



PLAINSCAPITAL BANK BUILDING

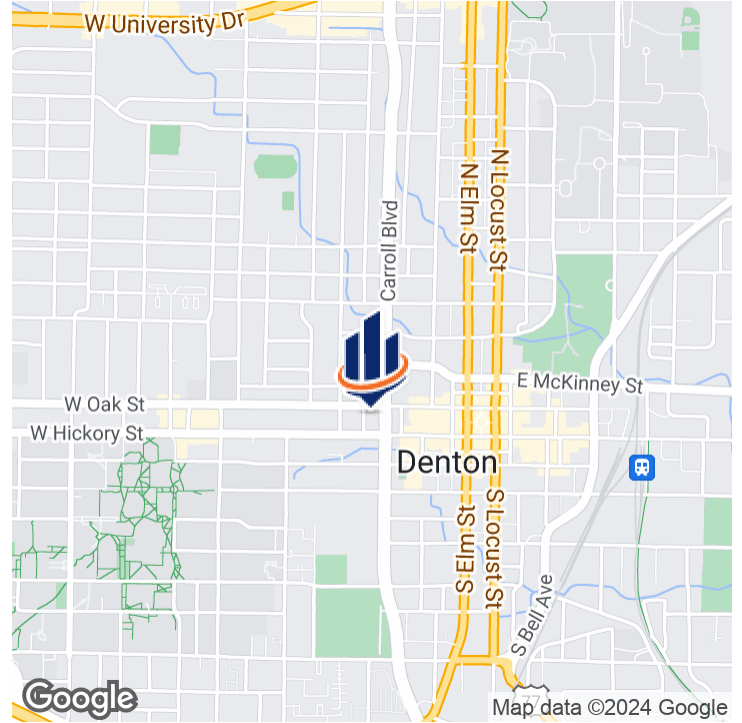
513 W OAK ST
DENTON, TX 76201

Nathan Tune
O: 940.381.2220
nathan.tune@svn.com

Kris Smith
O: 940.381.2220
kris.smith@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	22.50 SF/yr (NNN)
Building Size:	10,140 SF
Available SF:	130 SF - 2,562 SF
Lot Size:	0.75 Acres

PROPERTY OVERVIEW

Under Renovation - Lease space is expected to be delivered Q2 2024! Office/Retail Space available on the ground floor adjacent to PlainsCapital Bank and Executive Office Suites available in the Basement.

Lease Spaces



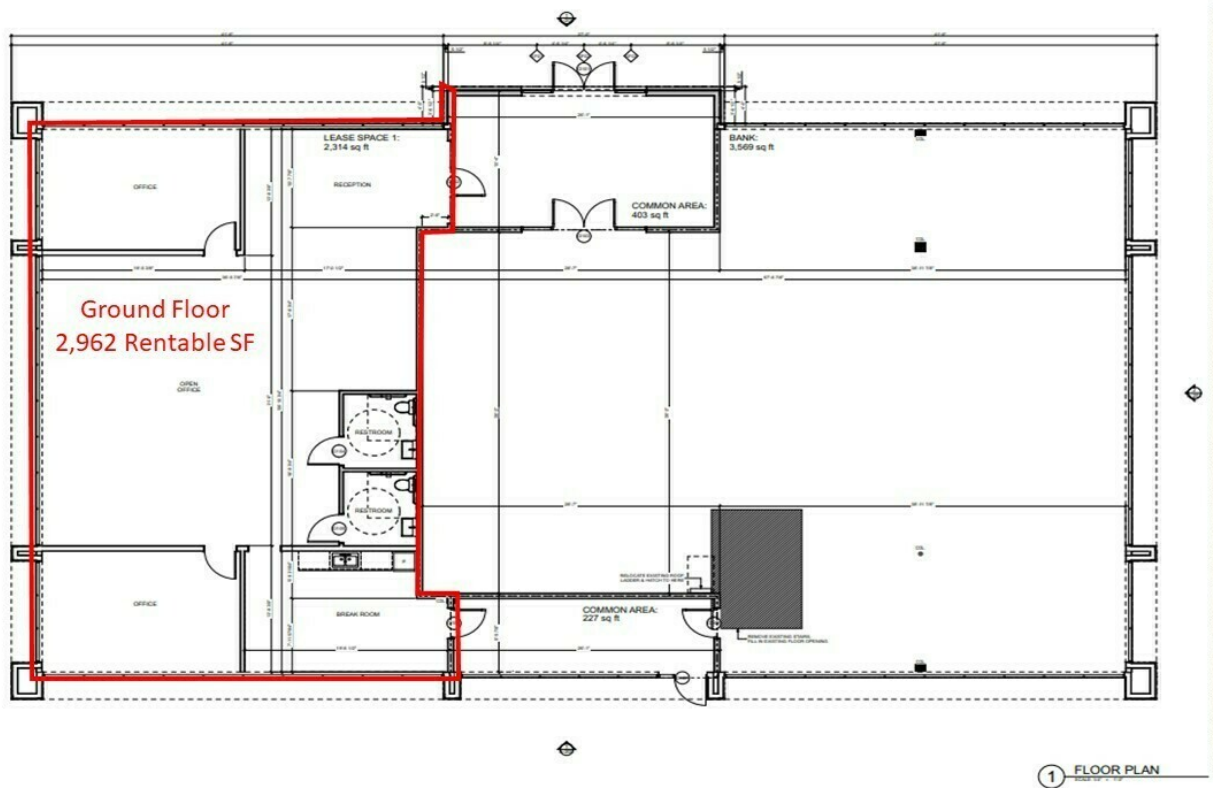
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,562 SF	Lease Rate:	\$22.50 SF/yr

