



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>The MAC Building</b>
<b>LOCATION:</b>	2800 Shoreline Dr, Denton, TX 76210
<b>POTENTIAL USE:</b>	Professional Office Building
<b>AVAILABILITY:</b>	<u>Suite 110</u> – 4,250 RSF – Large open room. Break room area. <u>Suite 112</u> – 2,000 RSF – Large open Office  <u>Suite 225</u> – 200 RSF – Standard Executive Suite - \$595/M
<b>UTILITIES:</b>	Electric billed back
<b>PARKING:</b>	Private Parking Lot
<b>RATE:</b>	\$19.00 / SF / Yr + \$9.37 NNN
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	This is Denton's premier Class A office space. With multiple size options, ample parking, and ease of access, you've found your new office space. We're located in the heart of Unicorn Lake with a lake view, multiple restaurants and entertainment options next door, and hotel accommodations within walking distance.
<b>CONTACT:</b>	John Withers, CCIM (940) 390-6235 <a href="mailto:john@stagcre.com">john@stagcre.com</a>

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