



WELLS FARGO

FOR LEASE | +/- 408 - 3,644 SF

Wells Fargo Offices, Denton, TX

PRICE: \$24-29 / SF / YR - MG

AVAILABLE: Ste. 201: +/- 4,589 RSF
Ste. 301: +/- 2,979 RSF
Ste. 706: +/- 408 RSF

OVERVIEW:

Class A 8-story office tower on the historic Denton Square. The building has unparalleled access to an incredible assortment of walkable amenities and is walking distance to over 2,500 apartment units. The property offers the best views in Denton with easy access to I-35 and HWY 380 from Elm Street, Locust Street, and Carroll Boulevard/Fort Worth Drive. Move-in ready in a high-traffic area with abundant exposure. Ideal for office use, churches, co-working space, executive suites, dance studio, and more.



+/- 408 - 4,589
Square Feet



S Locust St
Frontage



Office
Type



Office / Flex
Proposed Use

CONTACT:

CHRIS COLLINS

214.415.4512

chris@sbpccommercial.com

1400 Dallas Drive, Denton, TX, 76205 | sbpccommercial.com



SITE

101 S Locust St | Denton, TX



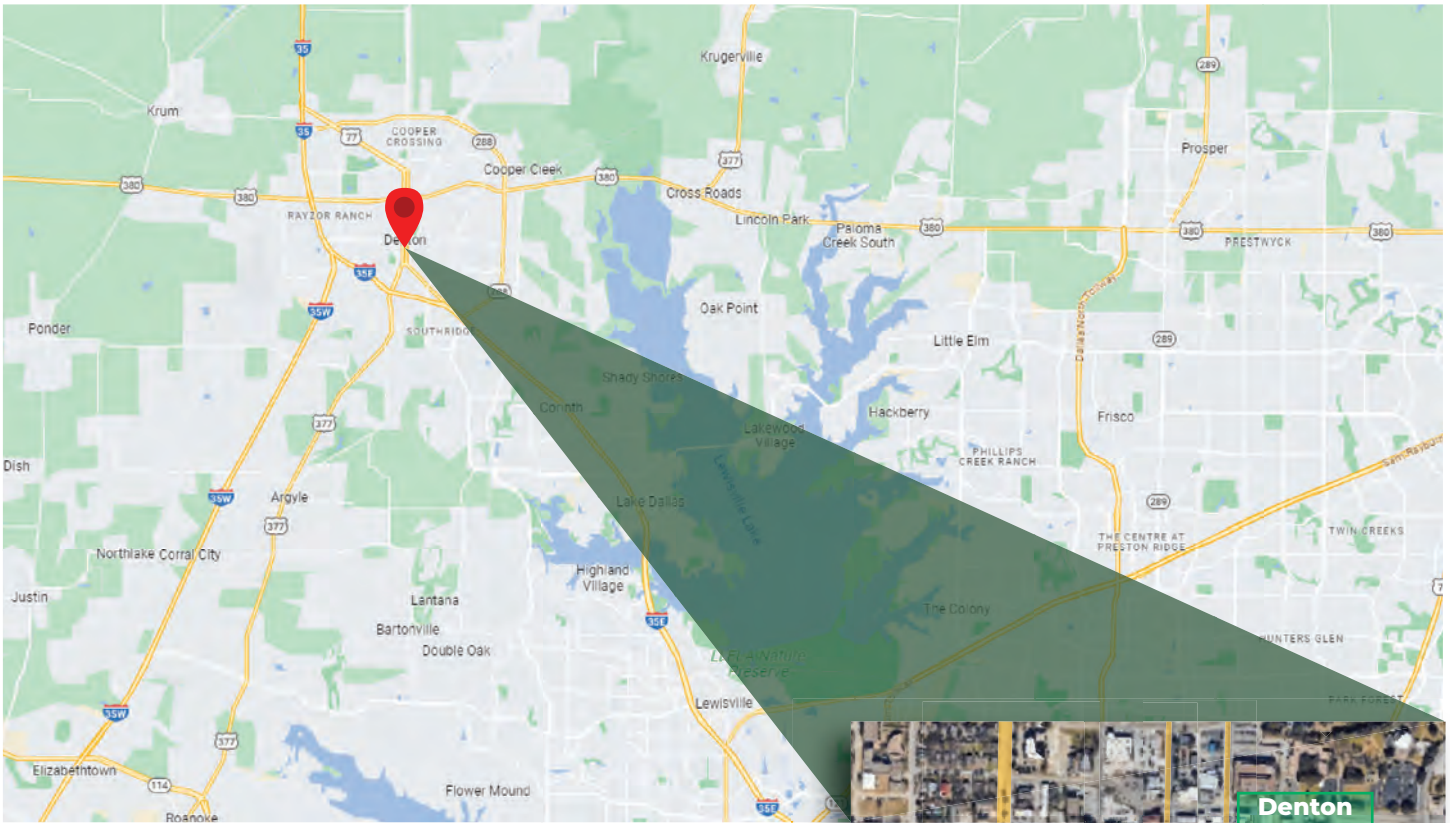
Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.

