

FOR LEASE

THE RUSSELL NEWMAN BUILDING

314 E HICKORY ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

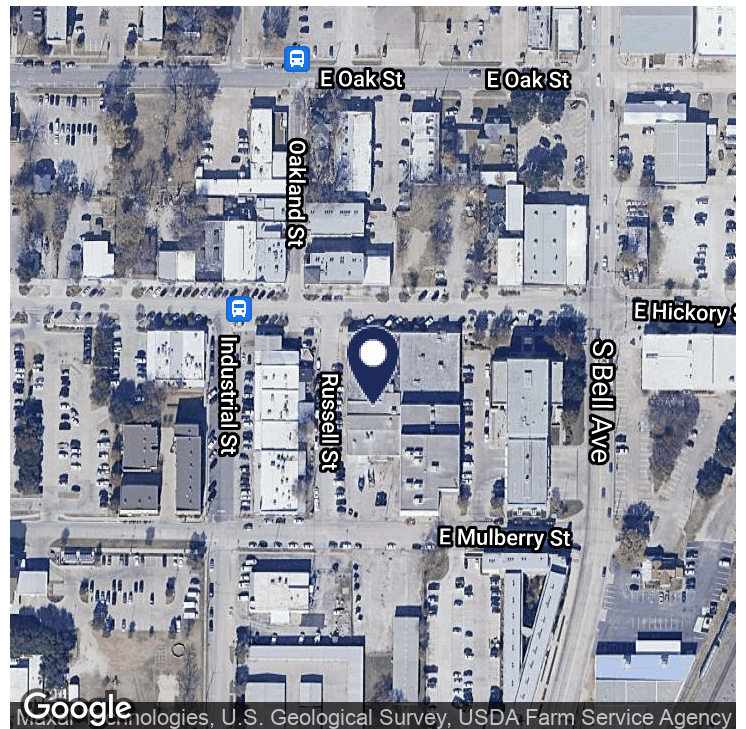
Newly Remodeled
Varied Suite Sizes Available
Incredible Patio Space on Second Floor

LOCATION DESCRIPTION

Located in the heart of Downtown Denton
Surrounded by local restaurants and retailers
Area of high pedestrian and vehicular traffic

OFFERING SUMMARY

Lease Rate:	\$20.00 - 22.00 SF/yr (NNN)
Available SF:	1,872 - 5,475 SF
Lot Size:	
Building Size:	36,938 SF



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

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LEASE TYPE | NNN **TOTAL SPACE** | 1,752 - 3,603 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$20.00 - \$22.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
LEASED	-	3,172 SF	NNN	\$22.00 SF/yr	Great Co-Tenant
Suite 101	Available	3,603 SF	NNN	\$22.00 SF/yr	Shell Space
Suite 201	Available	1,872 SF	NNN	\$22.00 SF/yr	Shell Space
LEASED	Boutique	1,632 SF	NNN	Leased	Great Co-Tenant
Suite 111	Available	1,752 SF	NNN	\$20.00 SF/yr	Shell Space
LEASED	-	2,030 SF	NNN	LEASED	Great Co-Tenant
LEASED	Axe Throwing	2,697 SF	NNN	Leased	Great Co-Tenant
LEASED	Bar	2,697 SF	NNN	LEASED	Great Co-Tenant

