



PROPERTY SUMMARY

PROPERTY:	Presidio II
LOCATION:	8800 E US Hwy 380, Cross Roads, TX
POTENTIAL USE:	Commercial Office Medical General Retail
AVAILABILITY:	Suite 800 – First Floor suite. +/- 2,271 SF. Second generation office/retail suite. Large open layout. Private restrooms. Suite 850 – Second Floor suite. +/- 1,563 SF. Second generation office/retail suite. Large Reception/Waiting Area, Seven (7) Private Offices, private restroom and break area.
UTILITIES:	Tenants Expense – All existing to the site
SIGNAGE:	Signage availability varies per suite. All signage will be per city ordinances and Landlords approval.
RATE:	Suite 800 - \$19.00 / SF / Yr + NNN Suite 850 - \$14.00 / SF / Yr + NNN
TERMS:	3-5 Years Initial Term
TI:	Negotiable
COMMENTS:	Take advantage of this location with prime exposure on Highway 380 in Cross Roads. This area is growing rapidly in the commercial and residential sectors. Highway 380 is one the busiest thoroughfares in Denton County. Make sure you take advantage while you can. High car traffic / High visibility / high demand area in Cross Roads.

CONTACT: John Withers, CCIM (940) 400-STAG john@stagcre.com

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