

FOR LEASE

THE RAILYARD MIXED-USE DEVELOPMENT

608 E HICKORY ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

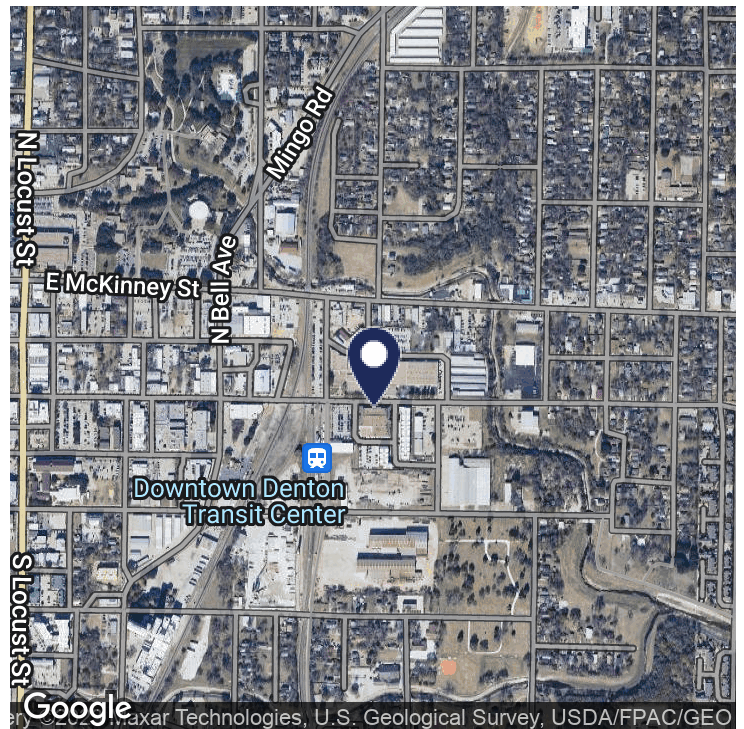
Unique Building with Restaurant Anchor
Fully Finished out Office Space Available

LOCATION DESCRIPTION

Adjacent to DCTA Transit Station and 300-Unit Multi-Family Project
On the Edge of Booming Downtown Denton
Great Vehicle Counts and Foot Traffic

OFFERING SUMMARY

Lease Rate:	\$14.00 - 18.00 SF/yr (NNN)
Available SF:	1,539 - 3,796 SF
Lot Size:	
Building Size:	28,330 SF



