

**SALE / LEASE**  
**414 West Parkway  
Street**

**414 WEST PARKWAY STREET**

Denton, TX 76201

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,640,000
<b>LEASE RATE:</b>	\$16 SF/yr (NNN)
<b>AVAILABLE SF:</b>	7,182 SF
<b>BUILDING SIZE:</b>	7,182 SF

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### PROPERTY DESCRIPTION

Perfectly suited for professional services, headquarters, or suburban office users, 414 W. Parkway Street offers premium, move-in ready space in the heart of Denton. This fully updated building features 12 private offices, dual conference rooms, two kitchen/break rooms, and 32 dedicated private parking spots across a functional two-story layout. Located at the highly visible intersection of Carroll Boulevard and Parkway Street, your business will enjoy easy access to I-35E and Highway 380, along with incredible proximity to the walkable amenities of the historic Downtown Denton Square.

### PROPERTY HIGHLIGHTS

- First Floor: Large Reception space, Executive Conference Room, Kitchen, 6 Private Offices, 2 Restrooms
- Second Floor: Large Bullpen Office Space, Conference Room, Kitchen, 6 Private Offices, Storage, and 2 Restrooms.
- Newly Renovated Building
- Private Parking - 32 Dedicated Spots
- Stand Alone Building

SVN | VERUS COMMERCIAL 2

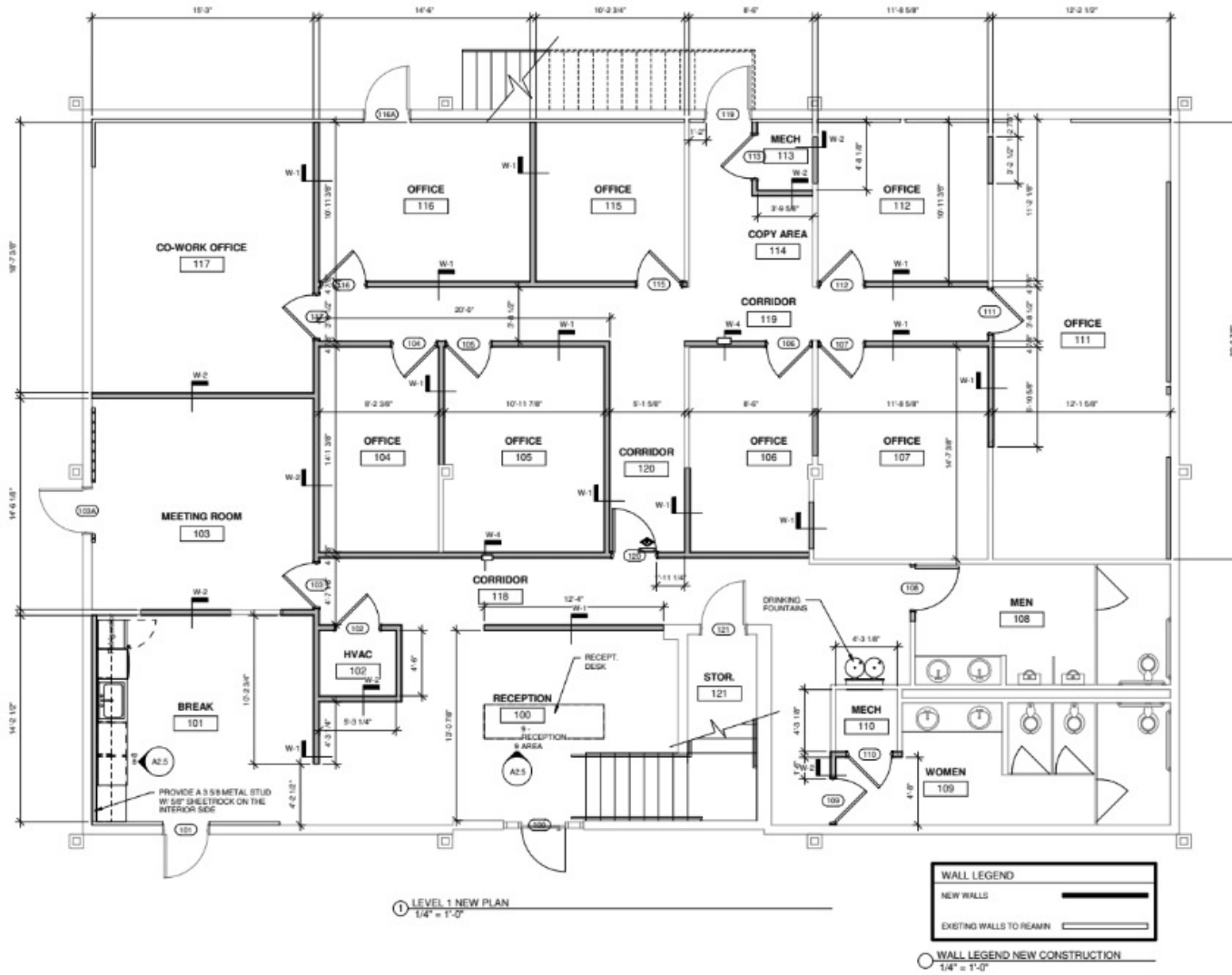
## NEWLY RENOVATED INTERIOR PHOTOS



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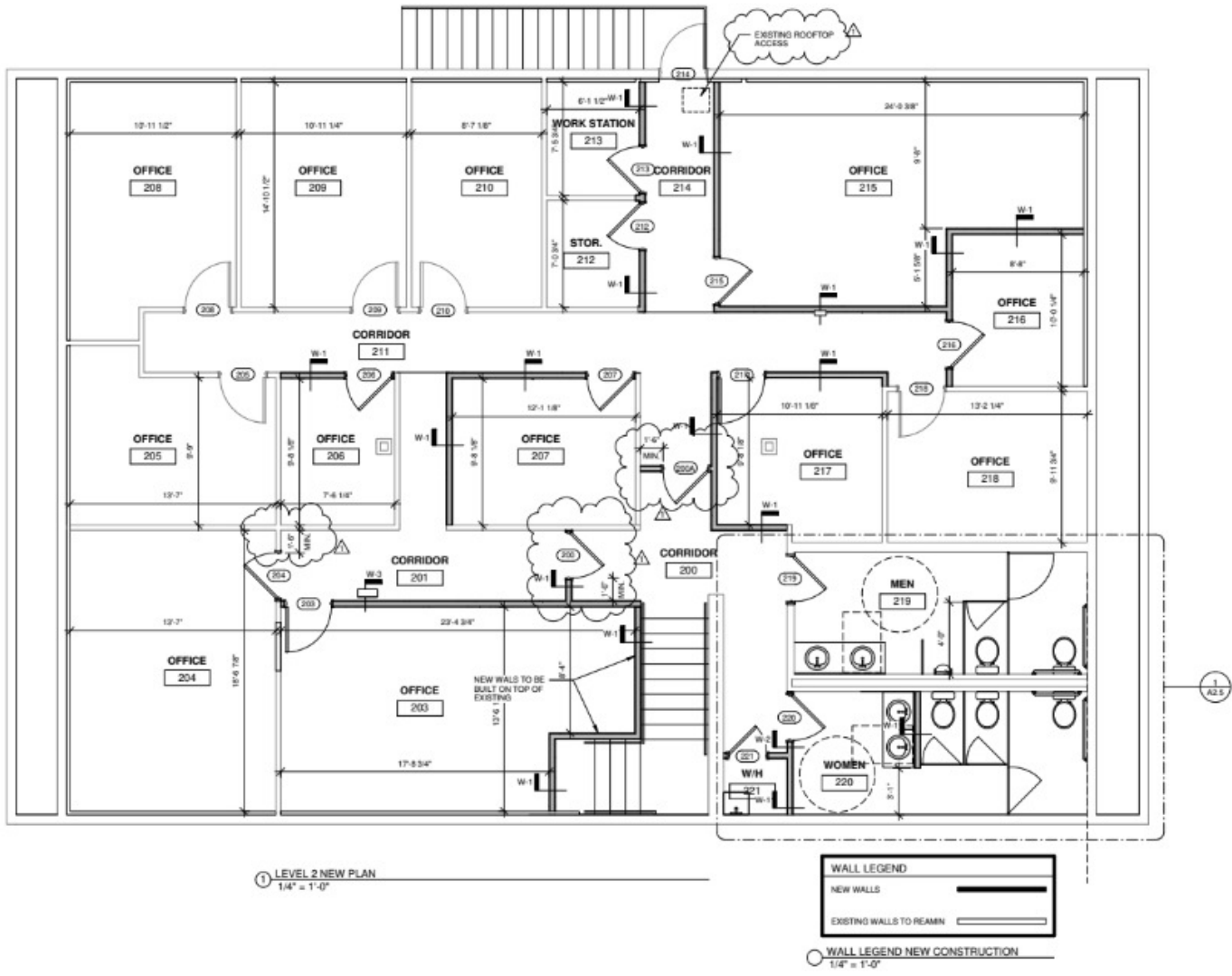
# FIRST FLOOR PLAN