CHRIS COLLINS

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MAPS

101 S Locust St | Denton, TX



DRIVE TIME (To city center)

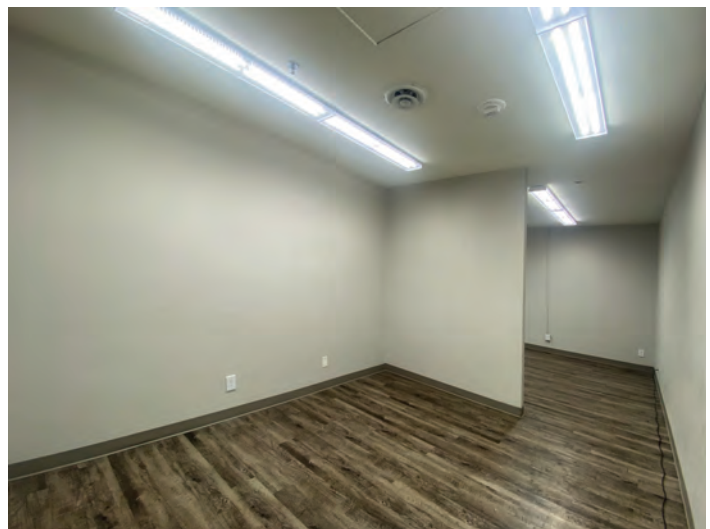
S Locust St	Direct Access
Hickory St	Direct Access
Denton Square	Direct Access
S Elm St	1 Minute
S Carroll Blvd	2 Minutes
Dallas Dr	3 Minutes
UNT Campus	4 Minutes
TWU Campus	4 Minutes
HWY 380	4 Minutes
I-35 E	5 Minutes
Loop 288	10 Minutes

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PHOTOS



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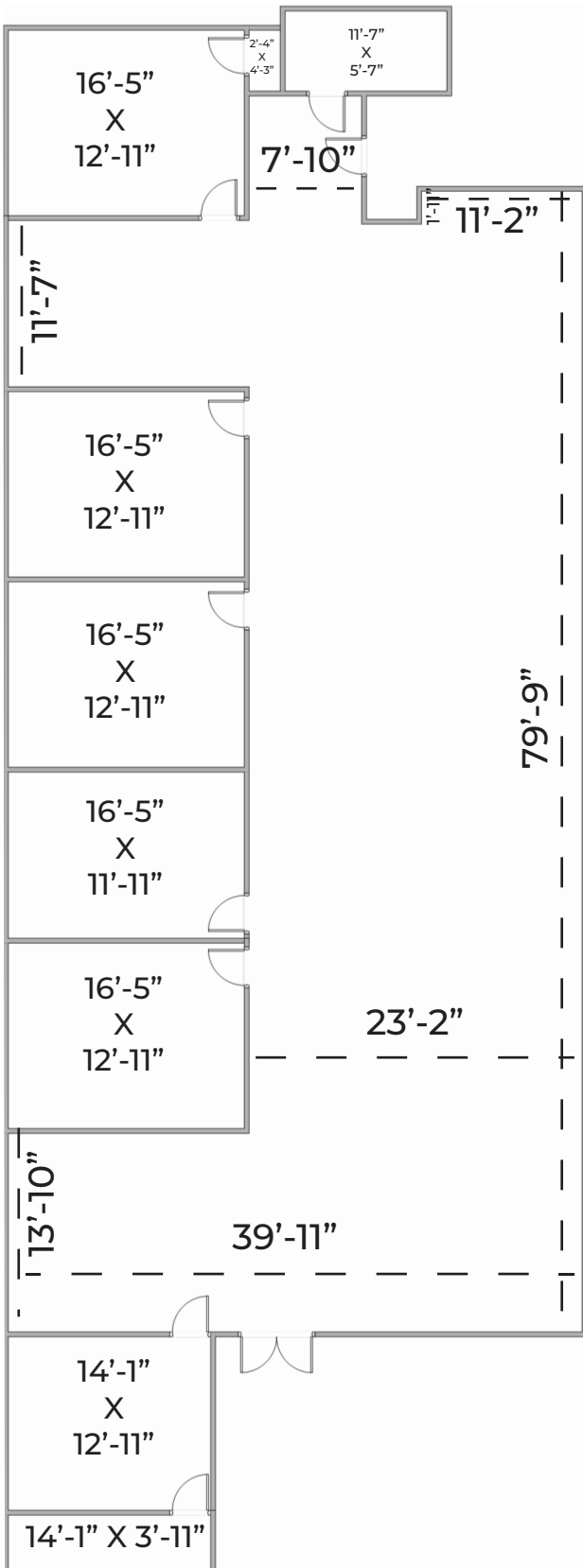