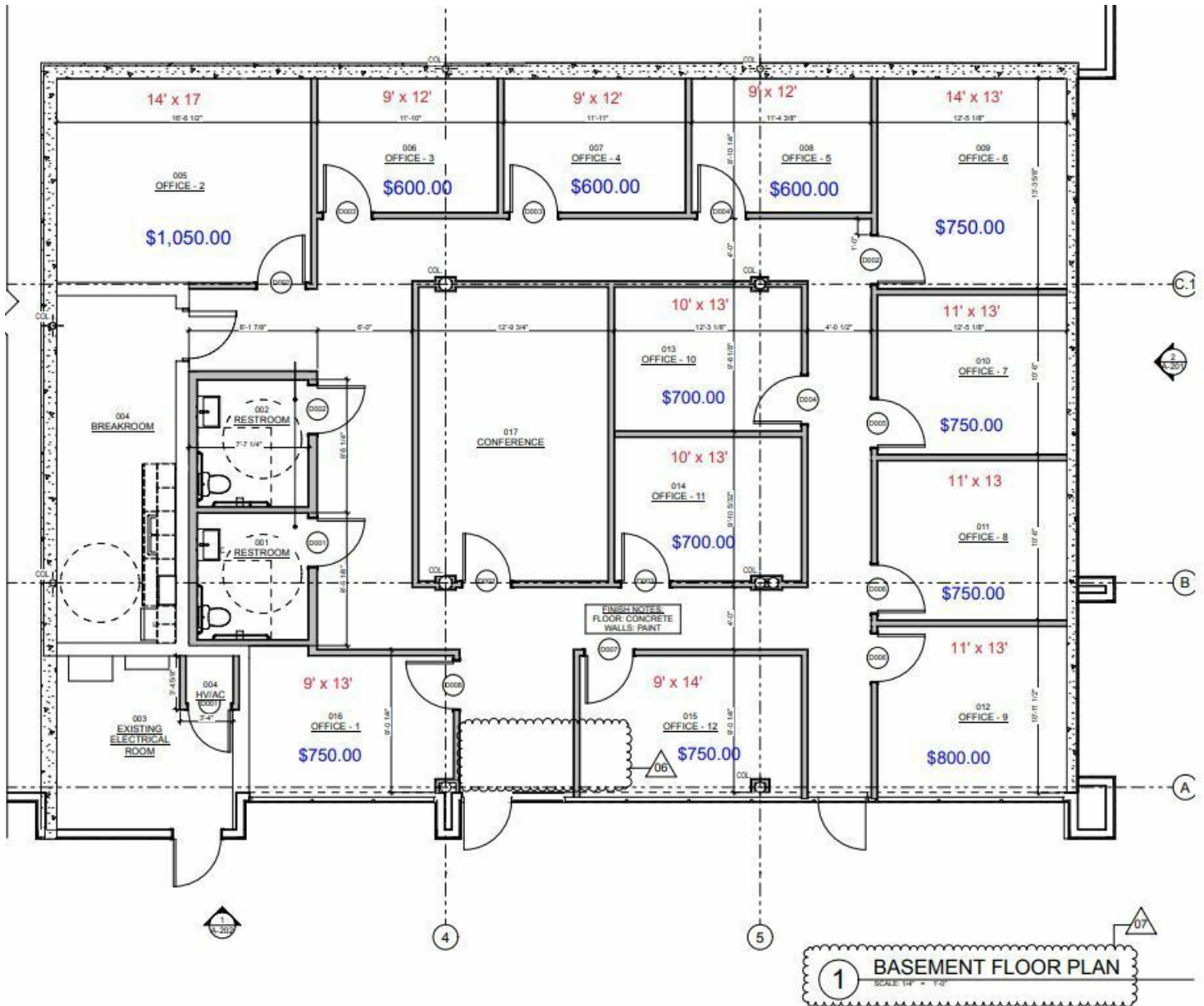
AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	2,562 SF	NNN	\$22.50 SF/yr	-
Suite 300	Available	2,967 SF	NNN	\$14.00 SF/yr	-

