

LEASE

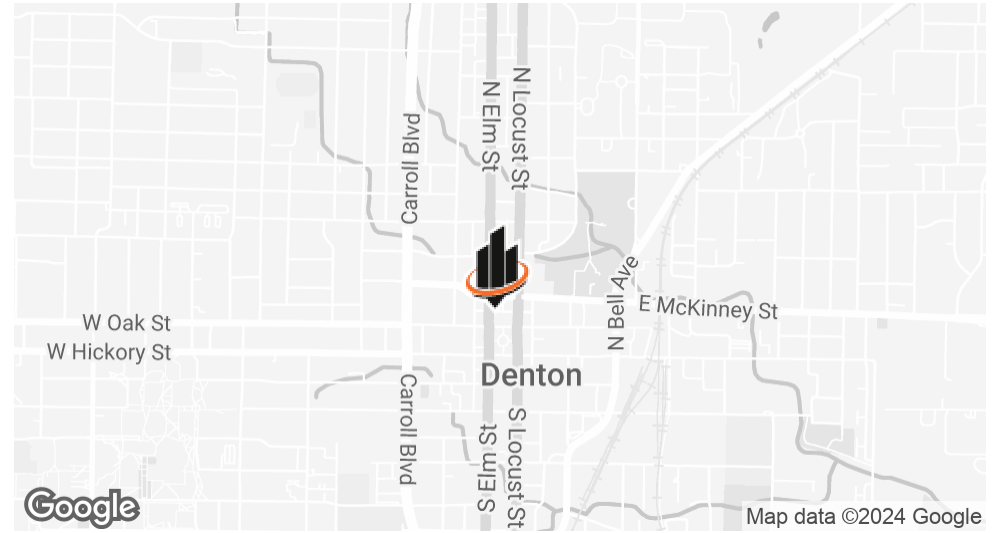
116 W Oak St

116 W OAK ST
Denton, TX 76201

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NNN)
AVAILABLE SF:	3,000 SF
BUILDING SIZE:	6,000 SF

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 116 W Oak St, Denton, TX. Under new ownership, this property is undergoing an extensive and transformative renovation. Boasting modern updates and enhancements, the property offers a stylish and functional space ideal for a variety of businesses. Additionally, a remarkable feature includes a 3,000 SF finished basement at no additional cost, providing ample room for expansion or specialized usage.

LOCATION DESCRIPTION

Discover the vibrant atmosphere of Denton, TX, where the energy of a college town and the charm of historic downtown combine. Located in the heart of Denton, this prime retail opportunity offers a bustling environment surrounded by eclectic shops, local eateries, and entertainment venues. Just steps away, explore popular attractions like the Denton County Courthouse-on-the-Square, the Campus Theatre, and the quirky boutiques along the Denton Square.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE: NNN

LEASE TERM: Negotiable

TOTAL SPACE: 3,000 SF

LEASE RATE: \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	3,000 SF	NNN	\$19.00 SF/yr	-

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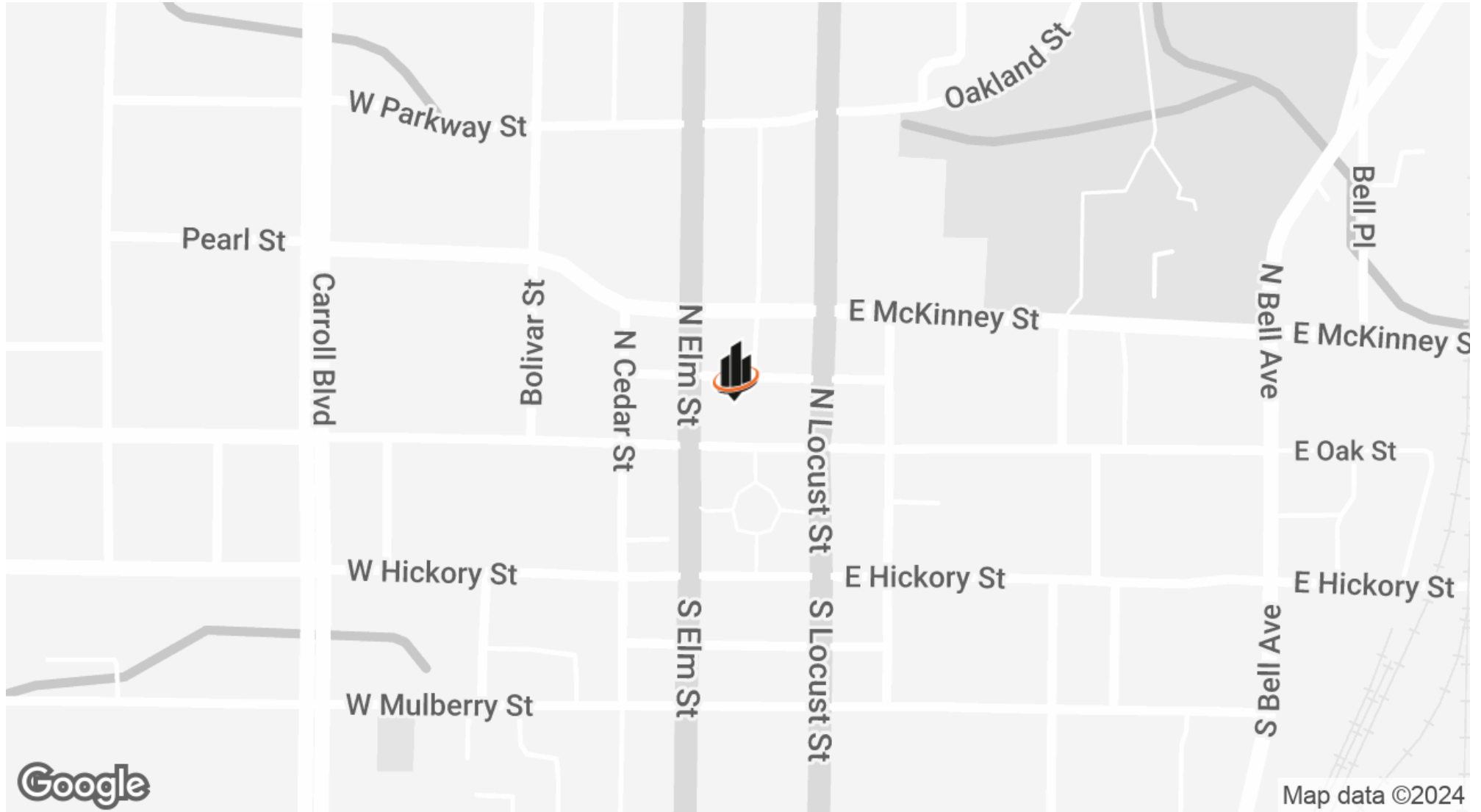
ADDITIONAL PHOTOS



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116 W OAK ST | Denton, TX 76201

LOCATION MAP



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