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# SECOND FLOOR PLAN



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## PROXIMITY TO THE DENTON SQUARE



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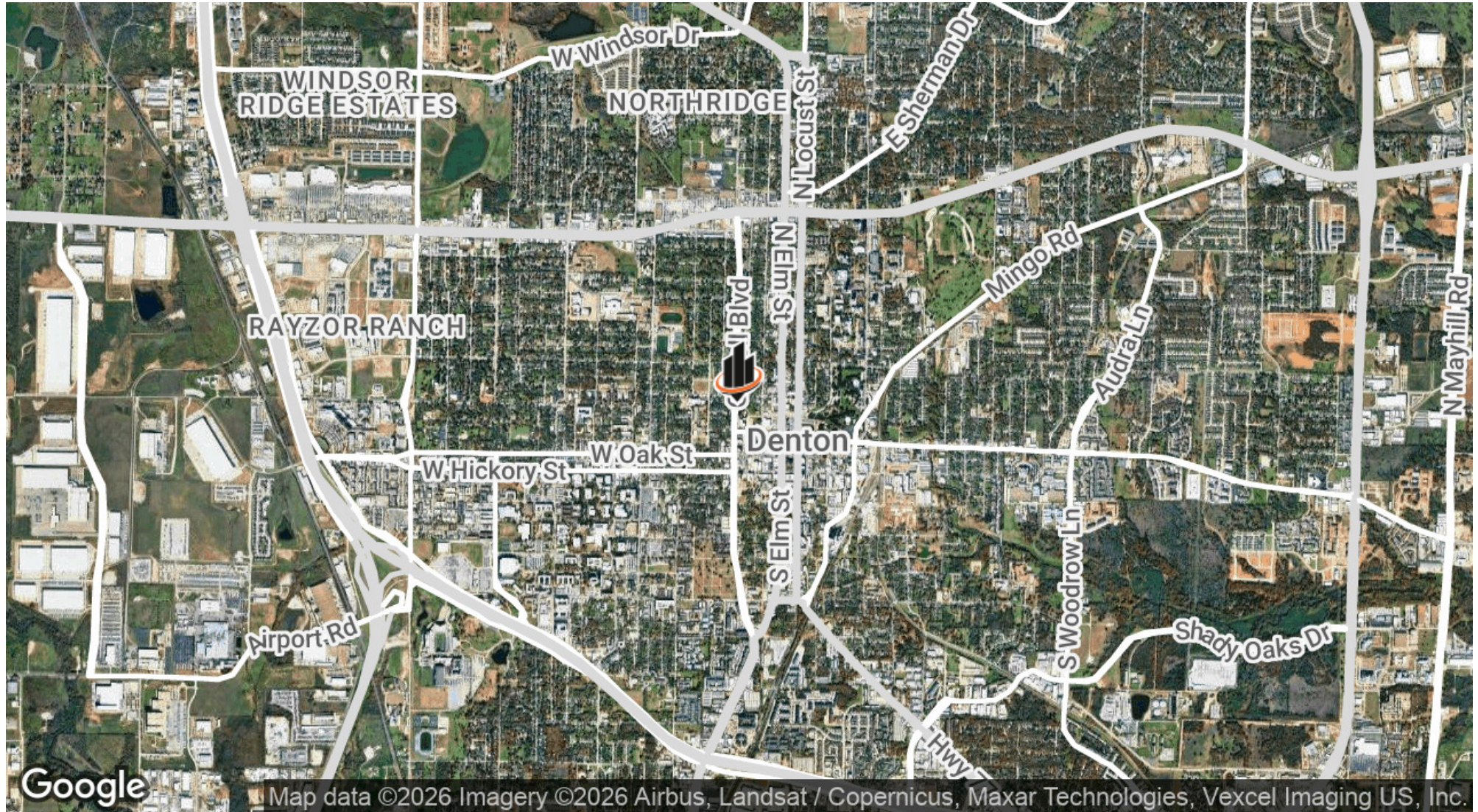
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**SVN | VERUS COMMERCIAL** 6

# LOCATION MAP



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