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FLOOR PLAN



Suite 201: +/- 4,589 RSF

Includes:

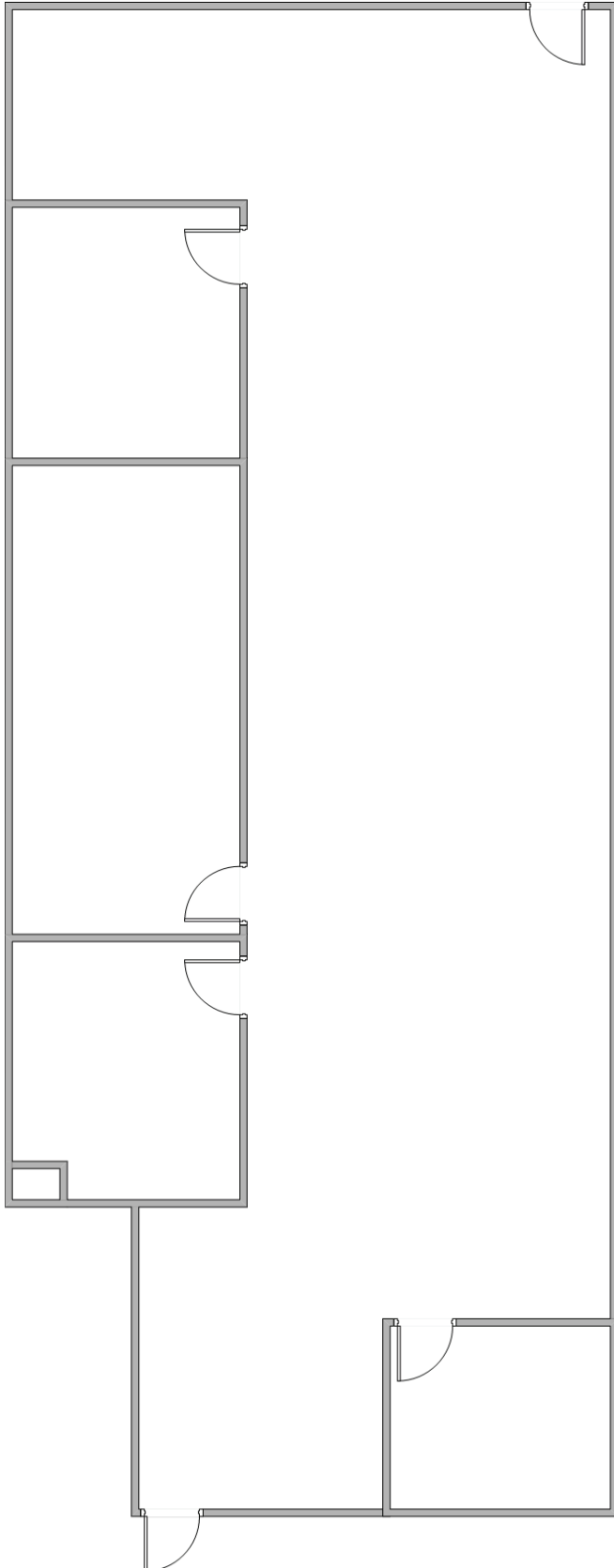
- Six private offices
- Ample storage space
- Large bullpen area/
common work space
- Lobby / waiting area
- TI available

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FLOOR PLAN



Suite 301: +/- 2,979 RSF

Includes:

- Six private offices
- Ample storage space
- Large bullpen area/
common work space
- Lobby / waiting area
- TI available

