

FOR LEASE

THE OFFICES AT WEST HICKORY

215 W HICKORY ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

The Offices at West Hickory is Denton's newest Downtown professional office opportunity.

Located just off the beautiful Historic Downtown Denton Square, office users are within walking distance of all the Downtown Denton area offers. The property has undergone a complete interior and exterior remodel, and tenants are sure to love the "New Meets Old" look and feel.

In addition to an excellent and highly sought-after location, The Offices also benefit from a dedicated parking lot, a rarity for Downtown properties. Class A finish-outs and wide range of suite sizes are well suited for various professional uses.



OFFERING SUMMARY

Lease Rate:	See Available Spaces
Available SF:	403 - 2,744 SF
Building Size:	22,407 SF

GREG JOHNSON

940.381.2220
gjohnson@v-re.com

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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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	2,744 SF	NNN	\$18.00 SF/yr	4 Private Offices, Reception, Conference Room
B102	Available	1,178 SF	NNN	\$14.65 SF/yr	Executive Suite
B110	Available	403 SF	NNN	\$14.95 SF/yr	Executive Suite
B111	Available	1,238 SF	NNN	\$14.65 SF/yr	Executive Suite

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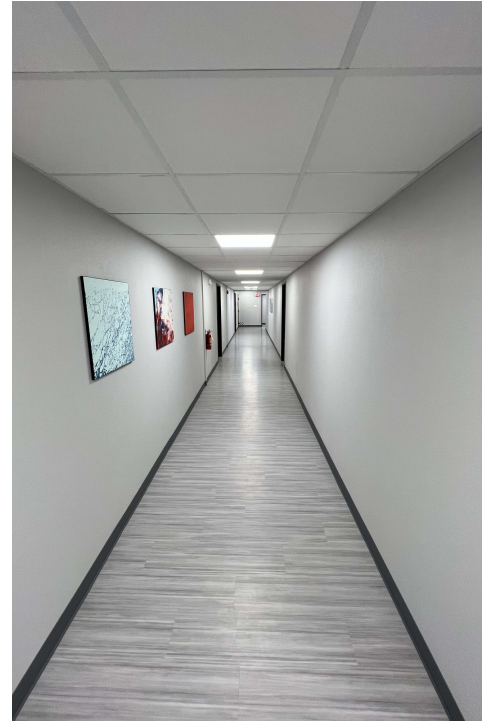
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LOCATION INFORMATION

Building Name	The Offices at West Hickory
Street Address	215 W Hickory St
City, State, Zip	Denton, TX 76201
County/Township	Denton

BUILDING INFORMATION

Building Size	22,407 SF
Building Class	A
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
<i>Disclaimer: Images Depicted Are Not Actual Photos Of Property</i>	
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

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

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