

LEASE

2535 Charlotte Street

2535 CHARLOTTE STREET

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS

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bryson.hudgens@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,855 SF
BUILDING SIZE:	3,710 SF

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PROPERTY DESCRIPTION

A premium second-generation medical office located in the heart of Denton's premier healthcare corridor. Fully built-out and completely turnkey, this move-in-ready suite eliminates the timeline and high costs of construction, allowing you to begin seeing patients immediately.

LOCATION DESCRIPTION

Location is everything in healthcare, and this property delivers exceptional visibility and convenience. Situated just blocks from the Texas Health Denton Campus, your practice will benefit from being deeply embedded in a thriving, high-synergy medical community. The surrounding area is home to a dense network of established practices, offering excellent referral potential and easy accessibility for your patients.

PROPERTY HIGHLIGHTS

- Turnkey Medical Office: Second-generation space, fully built-out and ready for immediate occupancy.
- Prime Medical Corridor: Located just blocks from the Texas Health Presbyterian Hospital Denton Campus and surrounded by complementary medical practices.
- Efficient Layout: Features 5 exam rooms, 2 private offices, a dedicated break room, and a spacious reception area with a secure check-in window.

INTERIOR PHOTOS



BRYSON HUDGENS

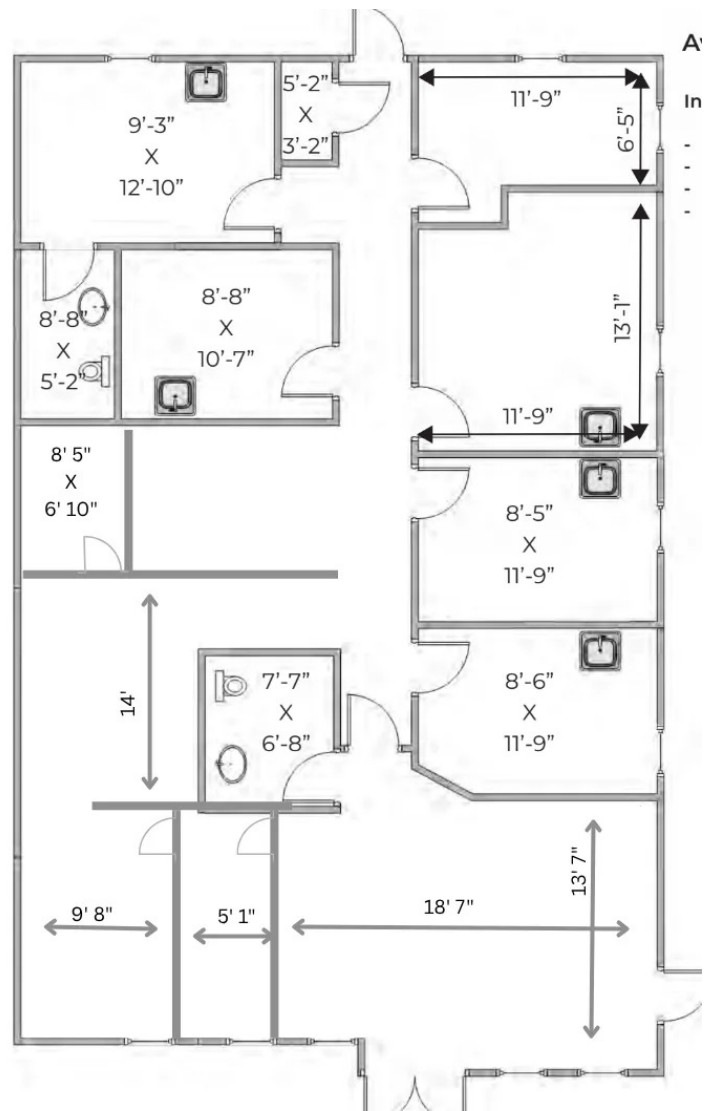
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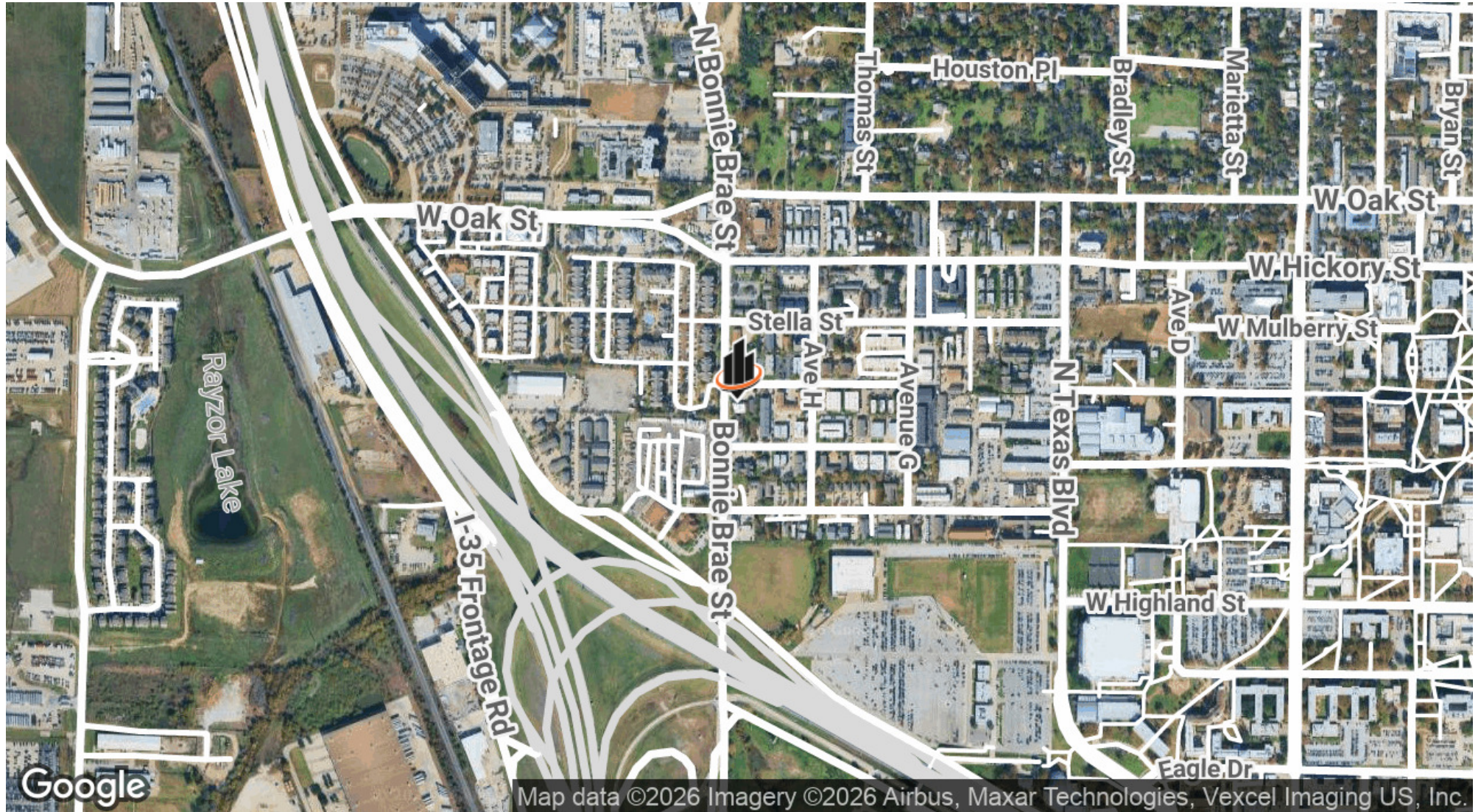
SVN | VERUS COMMERCIAL 3

FLOOR PLAN



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LOCATION MAP



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MEET THE TEAM



BRYSON HUDGENS

Associate Advisor

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