

**LEASE**

## The Railyard Mixed-Use Development

**608 E HICKORY ST**

Denton, TX 76201

---

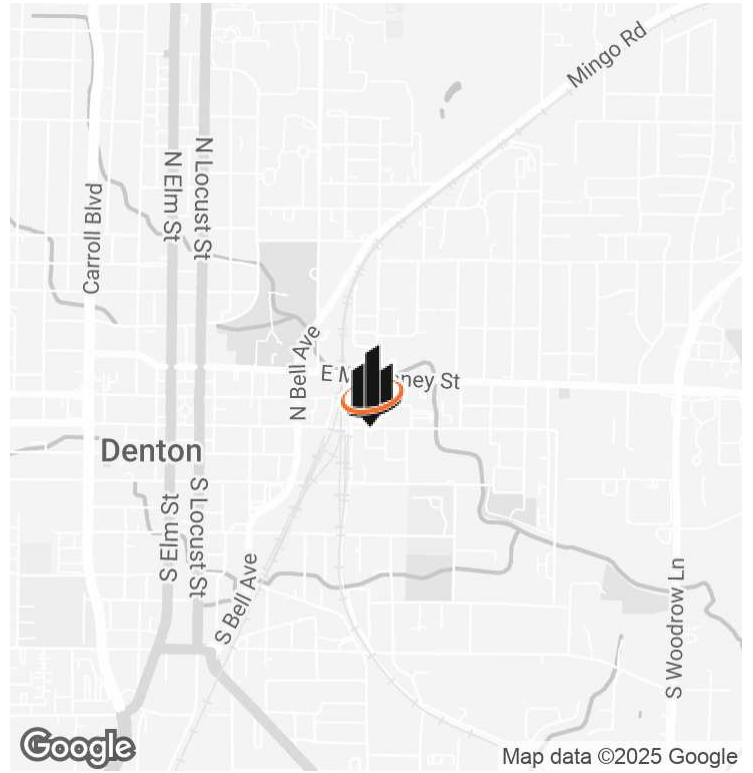
**PRESENTED BY:**

**KRIS SMITH**

O: 940.381.2220

kris.smith@svn.com

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Unique building with a restaurant anchor. 3,369 SF of second-gen restaurant space is available. Downtown Denton has two major college campuses within a 2-mile radius of the property. UNT and TWU bring a great mix of arts and music to the Downtown area.

Come see the perfect commercial space at 608 E Hickory St, Denton, TX. This contemporary property boasts a prime downtown location, ensuring excellent visibility and accessibility. The interior features a striking modern design with an open floor plan designed for versatility and productivity. Natural light floods the space, creating an inviting atmosphere for both clients and employees. Plus, seize every branding opportunity with great signage options. Don't miss this chance to set your business apart in this thriving area close to local amenities and businesses.

## LOCATION OVERVIEW

This property is adjacent to the DCTA transit station and 300-unit Multi-Family project. On the edge of booming Downtown Denton great vehicle counts and foot traffic.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call for pricing
<b>AVAILABLE SF:</b>	1,539 - 3,369 SF
<b>BUILDING SIZE:</b>	28,330 SF

**KRIS SMITH**  
O: 940.381.2220  
kris.smith@svn.com

## ADDITIONAL PHOTOS



**KRIS SMITH**  
O: 940.381.2220  
kris.smith@svn.com

# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,539 - 3,369 SF	<b>LEASE RATE:</b>	Call for pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,369 SF	NNN	Call for pricing	Second-gen Restaurant
Suite 108	Available	1,539 SF	NNN	Call for pricing	Finished Out Open Concept
Suite 130	Available	2,725 SF	NNN	Call for pricing	Finished Out Office Space

