



1300 TEASLEY LANE
DENTON, TEXAS
AVAILABLE FOR SALE

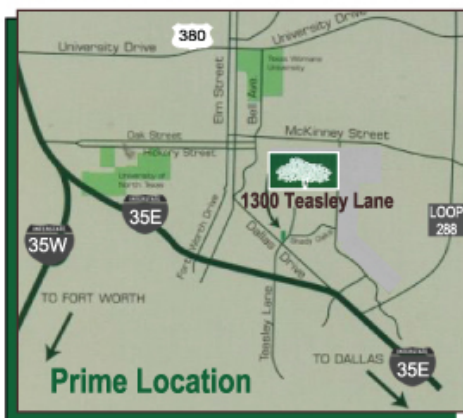
BY OWNER

Excellent Location
Very Well Maintained
New Steel Roof . Gutters . Downspouts
Recently Painted
Most Furniture, Security System, Telephone Equipment
also Available for Purchase
92 Parking Spaces

Current tenant *Work Solutions*, has
a lease through March 2021.

20,000 Square Feet
Building Class B
Built in 2000

Sale Price: \$3,200,000
Price Per SF: \$160.
OWNER FINANCING



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Call: Charles Brown . 940.595.0291
chasvbrown47@mac.com

**PRIME DENTON
OFFICE SPACE**



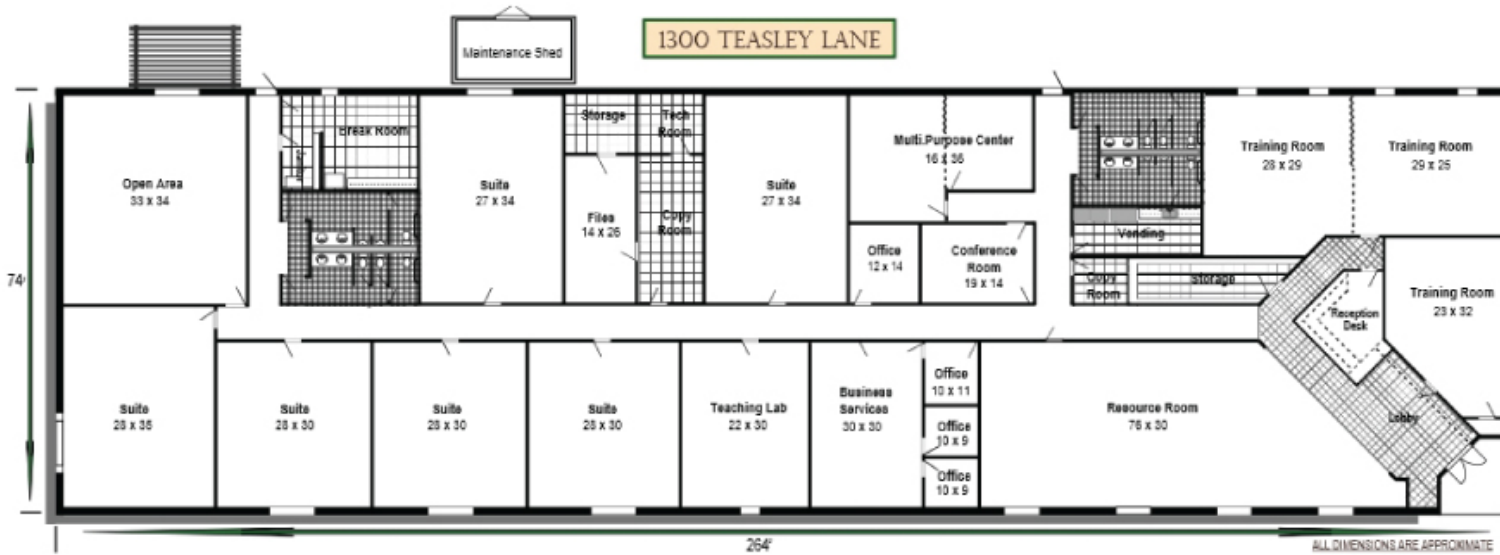
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DENTON, TEXAS**

AVAILABLE

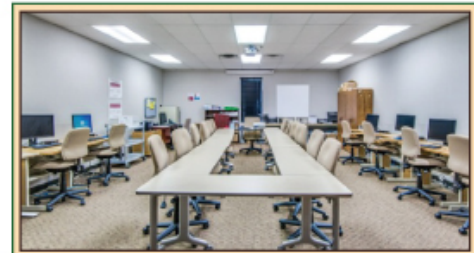
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Shady Oaks Office Center is located just off of Dallas Drive, minutes north of I-35E in South Denton. The City's bus route has a well constructed stop at the business site. UNT, TWU, Texas Health Presbyterian Hospital, and downtown Denton are all only minutes away. The Center is situated on more than 5 acres which consists of 3 buildings. The Office Center presently available sits on 2.3 acres. It is served by underground utilities and sprinkler system. The building is very well maintained and has recently been painted. Gutters and downspouts were installed less than 2 years ago.



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The Building

- Built in 2000
- 20,000 square feet . 74' in depth
- Built using Clear Span Steel construction with brick exterior
- Fully insulated, new steel roof
- Fully insulated walls
- 92 Parking spaces

The flexibility of a clear span structure is not especially common in office buildings. The advantages of such construction allows for walls and partitions to be moved and sized without adversely impacting the structural integrity of the building. There are no load bearing walls.

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