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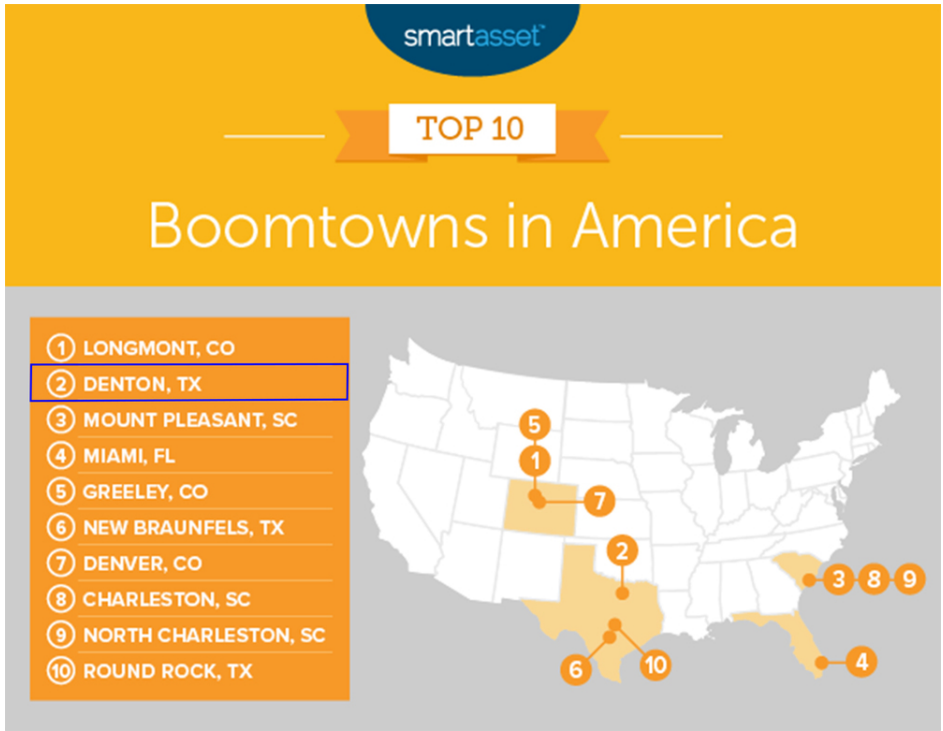
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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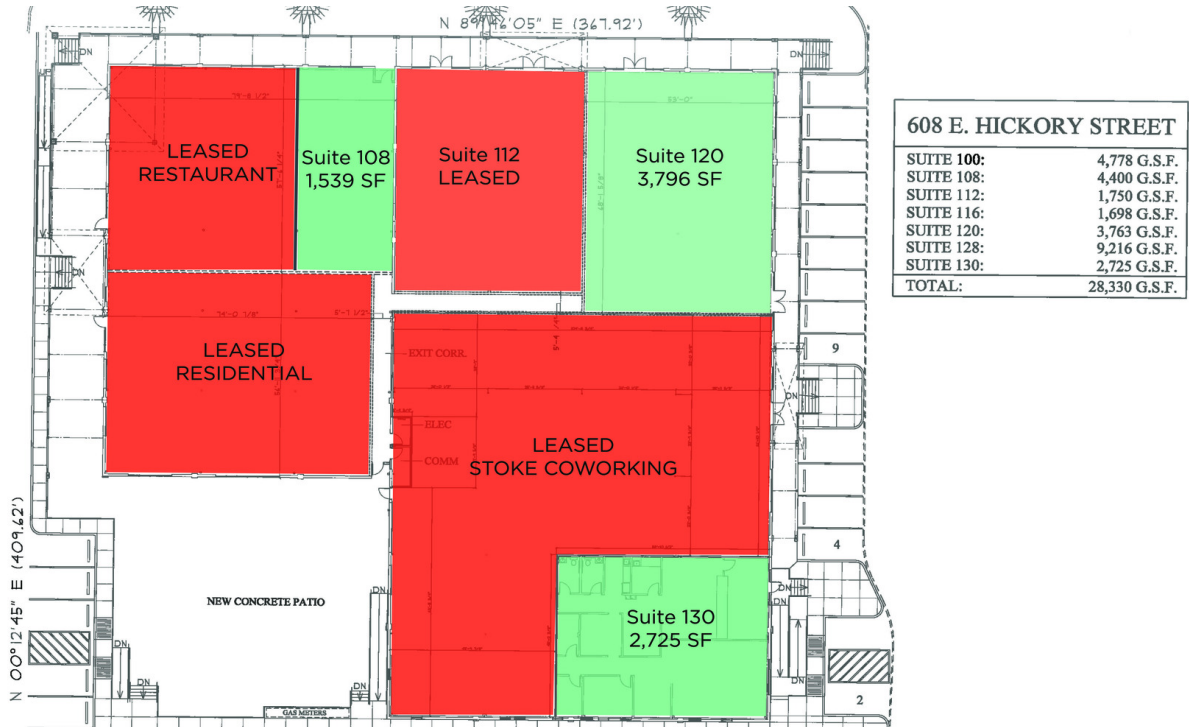
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LEASE TYPE NNN | **TOTAL SPACE** 1,539 - 3,796 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$14.00 - \$18.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	1,539 SF	NNN	\$18.00 SF/yr	Finished Out Open Concept
Suite 120	Available	3,796 SF	NNN	\$18.00 SF/yr	Finished Out Office Space
Suite 130	Available	2,725 SF	NNN	\$14.00 SF/yr	Finished Out Office Space

