

PROPERTY SUMMARY



PROPERTY:	The MAC Building
LOCATION:	2800 Shoreline Dr, Denton, TX 76210
POTENTIAL USE:	Professional Office Building
AVAILABILITY:	<u>Suite 110</u> – 4,250 RSF – Large open room. Break room area. <u>Suite 112</u> – 2,000 RSF – Large open Office <u>Suite 370</u> – 2,132 RSF – Bullpen area with five (5) offices and storage closet <u>Suite 390</u> – 710 RSF – Reception/Bullpen Area, Two (2) Private Offices
UTILITIES:	Electric billed back
PARKING:	Private Parking Lot
RATE:	\$20.00 / SF / Yr + \$9.37 NNN
TERMS:	Negotiable
TI:	Negotiable
COMMENTS:	This is Denton's premier Class A office space. With multiple size options, ample parking, and ease of access, you've found your new office space. We're located in the heart of Unicorn Lake with a lake view, multiple restaurants and entertainment options next door, and hotel accommodations within walking distance.
CONTACT:	John Withers, CCIM (940) 390-6235 john@stagcre.com

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