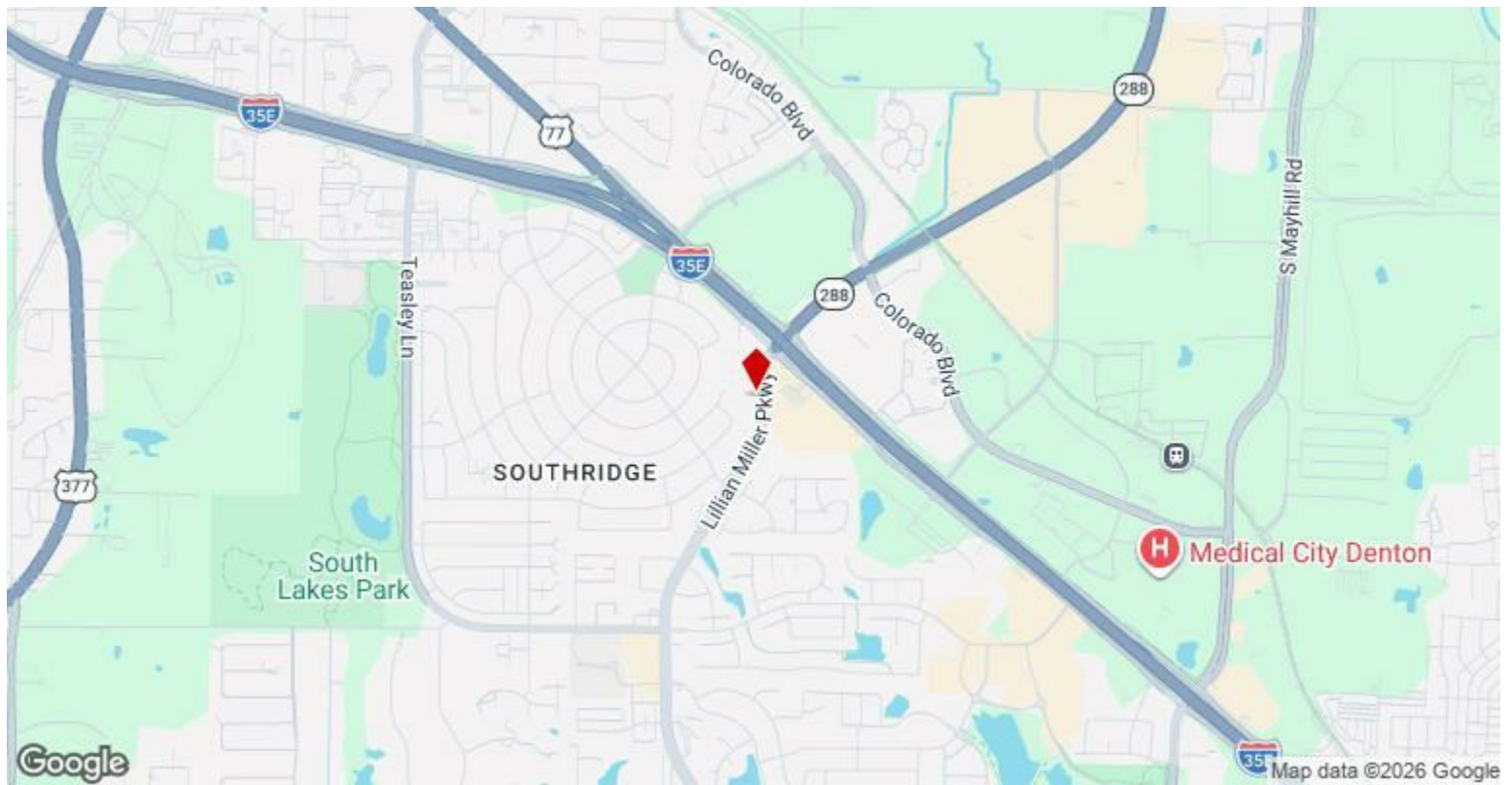
Space Available	294 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Base Rents: ~\$17.00-18.00/SFN
NNN Reimbursements: ~\$8.47/SF
Discount for KW agents

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Carlos U Realty	-	
L.S. Rose Commercial	-	
Ranchman Properties Team	-	
The X Group	-	
Title Resources	-	



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The property's architectural design blends traditional brick with modern amenities, creating a professional image and a comfortable workspace. Tenants benefit from shared restrooms, break areas, and convenient common areas that enhance workflow efficiency. Multiple suite configurations allow businesses to scale according to operational needs, ranging from small private offices to larger office suites.

Positioned within a thriving commercial corridor, the property offers proximity to retail, dining, and service amenities. Its location supports strong visibility and convenient access for clients and staff. Close connections to Downtown Denton and surrounding neighborhoods ensure a steady flow of local traffic and workforce availability, making this an appealing choice for businesses looking to establish or expand their presence in Denton.

Property Photos



Property Photos



Property Photos



Property Photos



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54392e7b5fa2fba5ecf7f84410d280c79022b808

Property Photos



22843775f38213c53b336f0f291af3620c8565d7



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