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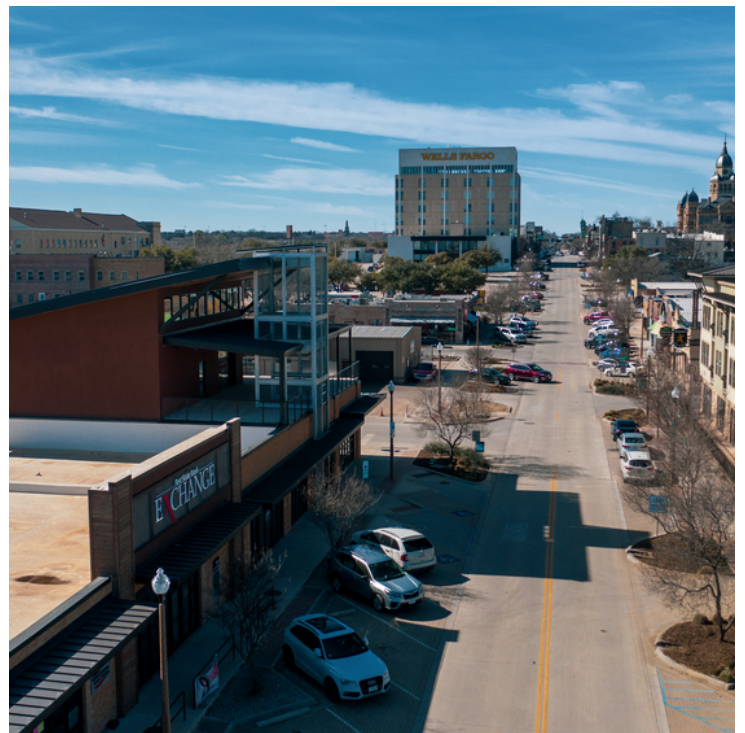
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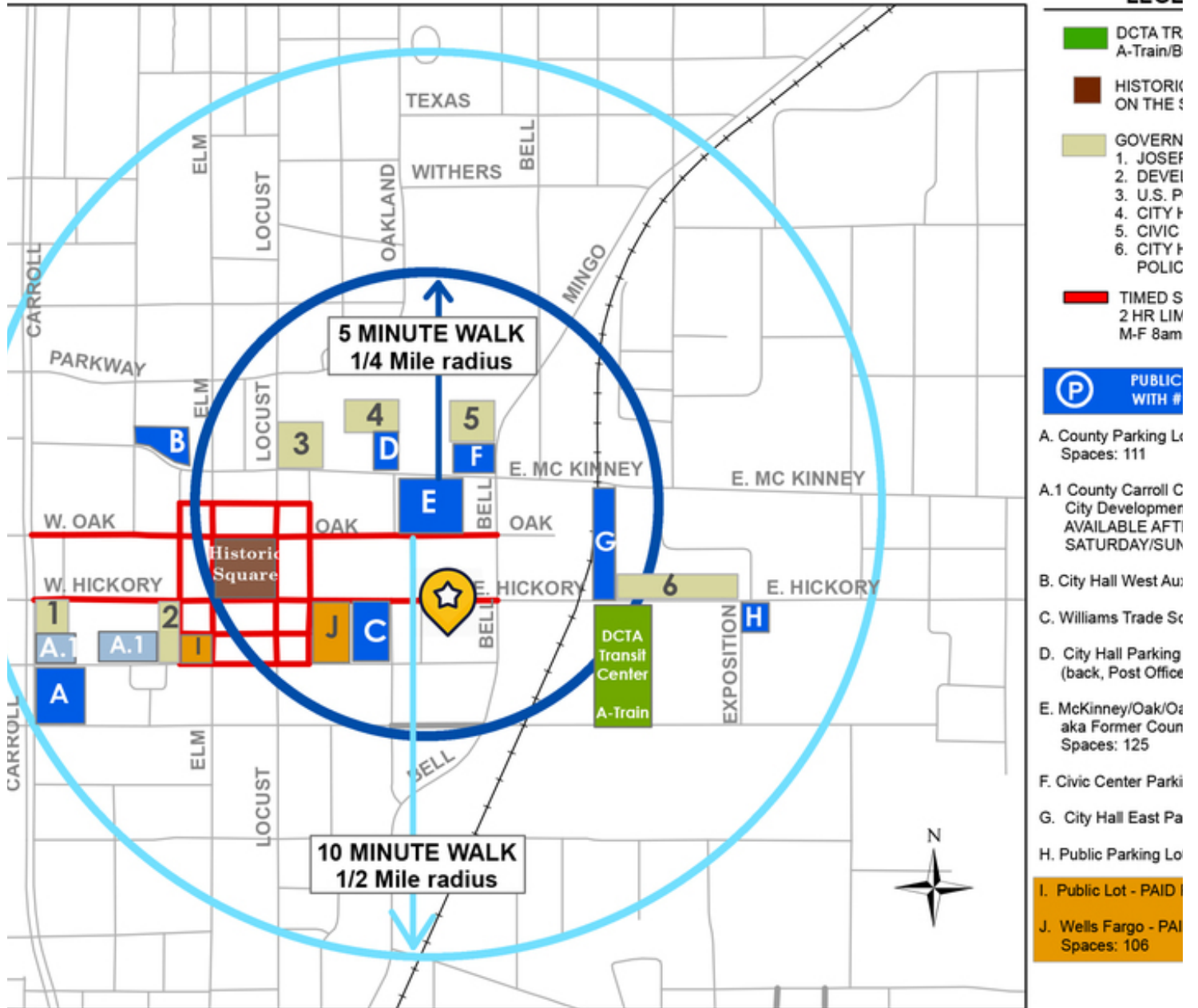
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Denton Downtown Public Parking



Information 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 change without notice. 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 must be performed.

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LOCATION INFORMATION

Building Name	The Russell Newman Building
Street Address	314 E Hickory St
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Mixed Use
Property Subtype	Retail / Restaurant / Office

BUILDING INFORMATION

Building Size	36,938 SF
Price / SF	\$20.00 - 22.00 SF/yr
Building Class	A
Load Factor	Yes

FREE RENT AVAILABLE

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