

# Furnished *Denton* Office Space

20,000 SF . Built in 2000

1300 Teasley Lane, Denton, Texas 76205



**FOR LEASE**  
By Owner

*Shady Oaks Office Center* is located in South Denton just ½ mile north of I-35E and minutes from downtown. The Center is situated on more than 5 acres consisting of 3 buildings. This building has been leased to *Workforce Solutions* since 2000.

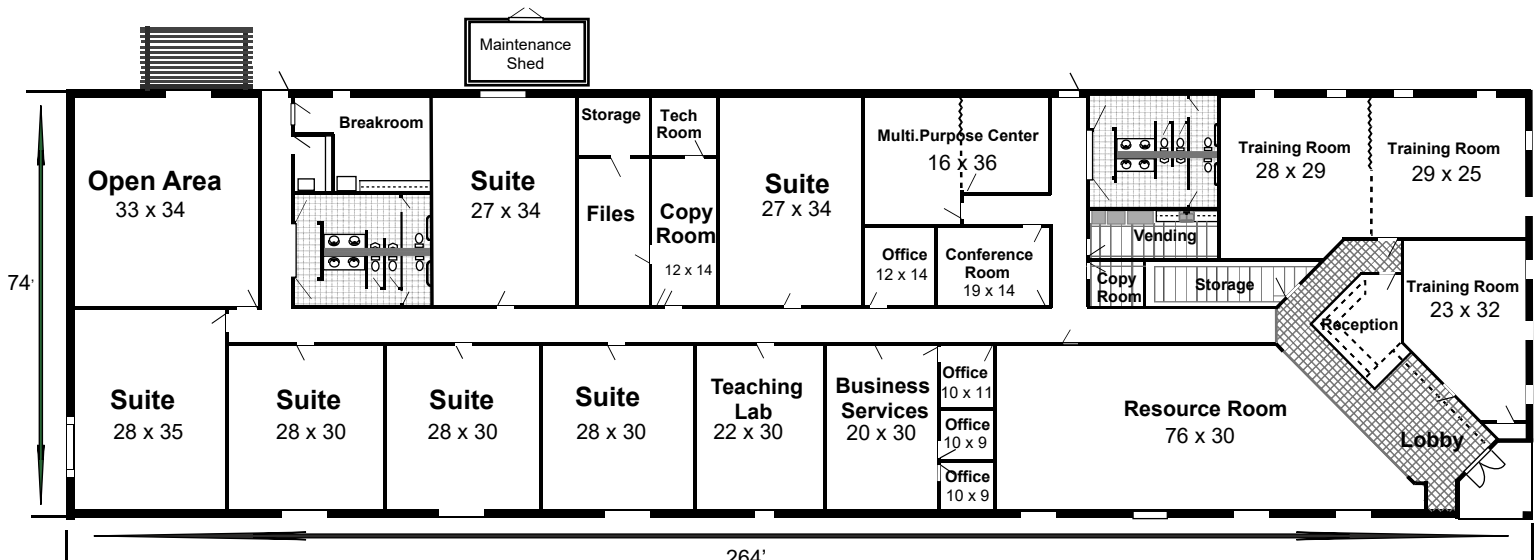
The Lease expires on July 31, 2021

Lease Rate: \$18.00 PSF . Available August 1, 2021

Tenant will also pay all utilities, property taxes, insurance and maintenance of the building and grounds.

A security deposit in the amount equal to one month's *Lease Rent* will be due upon signing of the Commercial Lease Agreement.

Office furniture currently being used in the building, along with telephone and computer equipment, security system and miscellaneous materials are included in the Lease.



Broker Participation Welcome

Refer to: [shadyoaksoffices.com](http://shadyoaksoffices.com)  
for additional information and photographs.

**940.595.0291**

Charles Brown