



209 E University Dr, Denton

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209 E University Dr, Denton

\$19.00 /SF/YR

This premier two-story office and retail property combines exceptional visibility with functional design in the heart of Denton. Positioned directly along Highway 380 and right across from Texas Woman's University (TWU), the site benefits from daily traffic counts of approximately 50,000 vehicles, creating unmatched signage exposure. Its strategic proximity to both the University of North Texas (UNT) and the thriving Downtown Denton Square ensures effortless connectivity to a massive, diverse customer base. Located in a high-demand commercial and institutional corridor, the property offers seamless regional access via US-380 and Interstate 35, placing Frisco (30–40 minutes), Prosper, McKinney, and the greater Fort Worth area within easy reach. Fully renovated, the property showcases extensive upgrades, including energy-efficient windows, high ceilings, recessed lighting, refinished hardwood floors, and a modern kitchen with stainless steel appliances and granite counters. Additional improvements include new HVAC, new water heater, updated ADA-compliant restrooms, and a high-grade security system. The versatile open floor plan accommodates retail, office, medical, or specialty business uses. With 12 on-site parking spaces, wheelchair accessibility, and 24-hour building access, this property provides the convenience and amenities demanded by today's businesses....

- Highly visible location on US Highway 380 with approximately 50,000 vehicles per day.
- Walking distance to Texas Woman's University, minutes from UNT and downtown denton
- Extensive renovation with modern finishes, new mechanical systems; open floor plan with 3 restrooms
- Flexible layout suitable for retail, office, restaurant, or medical use.
- Ample side and rear parking with handicap accessible entry
- High ceiling with updated windows & recess can lights throughout



Rental Rate:	\$19.00 /SF/YR
Property Type:	Office
Property Subtype:	Retail/Medical
Building Class:	B
Rentable Building Area:	2,816 SF
Year Built:	1930
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.58 /SF/MO

1st Floor

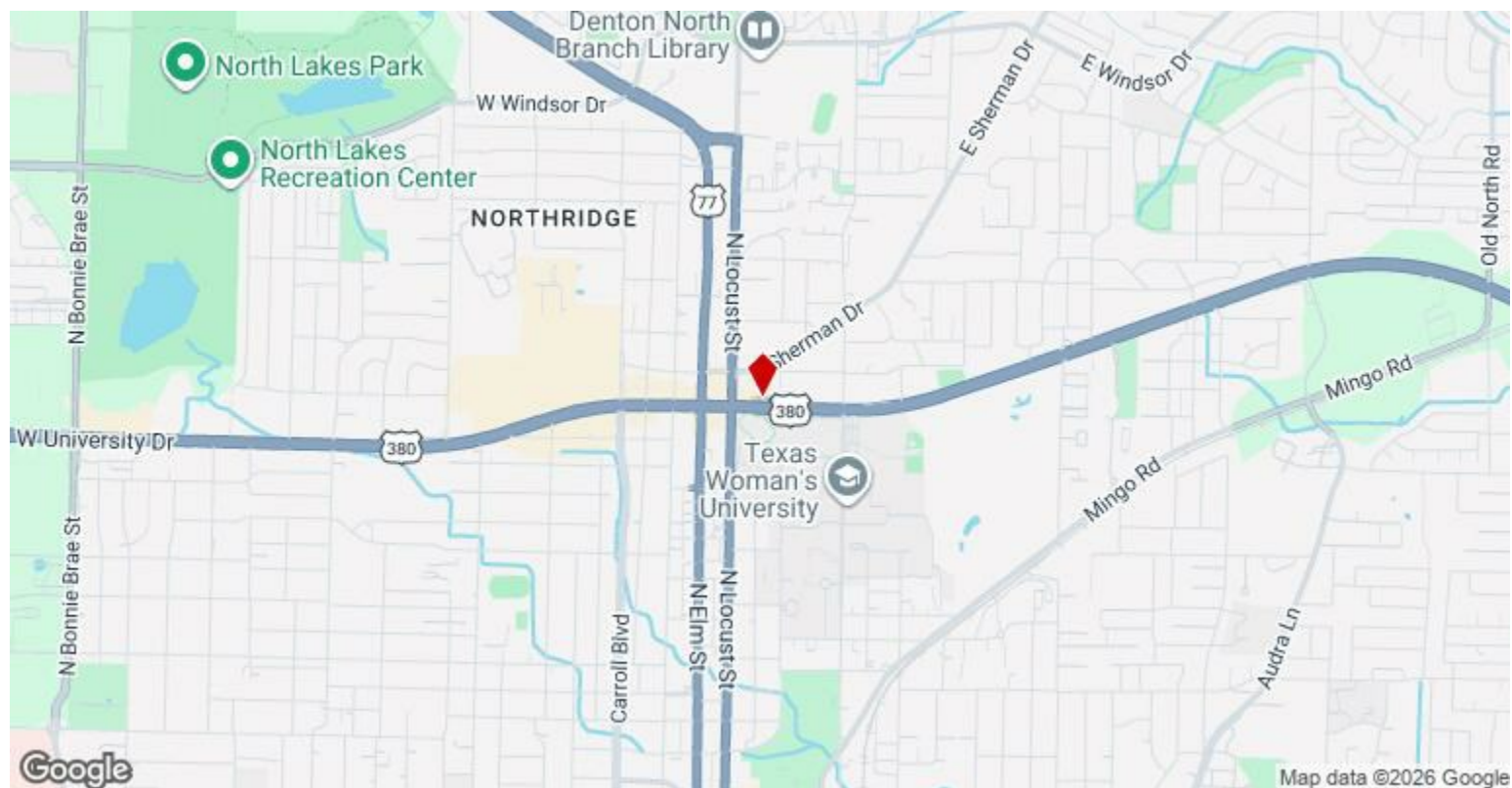
Space Available	1,408 SF
Rental Rate	\$19.00 /SF/YR
Contiguous Area	2,816 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail/Medical
Lease Term	3 - 5 Years

