



400 W. Oak St., Denton, TX
DOWNTOWN OFFICE

Glen Farris
(940) 381-2220
gfarris@v-re.com

Greg Johnson
(940) 381-2220
gjohnson@v-re.com



Property Information

SF

2nd Floor
201 - 2,043.4 SF

3rd Floor
302 - 6,442.98 SF (will divide)
303 - 536.86 SF

Price

\$17.00 - \$22.00 + NNN

Area

This is in an area of high traffic volume.
In close proximity to the booming
Downtown Denton Square

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VERUS Advisors
319 W. Oak St., Denton, TX 76201
(940) 381-2220

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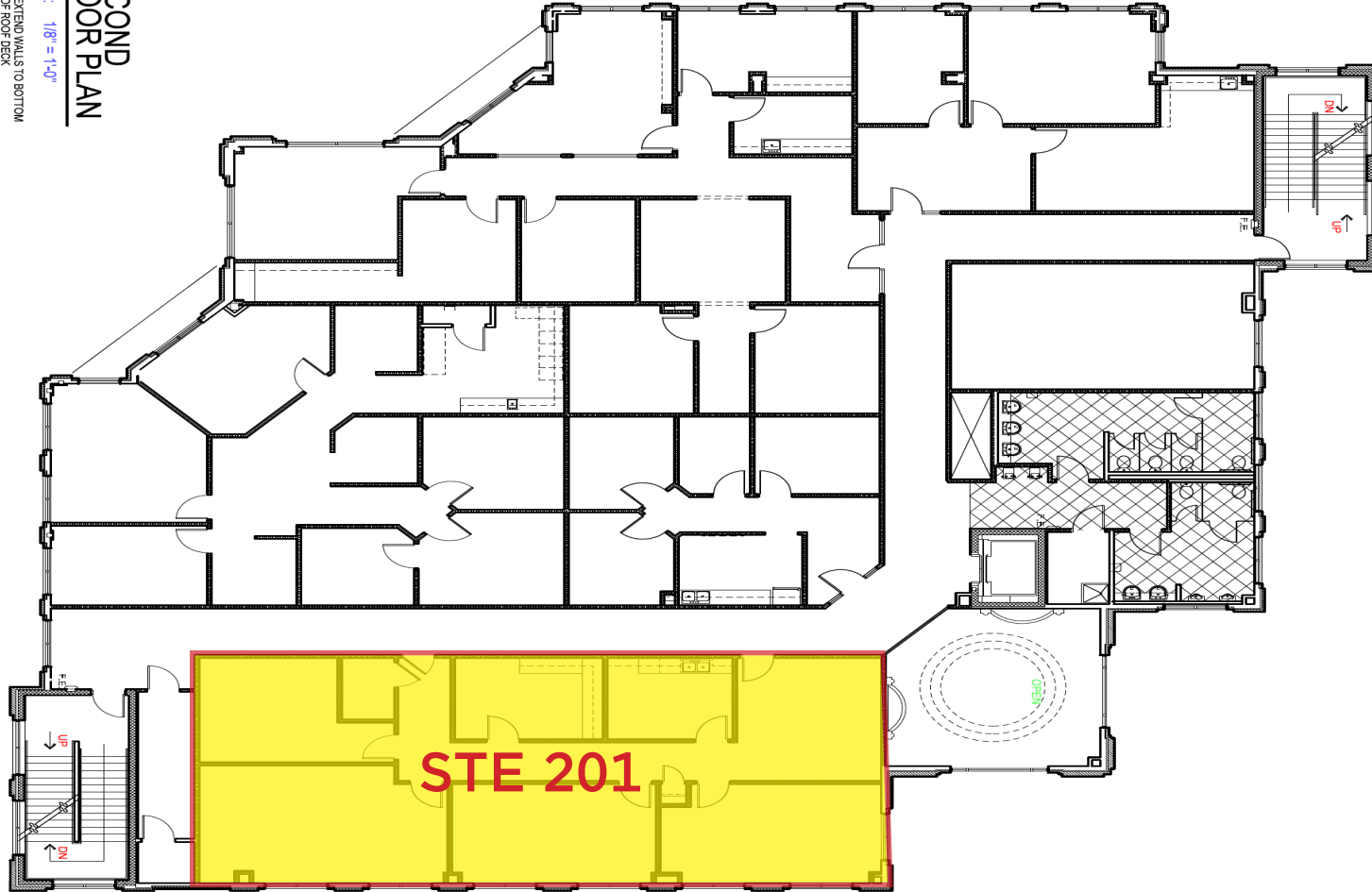
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2ND FLOOR

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
EXTEND WALLS TO BOTTOM OF ROOF DECK
8" CMU BLOCK WALLS W/ REINFORCING



