

# FOR SALE



5,520 SQFT. | DEDICATED PARKING  
PRIME OFFICE/MEDICAL USE





# 1300 FULTON ST SUITE 502 DENTON, TEXAS 76201

## PROPERTY FEATURES

- **Prime Central Denton Location** - Just minutes from Downtown Denton, UNT, and TWU
- **Flexible Office Layout** - Ideal for professional office, medical, or service-based businesses
- **Ample On-Site Parking** - Convenient access for employees and clients
- **Professional Business Environment** - Surrounded by established local businesses and professional services
- **Owner/User or Investment Opportunity** - Perfect for businesses looking to own their space or investors seeking stable office assets

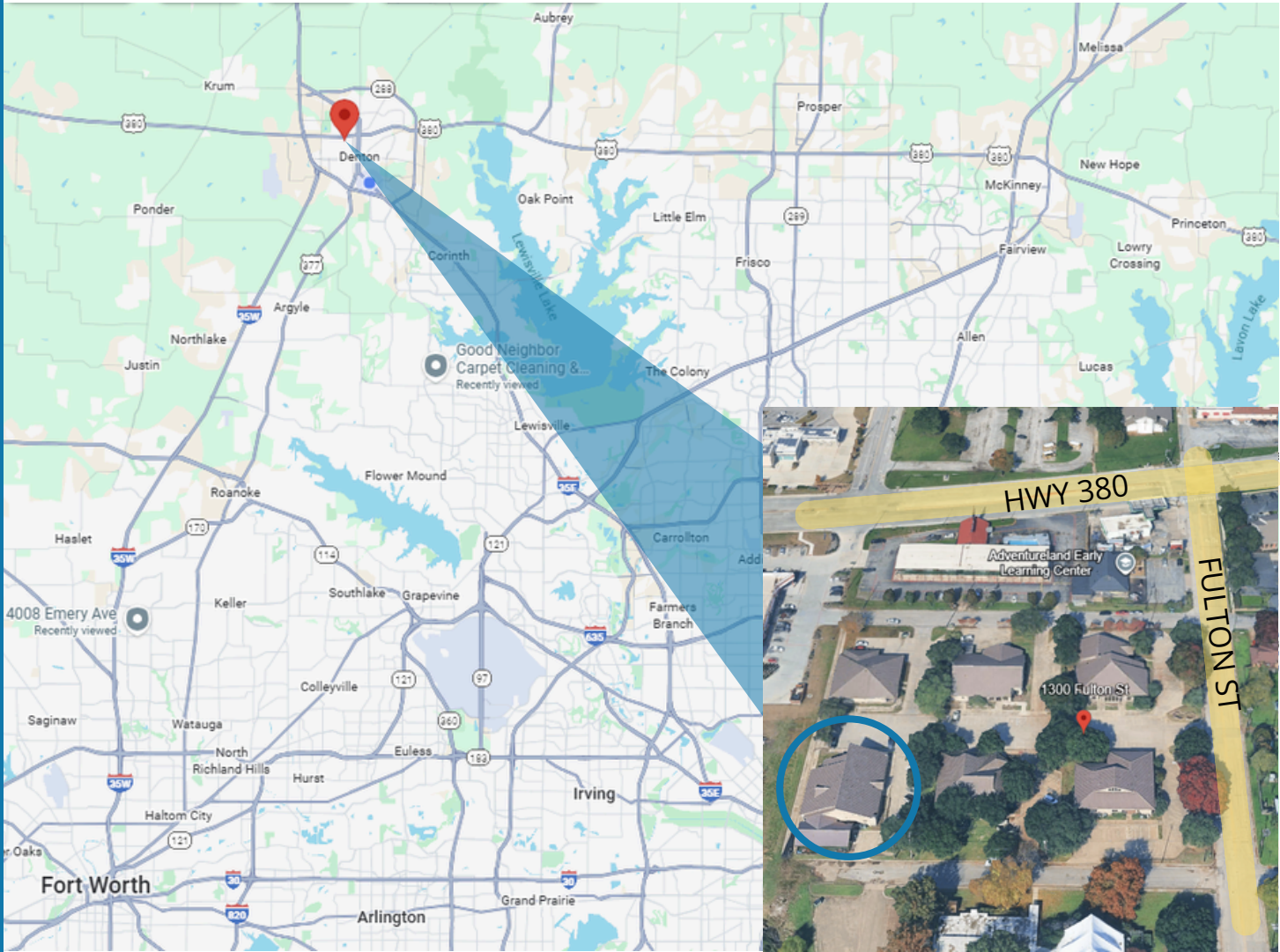
## LOCATION OVERVIEW

Denton continues to experience strong economic and population growth, supported by a vibrant mix of local entrepreneurs, professional firms, and university-driven talent from UNT and TWU, creating sustained demand for quality office space.

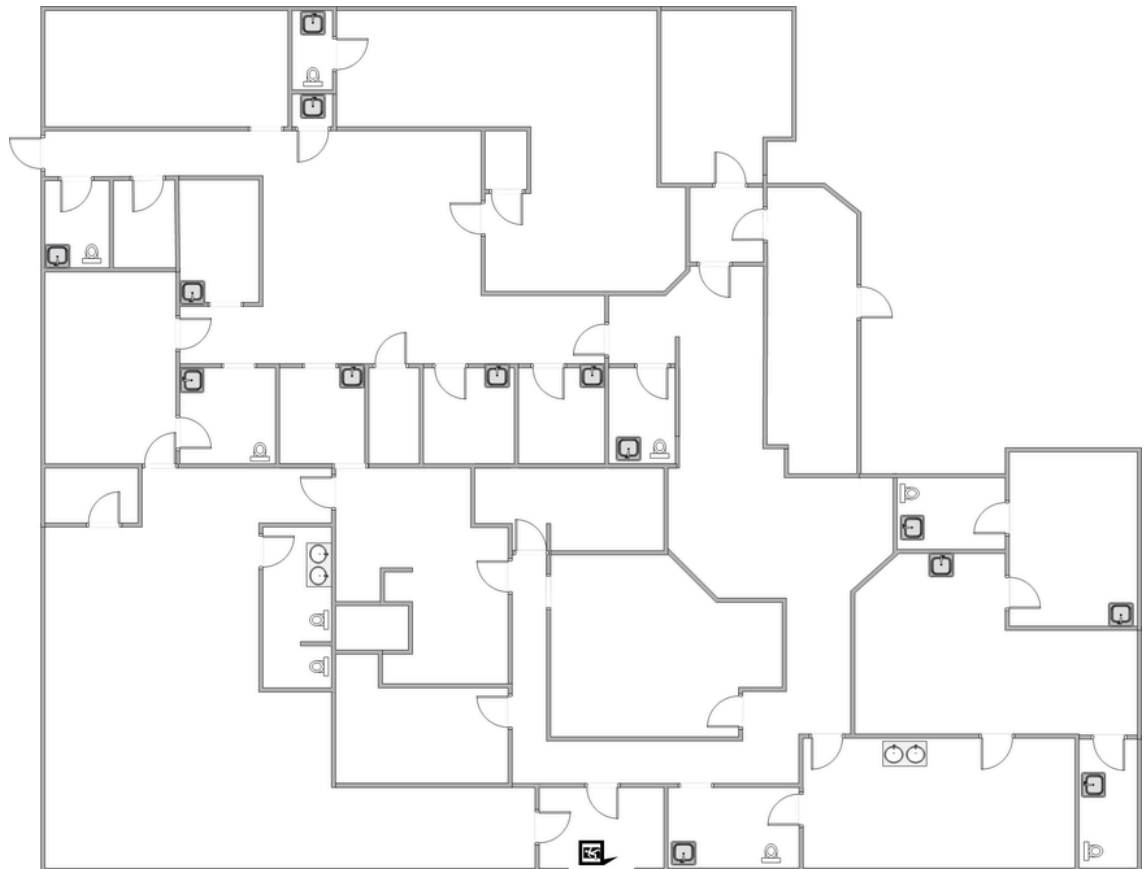
**PRICE: \$1,250,000**



# PROPERTY MAP



# FLOOR PLAN



# PHOTOS



## CONTACT

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