

FOR LEASE

SCRIPTURE OFFICE PARK

1614 SCRIPTURE, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

This is an area of high traffic volume. Close proximity to Texas Health Presbyterian Hospital, Medical City Denton, Medical Offices and Denton Central Business District.

PROPERTY HIGHLIGHTS

- Newly Renovated
- Great for Medical or Office Use
- Competitive Rents
- Nearby Hospital Campus

OFFERING SUMMARY

Lease Rate:	\$20.00 - 23.00 SF/yr (NNN)
Number of Units:	3
Available SF:	503 - 2,573 SF
Lot Size:	1.37 Acres
Building Size:	19,864 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,866	22,145	39,094
Total Population	13,358	60,569	107,289
Average HH Income	\$40,342	\$45,846	\$56,347

GLEN FARRIS

940.381.2220
gfarris@v-re.com

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

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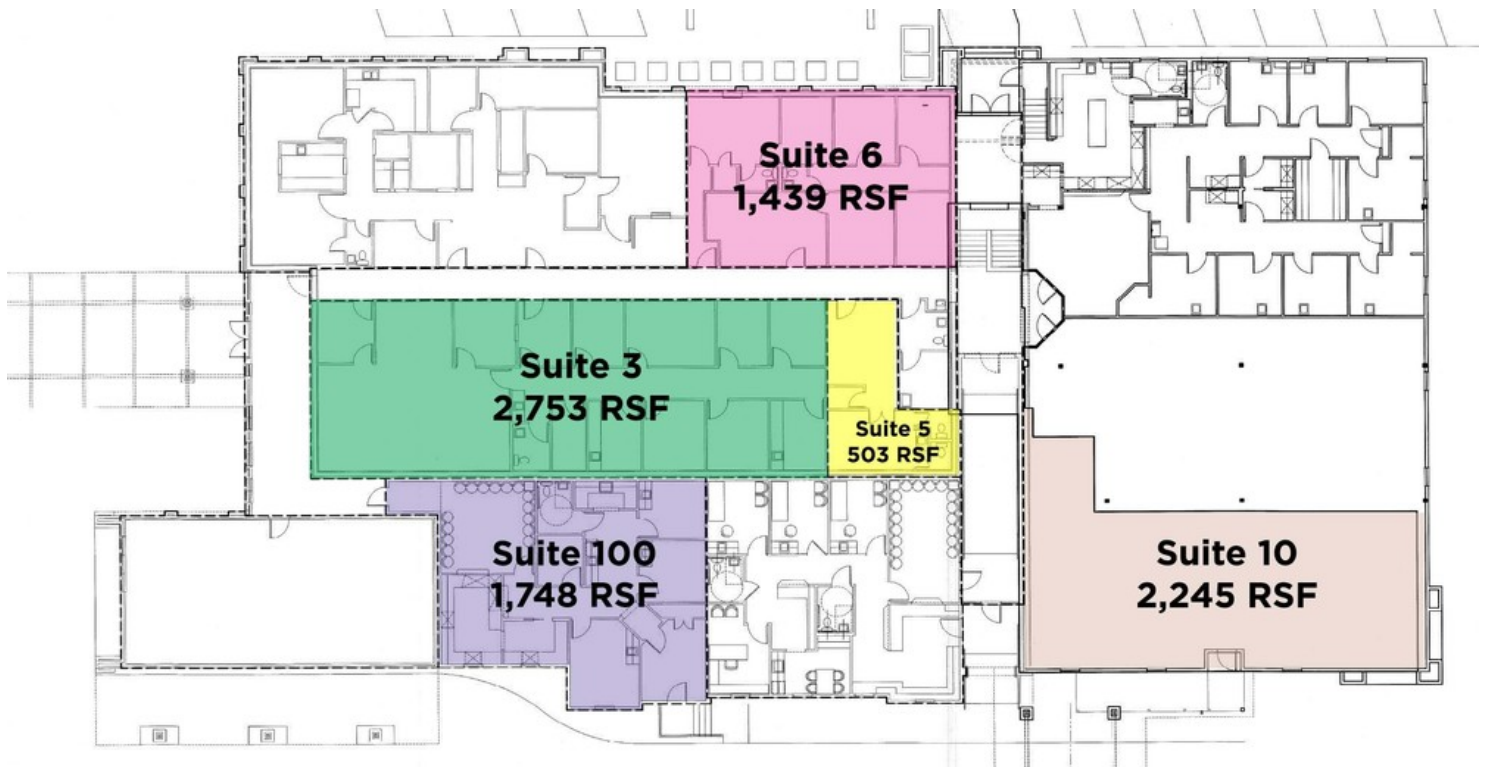
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LEASE TYPE NNN | **TOTAL SPACE** 503 - 2,573 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$20.00 - \$23.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	2,573 SF	NNN	\$22.00 SF/yr	This is a great office/medical space with a large back room with a lot of open space that would be perfect for a physical therapy room, break room or
Suite 5	Available	503 SF	NNN	\$23.00 SF/yr	A small lab with a separate restroom. Can be converted into an office. This space can be included in the lease of Suite 3.
Suite 10	Available	2,245 SF	NNN	\$20.00 SF/yr	-
Suite 6	Available	1,439 SF	NNN	\$20.00 SF/yr	-
Suite 100	Available	1,748 SF	NNN	\$20.00 SF/yr	-
Suite 9	-	2,186 SF	NNN	\$20.00 SF/yr	-

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LOCATION INFORMATION

Building Name	Scripture Office Park
Street Address	1614 Scripture
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Lot Size	1.37 Acres

BUILDING INFORMATION

Building Size	19,864 SF
Price / SF	\$20.00 - 23.00 SF/yr
Last Renovated	2019
Building Class	B
Occupancy %	75%
Tenancy	Multiple
Number Of Floors	1
Load Factor	Yes

1614
S & J
SCRIPTURE STREET
PHARMACY

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