

FOR LEASE | +/- 1,300—3,900 SF

101 N Austin St, Denton, TX

Price: \$16.00 / SF + \$3.12 /SF NNN

Available: Suite 100: +/- 1,300 SF
Suite 200: +/- 1,300 SF
Suite 300: +/- 1,300 SF
Contiguous: +/- 3,900 SF

Overview:

- Opportunity to lease office space in one of Denton's most iconic properties on the downtown square
- Newly renovated building with high end finish-outs (wood floors, exposed brick walls, new tile flooring, modern lighting)
- Surrounded by some of Denton's most popular restaurants & bars, including Eastside, Jupiter House, West Oak Coffee Bar, Queenie's, Mellow Mushroom, LSA, Hoochie's, Rooster's, El Taco H, & many more
- Direct access from Austin St.



CONTACT:

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RYAN BURKS

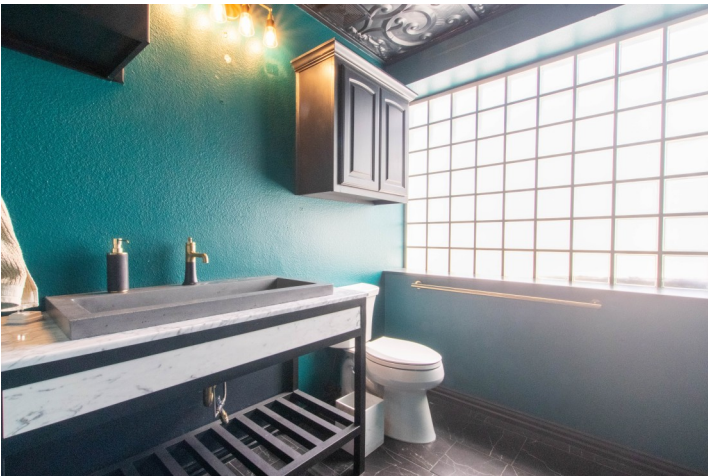
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PHOTOS



Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.

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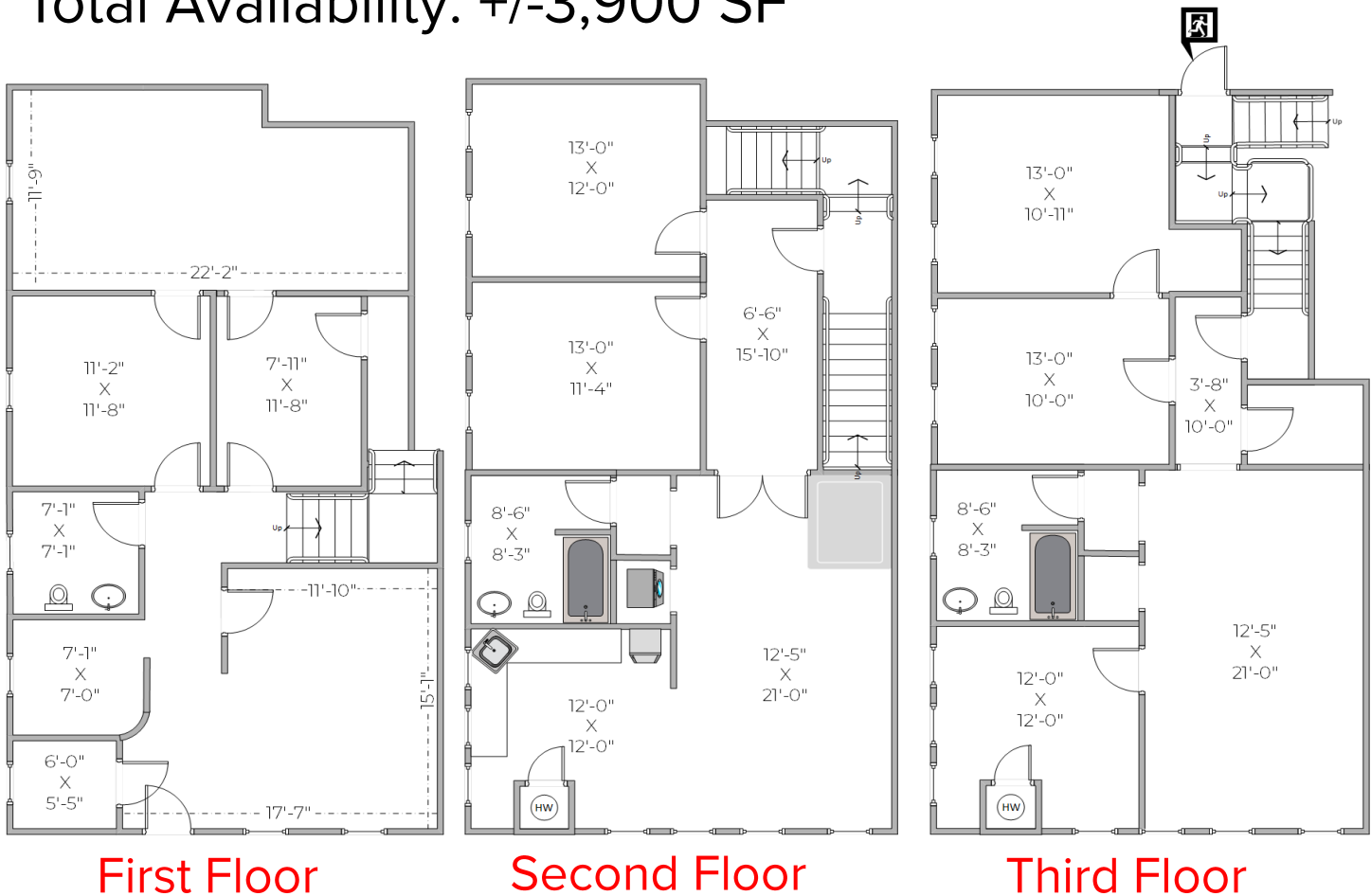
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FLOOR PLAN