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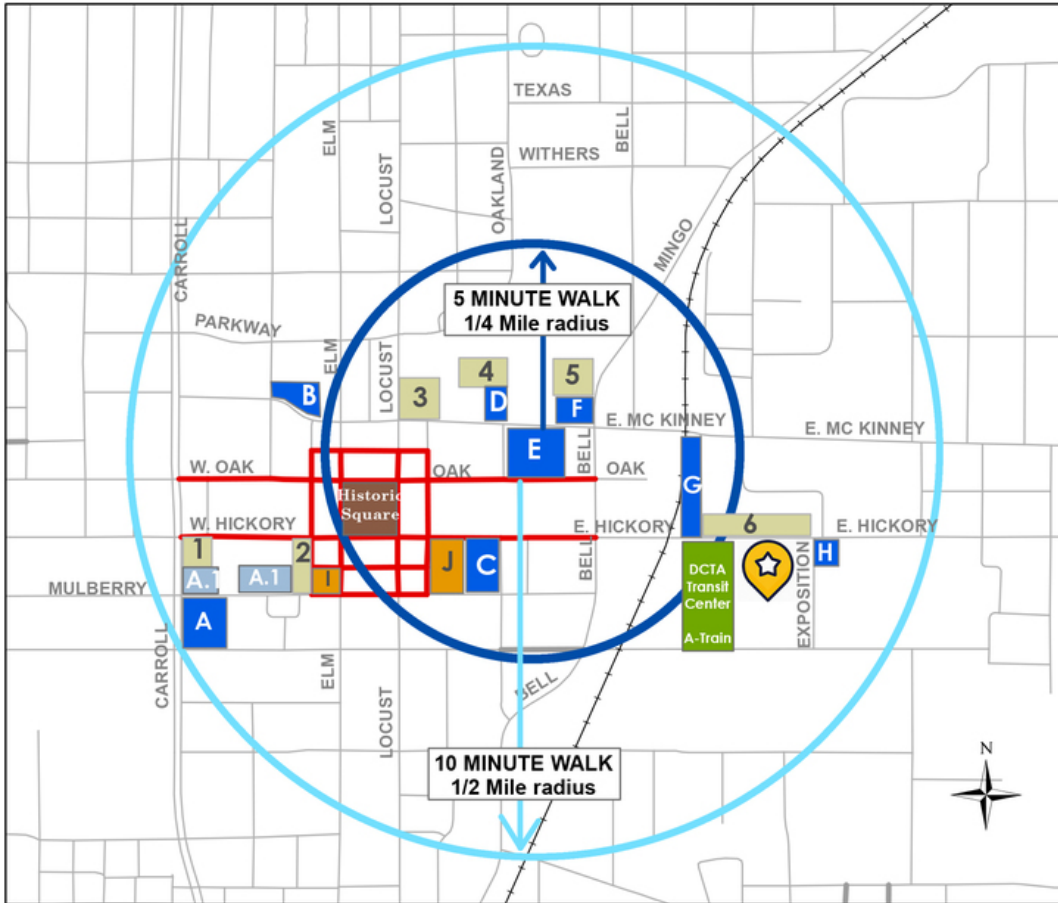
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Denton Downtown Public Parking



LEGEND

- DCTA TRANSIT CENTER
A-Train/Bus Depot
- HISTORIC COURTHOUSE
ON THE SQUARE
- GOVERNMENT OFFICES
1. JOSEPH A. CARROLL
2. DEVELOPMENT SERVICES
3. U.S. POST OFFICE
4. CITY HALL
5. CIVIC CENTER
6. CITY HALL EAST/
POLICE DEPT
- TIMED STREET PARKING
2 HR LIMIT - ENFORCED
M-F 8am - 5pm

P PUBLIC PARKING LOTS WITH # AVAIL SPACES

- A. County Parking Lot
Spaces: 111
- A.1 County Carroll Courts Bldg Spaces: 75
City Development Svcs Spaces: 85
AVAILABLE AFTER 5PM &
SATURDAY/SUNDAY
- B. City Hall West Aux. Lot Spaces: 47
- C. Williams Trade Square Spaces: 102
- D. City Hall Parking Lot Spaces: 106
(back, Post Office & main entrances)
- E. McKinney/Oak/Oakland Parking
aka Former County Assessor
Spaces: 125
- F. Civic Center Parking Lot Spaces: 185
- G. City Hall East Parking Lot Spaces: 121
- H. Public Parking Lot Spaces: 117
- I. Public Lot - PAID PARKING Spaces: 42
- J. Wells Fargo - PAID PARKING
Spaces: 106

This map is a graphic representation prepared by the City of Denton Economic Development Department and is intended for use only as a reference. Data depicted here is not guaranteed for accuracy and may be subject to revision at any time without notification. A Registered Surveyor for the State of Texas was not consulted. For Survey level accuracy, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed.

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Economic Development
Published 02/18

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LOCATION INFORMATION

Building Name	The Railyard Mixed-Use Development
Street Address	608 E Hickory St
City, State, Zip	Denton, TX 76201
County/Township	Denton

BUILDING INFORMATION

Building Size	28,330 SF
Price / SF	\$14.00 - 18.00 SF/yr
Building Class	A
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Mixed Use
Property Subtype	Office, Retail, Restaurant

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Lead Certified	Yes

FREE RENT AVAILABLE

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