

FOR LEASE

214 SOUTH BELL AVENUE STE 1104
DENTON, TX 76201

VERUS
COMMERCIAL



LOCATION DESCRIPTION

This subject property is located off Bell Avenue in Downtown Denton which benefits from high traffic counts. Downtown Denton is also home to two major college campuses, UNT and TWU. This area is a highly desirable location for retail, restaurant, and office users with excellent foot traffic and vibrant activity.

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Available SF: | 665 SF |
| Building Size: | 64,903 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 322 | 1,349 | 6,318 |
| Total Population | 643 | 2,911 | 15,381 |
| Average HH Income | \$42,107 | \$39,923 | \$36,907 |

KRISTOFER SMITH

940.381.2220
ksmith@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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LEASE INFORMATION

| | | | |
|--------------|--------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 665 SF | Lease Rate: | \$18.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------|-----------|-----------|------------|---------------|-------------|
| Suite 1104 | Available | 665 SF | NNN | \$18.00 SF/yr | - |

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LOCATION INFORMATION

| | |
|------------------|--------------------------------|
| Street Address | 214 South Bell Avenue Ste 1104 |
| City, State, Zip | Denton, TX 76201 |
| County/Township | Denton |

PROPERTY DETAILS

| | |
|------------------|-----------------|
| Property Type | Office |
| Property Subtype | Office Building |

BUILDING INFORMATION

| | |
|----------------|---------------|
| Building Size | 64,903 SF |
| Price / SF | \$18.00 SF/yr |
| Building Class | A |



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