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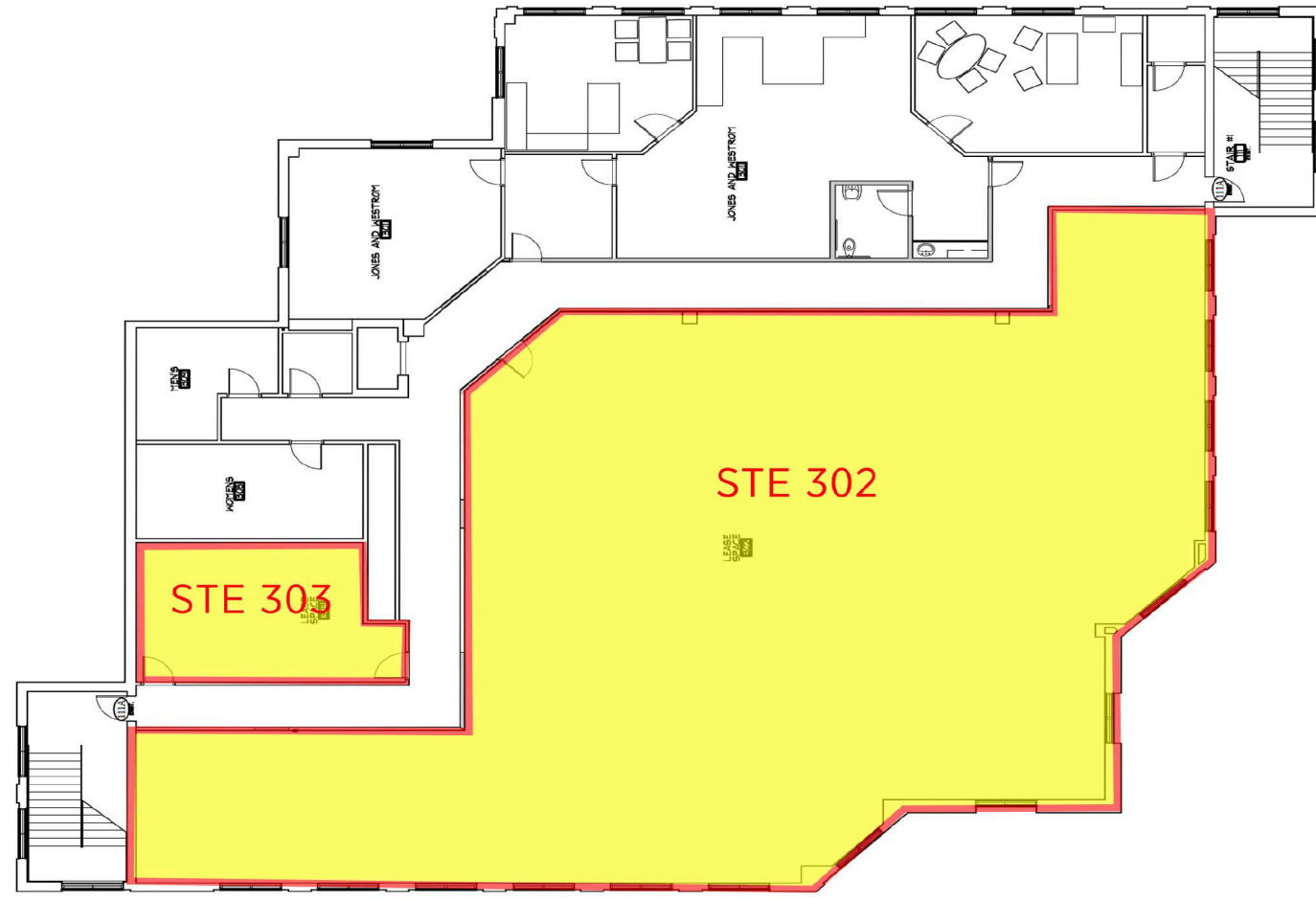
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3RD FLOOR



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INFORMATION



| | |
|-------------------|--|
| SITE ADDRESS: | 400 W. Oak St., Denton, TX 76201 |
| COUNTY: | Denton |
| TYPE: | Class A Office Space |
| AVAILABLE OFFICE: | STE 201 2,043.4 SF STE 302 6,442.98 SF (will divide) STE 303 536.86 SF |
| BUILDING GROSS: | +/- 31,398 SF |
| LAND SIZE: | 1.284 AC |
| ZONING: | DC-G |
| YEAR BUILT: | 2003 |
| FRONTAGE: | Carroll Blvd. & W. Oak St. |
| PARKING SPACES: | 8 Spaces |
| ADA: | Yes |
| ASKING RATE: | \$17.00 - \$22.00 |
| LEASE TYPE: | NNN |

INFORMATION ABOUT BROKERAGE SERVICES LINK

<https://www.trec.texas.gov/forms/informationaboutbrokerage-services>

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