Nestled right in the vibrant heart of Denton, this rare historic property offers an unmatched canvas for a business that honors character and craftsmanship. Perfectly blending architectural heritage with adaptive commercial potential, the space boasts original structural details, timeless visual appeal, and a soul that simply cannot be replicated in a modern strip center. It is an ideal match for a visionary operator—whether a boutique concept, an artisan workspace, or a unique café—who understands that preserving Denton's rich local history is the ultimate way to stand out. Positioned in a high-visibility district celebrated for its preservation mindset, this property ensures your business doesn't just occupy a space, but becomes an immediate, beloved community landmark.

2nd Floor

Space Available	1,408 SF
Rental Rate	\$19.00 /SF/YR
Contiguous Area	2,816 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail/Medical
Lease Term	3 - 5 Years

Steeped in classic character right in the energetic heart of Denton, this distinctive historic property provides an unforgettable setting for professionals who want their workspace to tell a story. The building's stately architectural presence and timeless visual appeal offer a commanding yet inviting backdrop, making it an exceptional fit for a distinguished law firm, a specialized medical practice, an insurance agency, or a university-affiliated office seeking a prominent off-campus footprint. At the same time, the inspiring layouts and rich structural textures serve as the ultimate creative incubator for a design studio, architectural firm, or marketing agency. Situated in a high-visibility corridor that effortlessly bridges Denton's rich heritage with its modern, university-driven energy, this property allows your business to project absolute permanence and prestige while capturing the vibrant spirit of the local community.



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Property Photos



Building Photo

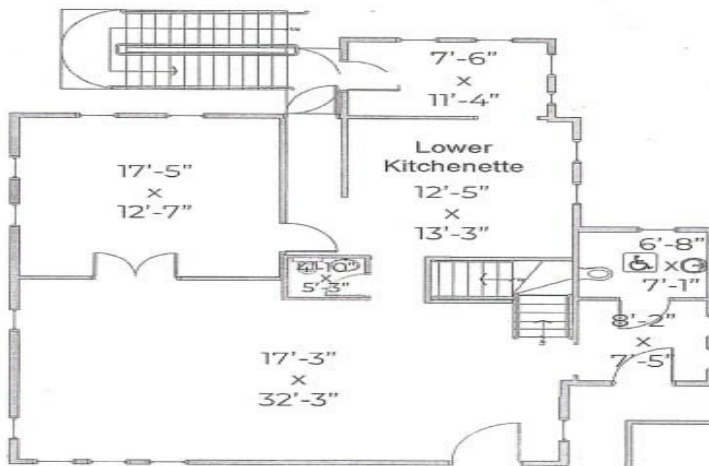


Building Photo

Property Photos



Interior Photo

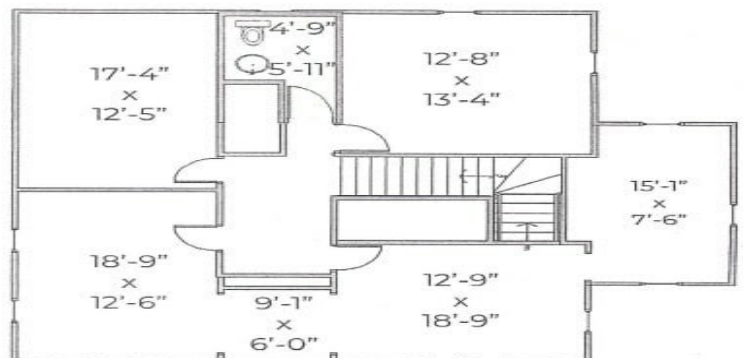


First Story Front

Availability: +/- 2,816 SF

Includes:

- Private Offices
- ADA Accessible Restrooms
- ADA Accessible Entry
- Kitchen
- Conference Space
- Open Bullpen Areas
- New Outdoor Storage Shed if Needed



Second Story Front

Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



Property Photos



Interior Photo



Building Photo

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