Total Availability: +/-3,900 SF



Includes:

- Reception / Waiting Room
- 3 Private Restrooms
- 3 Private Offices
- 3 Open Work Rooms
- Conference Room
- Kitchen / Break Room

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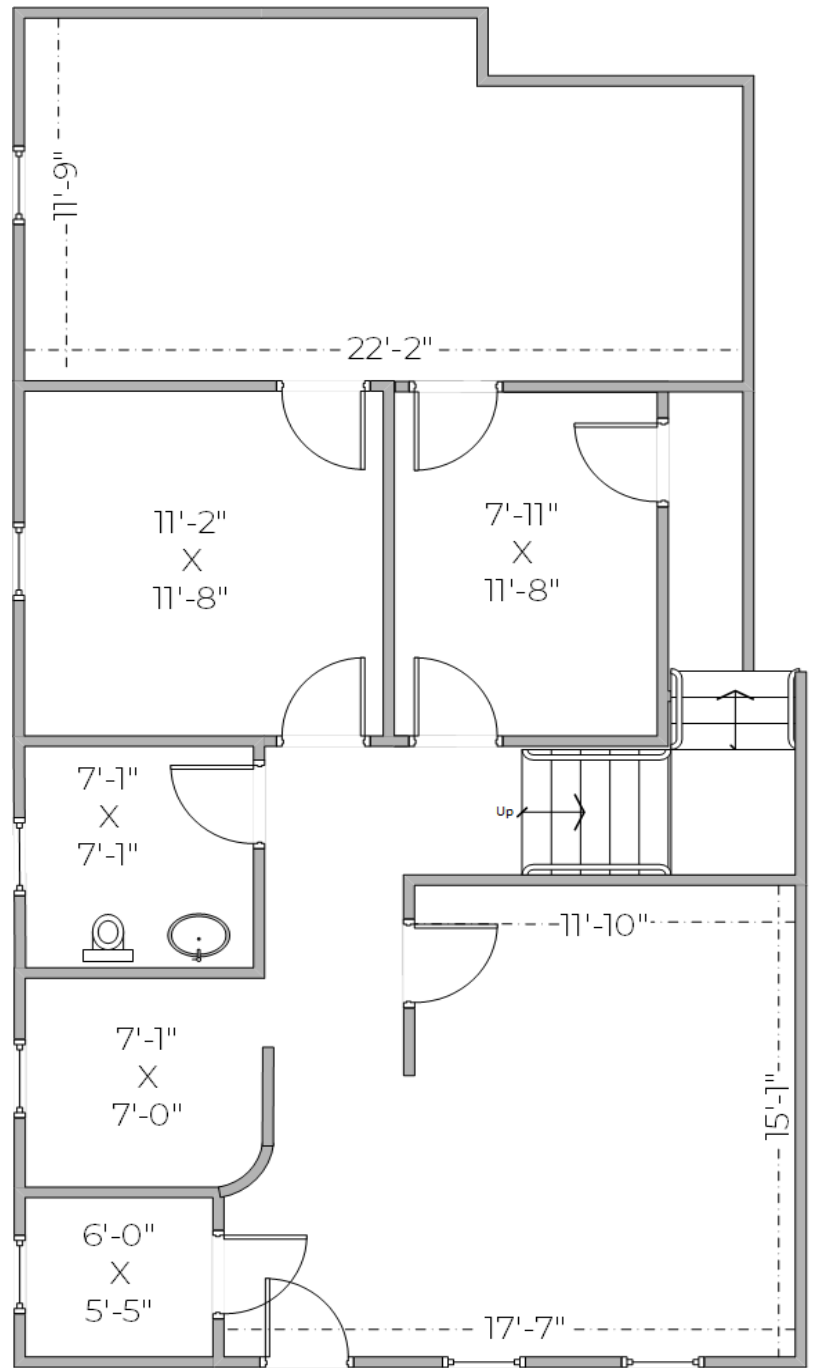
FLOOR PLAN



