



**LEASE**

# Medical Office by THR Denton Hospital

**319 N BONNIE BRAE STREET**

Denton, TX 76201

**PRESENTED BY:**

**BRYSON HUDGENS**

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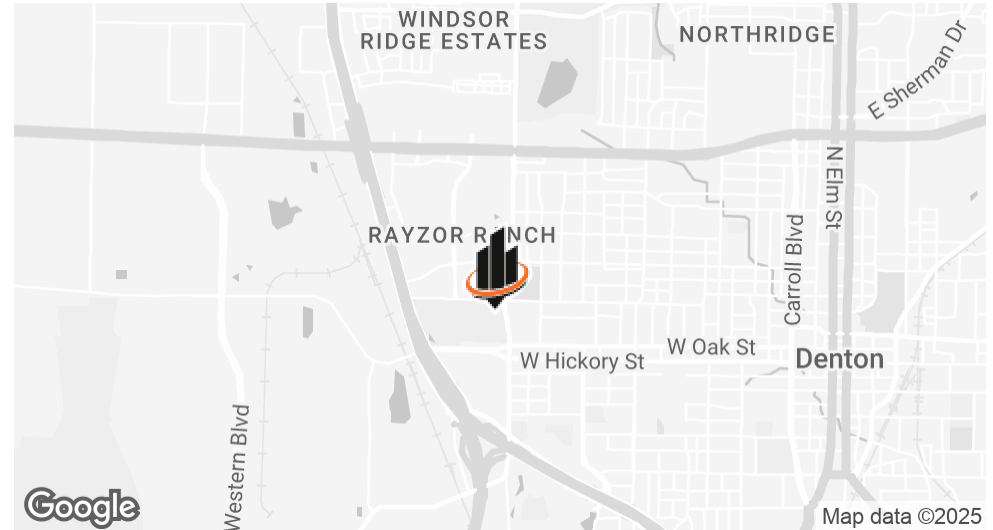
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**KRIS SMITH**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call for Pricing
<b>AVAILABLE SF:</b>	4,494 SF
<b>LOT SIZE:</b>	0.69 Acres
<b>BUILDING SIZE:</b>	4,494 SF

## PROPERTY DESCRIPTION

The Subject property is a +/- 4,494 SF Medical Office. The expansive THR Denton Hospital Campus and surrounding Medical Buildings make this a prime location for a variety of Medical uses.

## LOCATION DESCRIPTION

Rare opportunity to occupy a property adjacent to the THR-Denton Hospital Campus. With over 890 employees and a medical staff of more than 300, this 272,538 SF hospital is licensed for 255 beds. The campus also includes a 215,000 SF Center for Women, a 19,000 SF Ambulatory Surgery Center, as well as several on campus MOB. The subject property is located on Bonnie Brae between W Oak and Scripture streets, offering quick access to I-35.

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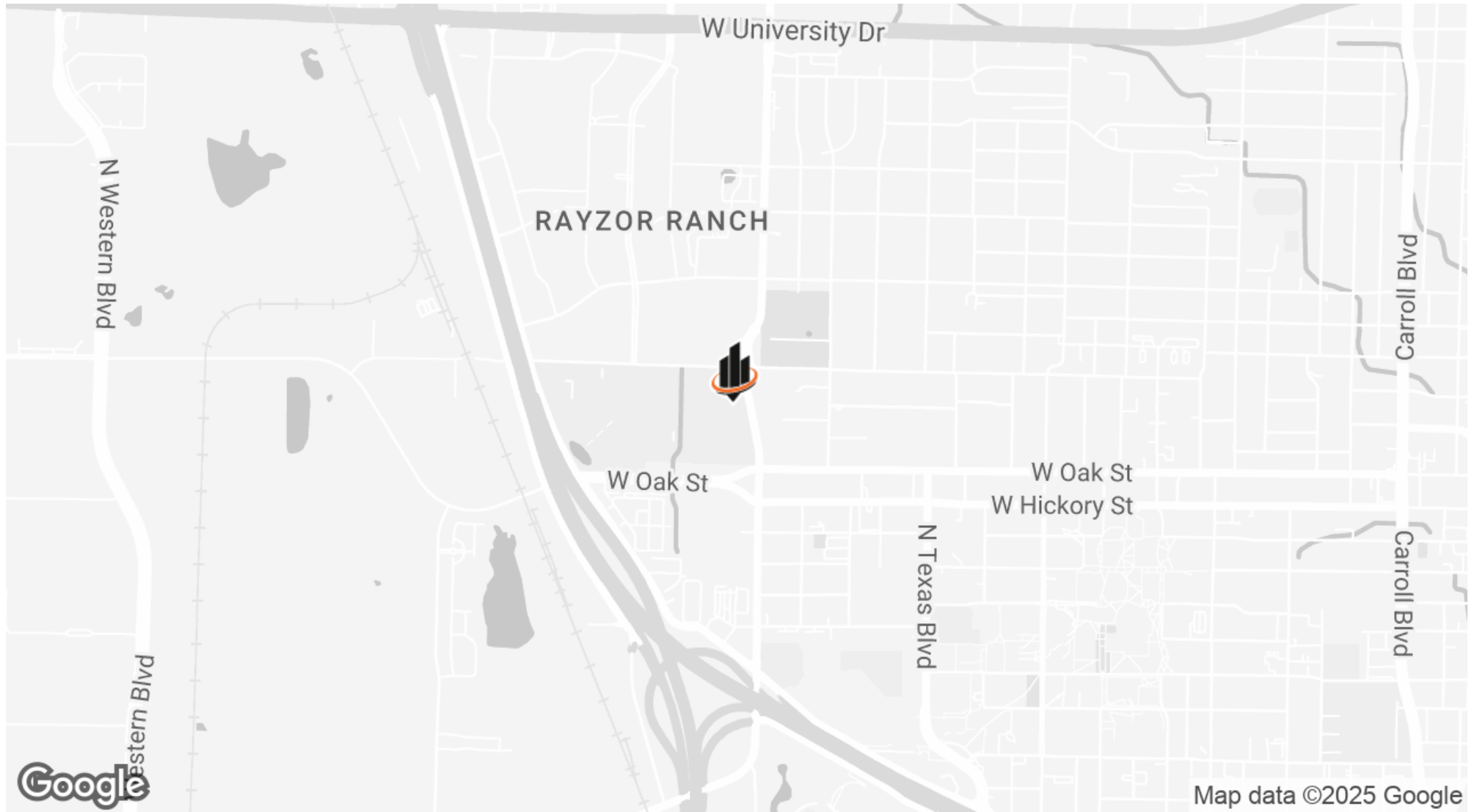
# ADDITIONAL PHOTOS



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# LOCATION MAP



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