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## PROPERTY SUMMARY

February 22, 2019

**PROPERTY:** TEASLEY OFFICE BUILDING

**LOCATION:** 3541 Teasley Lane, Denton, TX 76210

**TYPE:** Class A Office Building

**PRICE:** \$17.50/SF/Yr + Utilities + NNN

**ZONING:** Commercial – Office

**POTENTIAL USE:** Office: Medical, Professional, Business, Real Estate, Insurance, Accounting, Law

**MAPSCO:** FW 348 S

**SCHOOL DISTRICT:** Denton ISD

**SIZE:** 7,532 SF – 2 story brick garden style office building

**AVAILABLE:** 2<sup>nd</sup> Floor – 3,290 SF - Partial Floor Available - Divisible

**CONFIGURATION:** Suite 200 – Current configuration offers: Reception area, Executive offices, several offices, large open clerical work area, 2 restrooms, break room/kitchen, lots of built-ins.

**LAND:** 0.75 AC

**TRACT CONFIGURATION:** Irregular

**TOPOGRAPHY:** Level

**GROUND COVER:** Grass / shrubs

**FRONTAGE:** Teasley – FM 2181

**ACCESS:** Teasley – FM 2181

**VISIBILITY:** Excellent

**TRAFFIC:** 2012 Traffic Counts – Nearby – 11 – 14,000 VPD

**UTILITIES:** Tenant pays individually metered electric / gas. Landlord pays for water, sewer, drainage, trash – and then bills the 2 building tenants pro-rata for the water, etc. Landlord pays for yard, common area. Tenant will share utility factor with existing tenant.

**HVAC:** HVAC system serves entire 2nd floor. Tenant responsible for general maintenance, preventive maintenance / filters on a quarterly basis.

**POWER:** 110 / 220 – City of Denton Municipal Electric

**CEILING HEIGHT:** 10 – 12 ‘

**TAXES:** Tax Parcel ID R 268343 2018 \$27,186

**SIGNAGE:** Large pole sign offers space for 2<sup>nd</sup> floor tenant

**ADA:** Believed to be ADA compliant

**ELEVATOR:** Elevator for visitors to get to the 2<sup>nd</sup> floor. From the lobby area adjacent to the stairs.

**TRIPLE NETS:** \$5.46/SF/Yr Taxes: \$3.61; Ins.: \$0.72 CAM: \$1.13

**PARKING:** Approx 40 spaces total

**FLOODPLAIN:** Not believed to be in the flood plain

**EASEMENTS:** Utility

**LEASE:** Space available 2/1/19. Looking to lease balance of 2<sup>nd</sup> floor (large meeting room has been leased out) for long term tenant. Willing to discuss and consider dividing the balance if some suitable plan can be agreed upon. Utilities would be pro-rated and shared.

**AGE:** Built in 2004

**TERMS:** Negotiable

**TI:** Negotiable

**LISTED:** MLS, Loop Net, CoStar, Xceligent, Commercial Source, KWCLS & 900 Web-sites

**COMMENTS:** Beautiful 2 story garden style brick Class A office building located in prestigious South Denton area on busy Teasley / FM 2181 corridor. High traffic / visibility. Reception area, numerous private offices with break room, large work room, 2 restrooms. Virtually ready to move in. Ideal for wide variety of uses: business, law, accounting, insurance, real estate, title, medical, etc.

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