First Floor: +/- 1,300 SF

Includes:

- Reception / Waiting Room
- Private Restroom
- 2 Private Offices
- Conference Room / Open Work Room
- 2 Storage Rooms



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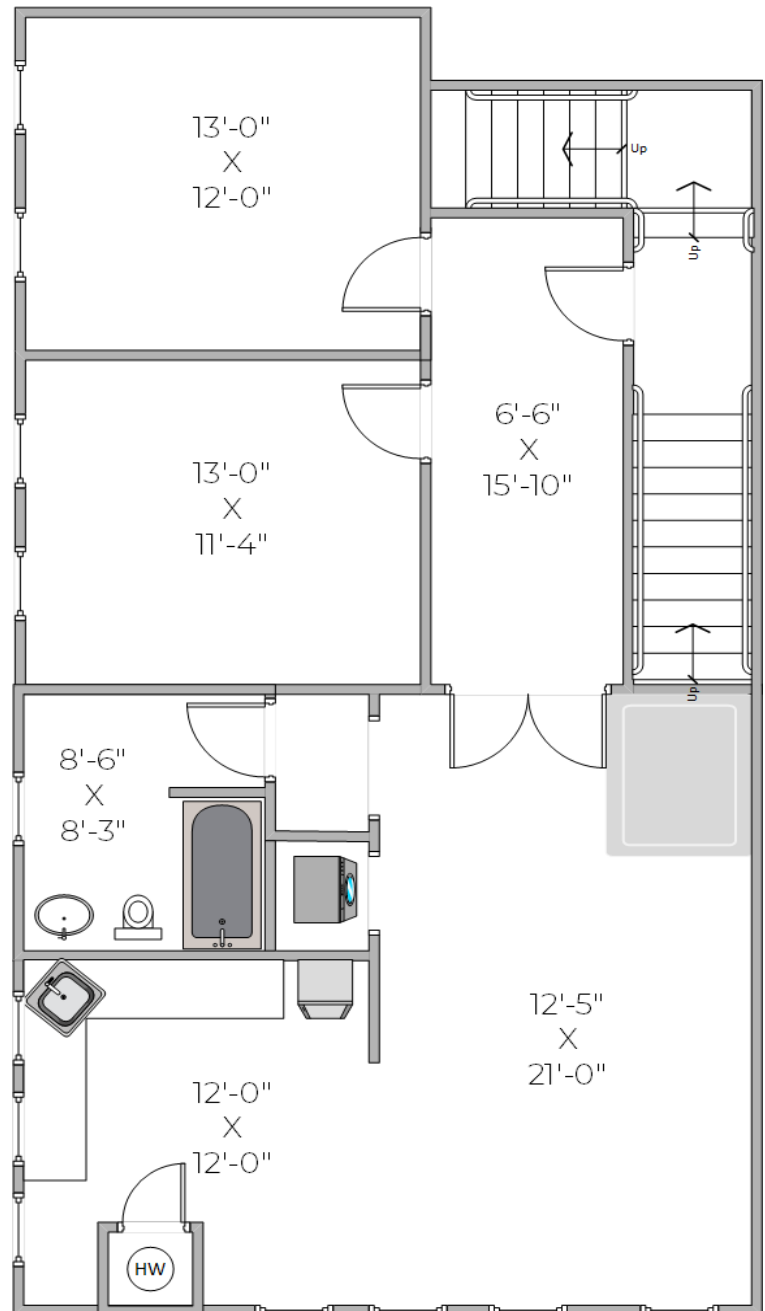
FLOOR PLAN