Ground Floor Plan



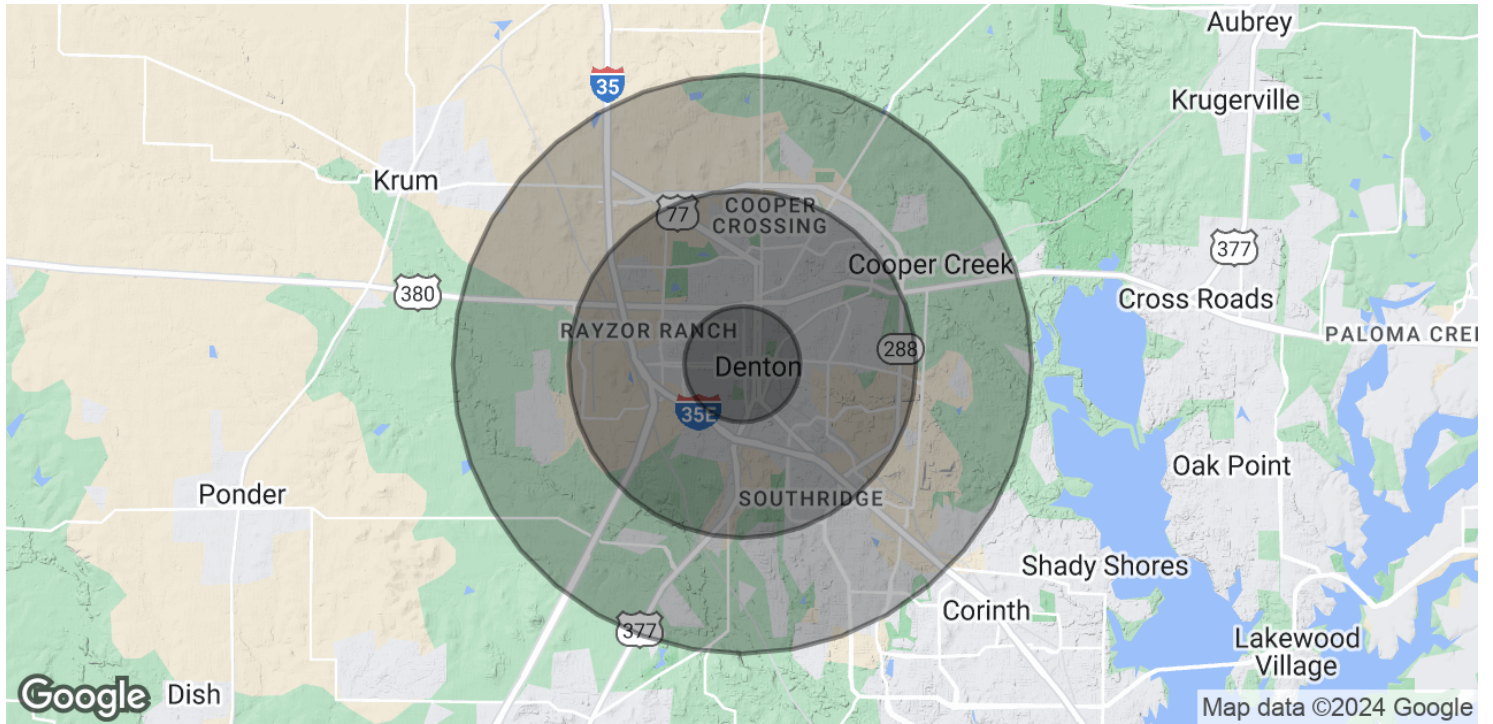
Executive Suites Floor Plan



Additional Photos



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,070	92,237	133,577
Average Age	30	34	35
Average Age (Male)	30	34	34
Average Age (Female)	30	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,598	38,174	52,680
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$52,431	\$74,641	\$88,223
Average House Value	\$338,974	\$357,472	\$356,444

Demographics data derived from AlphaMap