**KRIS SMITH**  
 O: 940.381.2220  
 kris.smith@svn.com

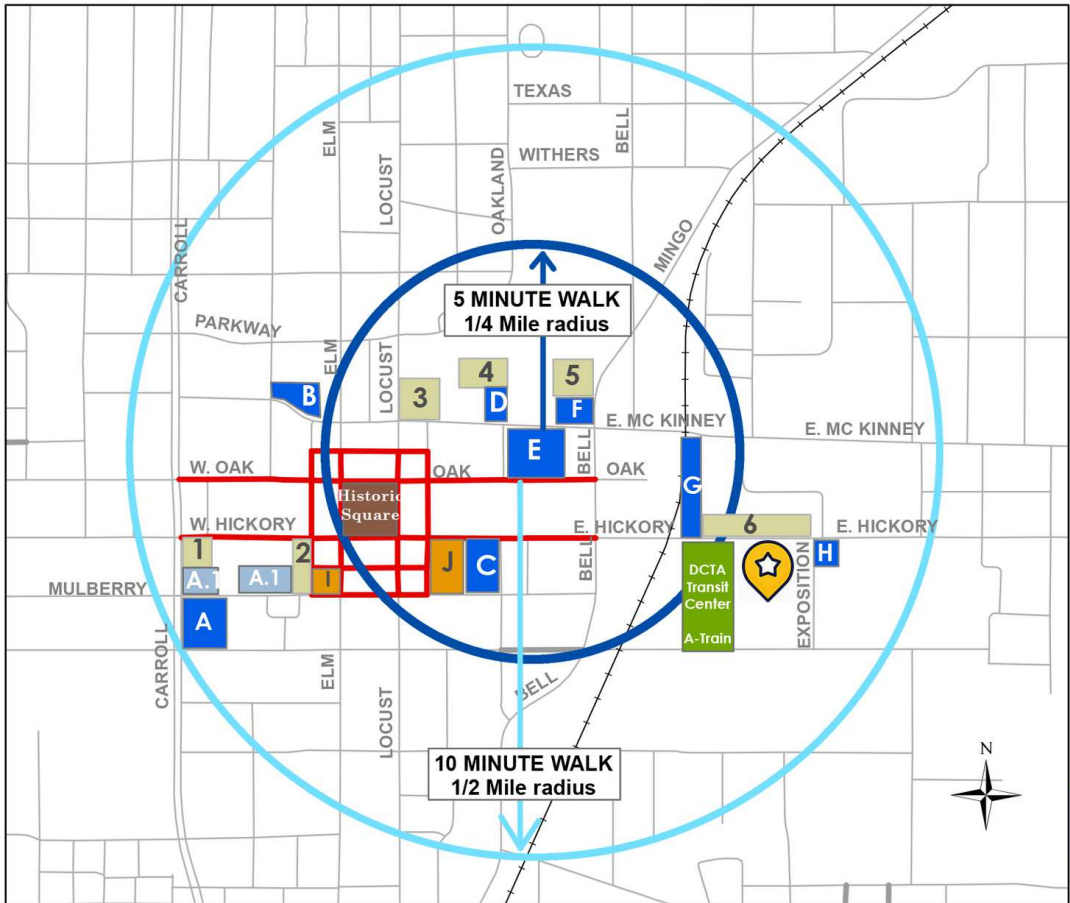
## ADDITIONAL PHOTOS



**KRIS SMITH**  
O: 940.381.2220  
kris.smith@svn.com

# DOWNTOWN PUBLIC PARKING MAP

## Denton Downtown Public Parking



### LEGEND

- DCTA TRANSIT CENTER  
A-Train/Bus Depot
- HISTORIC COURTHOUSE  
ON THE SQUARE
- GOVERNMENT OFFICES  
1. JOSEPH A. CARROLL  
2. DEVELOPMENT SERVICES  
3. U.S. POST OFFICE  
4. CITY HALL  
5. CIVIC CENTER  
6. CITY HALL EAST/  
POLICE DEPT
- TIMED STREET PARKING  
2 HR LIMIT - ENFORCED  
M-F 8am - 5pm

### P PUBLIC PARKING LOTS WITH # AVAIL SPACES

- A. County Parking Lot  
Spaces: 111
- A.1 County Carroll Courts Bldg Spaces: 75  
City Development Svcs Spaces: 85  
AVAILABLE AFTER 5PM &  
SATURDAY/SUNDAY
- B. City Hall West Aux. Lot Spaces: 47
- C. Williams Trade Square Spaces: 102
- D. City Hall Parking Lot Spaces: 106  
(back, Post Office & main entrances)
- E. McKinney/Oak/Oakland Parking  
aka Former County Assessor  
Spaces: 125
- F. Civic Center Parking Lot Spaces: 185
- G. City Hall East Parking Lot Spaces: 121
- H. Public Parking Lot Spaces: 117
- I. Public Lot - PAID PARKING Spaces: 42
- J. Wells Fargo - PAID PARKING  
Spaces: 106

This map is a graphic representation 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 revision at any time without notification. 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 would have to be performed.

City of Denton  
ADA/EQE/ADEA  
TDD (800) 735-289  
(940) 349-7774  
www.cityofdenton.com  
Economic Development  
Published 02/18

**KRIS SMITH**  
O: 940.381.2220  
kris.smith@svn.com