Second Floor: +/- 1,300 SF

Includes:

- Reception / Waiting Room
- Private Restroom
- 2 Private Offices
- Conference Room / Open Work Room
- Kitchenette / Break Area



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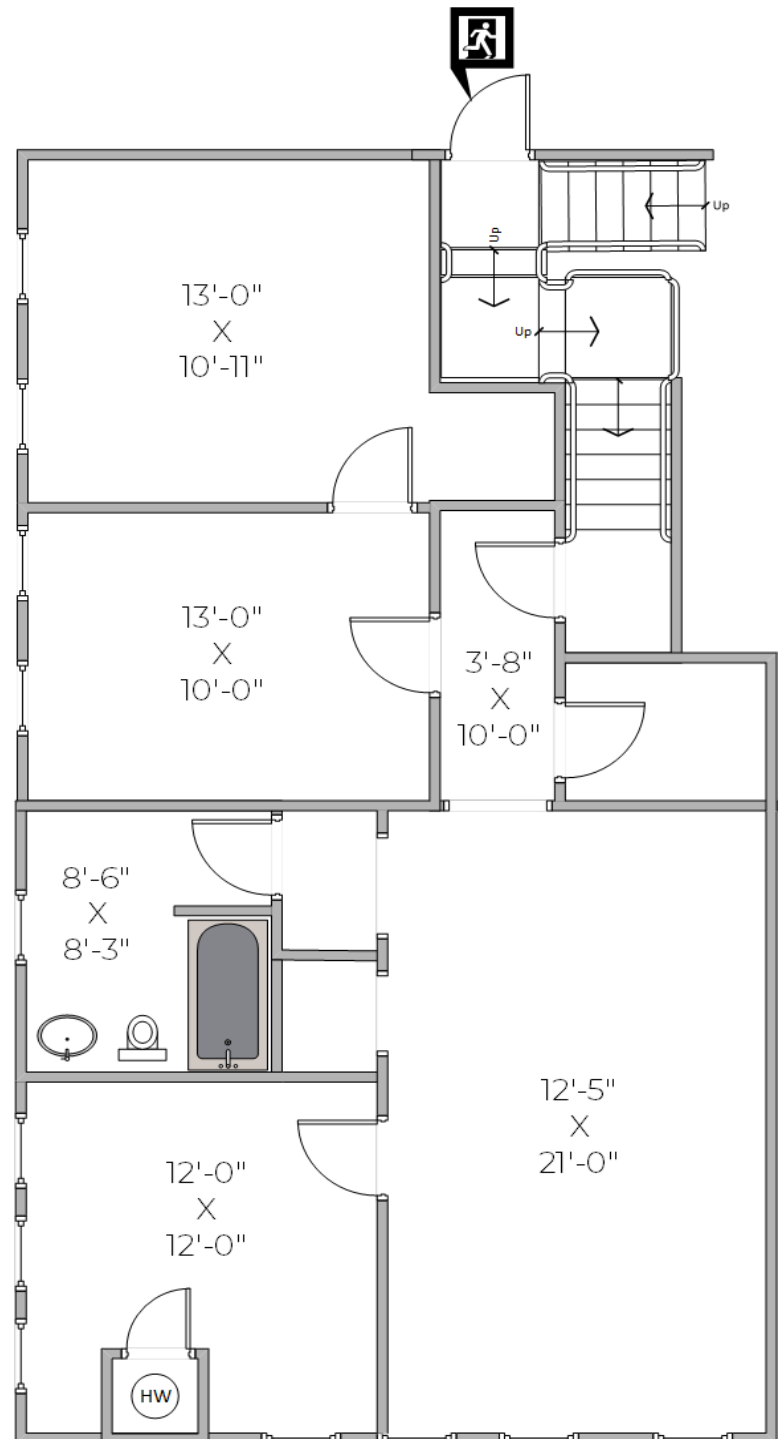
FLOOR PLAN



Third Floor: +/- 1,300 SF

Includes:

- 3 Private Offices
- Conference Room / Open Work Room
- Private Restroom



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SITE

101 N Austin St | Denton, TX



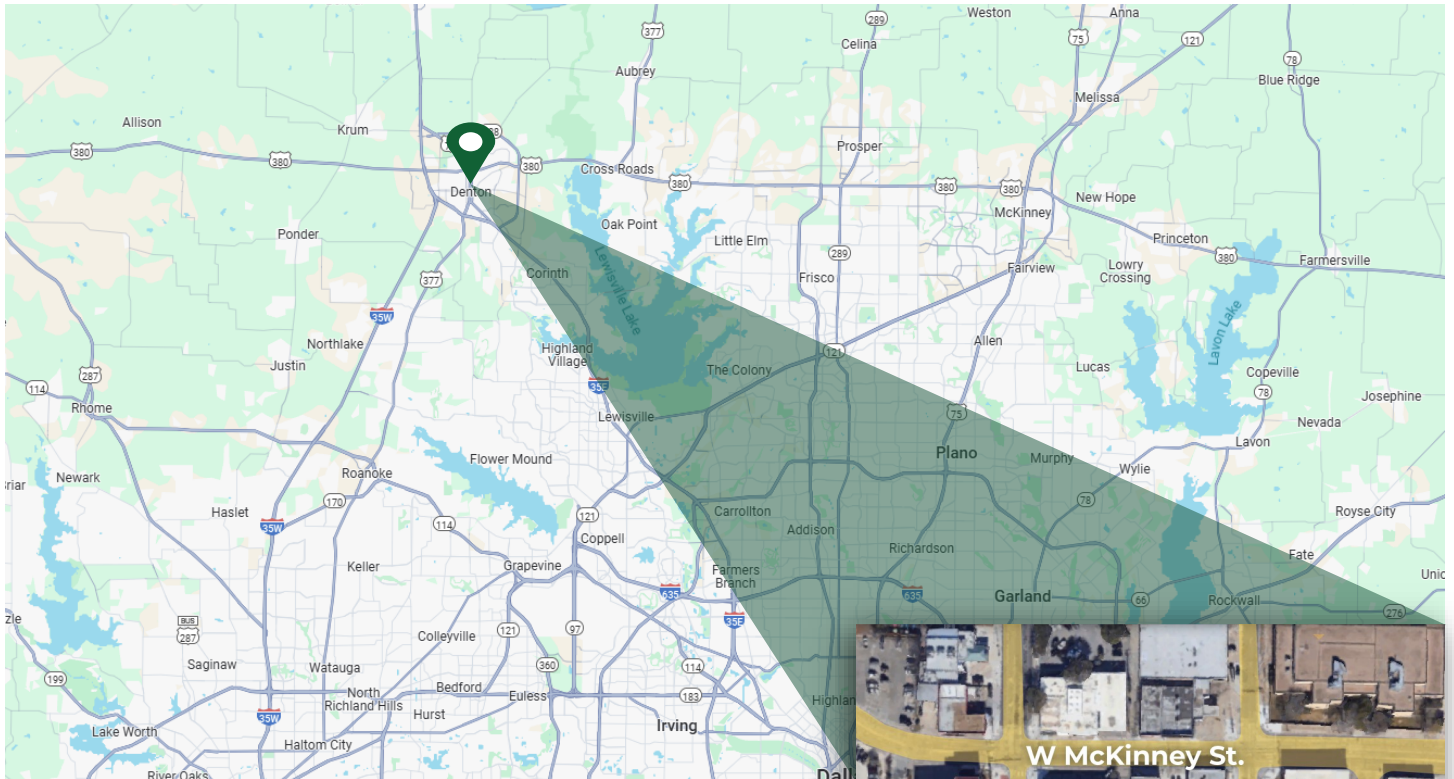
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MAPS

101 N Austin St | Denton, TX



DRIVE TIME (To city center)

Hickory St	Direct Access
Elm St	1 Minute
Locust St	1 Minute
Denton Square	1 Minute
Carroll Blvd	2 Minutes
Dallas Dr	3 Minutes
UNT Campus	4 Minutes
TWU Campus	4 Minutes
HWY 380	4 Minutes
I-35 E	5 Minutes
Loop 288	10 Minutes



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Ryan Burks Sales Agent/Associate's Name	790768 License No.	ryan@sbpcommercial.com Email	940-597-9705 Phone

Buyer/Tenant/Seller/Landlord Initials

Date