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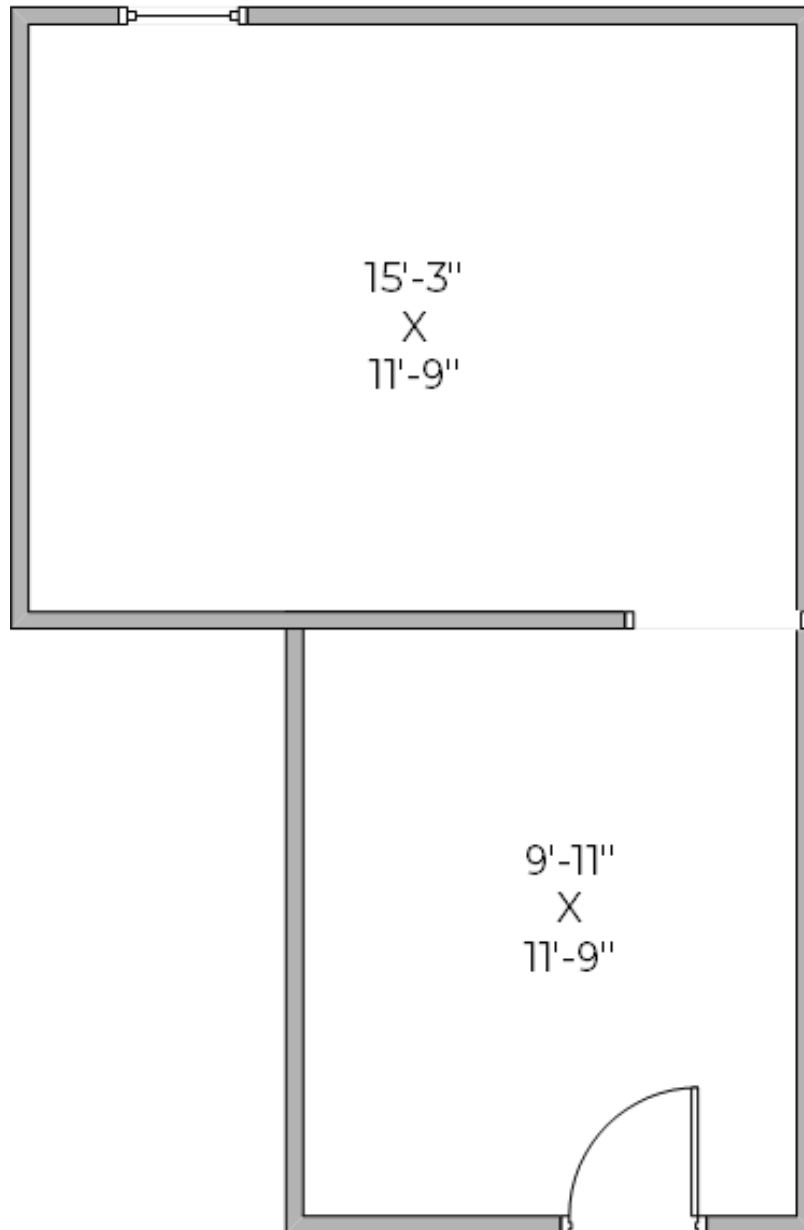
FLOOR PLAN



Suite 706: +/- 408 RSF

Includes:

- Large Private Office
- Spacious Lobby / Reception Area
- Newly Renovated



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SCOTT BROWN COMMERCIAL

SALES | LEASING | INVESTMENT | ASSET MANAGEMENT
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PROPERTY SUMMARY

PROPERTY:	Wells Fargo Office Tower		
TYPE/ZONING:	Commercial – Class A Office Building		
ADDRESS:	101 S Locust Street, Denton, TX 76201		
BUILDING INFO:	+/- 72,247 RSF – Eight Story – Class A Office Building		
AVAILABILITY:	2nd Floor <u>Suite 201</u> : +/- 4,193 RSF – Direct Main Elevator access, Large Reception/Waiting Area, Six (6) Executive/Private Offices, large bullpen area. Faces Denton Square. Access to shared break room. (Can combine with Ste 203 +/- 8,794 RSF) 3rd Floor <u>Suite 320</u> : +/- 2,979 RSF – Open Floor Plan with five (5) Executive/Private Offices, Large Conference Room, and break room. (Can combine with Roof Deck) 7th Floor <u>Suite 706</u> : +/- 408 RSF – Spacious reception/waiting area and large private office overlooking Denton Square		
LEASE RATE:	\$23.00 - \$24.00 / SF – Modified Gross		
BASE YEAR:	2022		
PARKING RATIO:	117 Dedicated parking spots – adjoining 105 public parking spots and abundant street parking		
SIGNAGE:	Available exterior, lobby marquee, and suite door		
UTILITIES:	Tenant responsible for electric		
LEASE TERMS:	3-5 Year Initial Term Preferred		
COMMENTS:	Class A – 8 Story Office Tower on the Historic Downtown Denton Square in the Wells Fargo Tower. The building has unparalleled access to an incredible assortment of walkable amenities and walking distance to over 2500 downtown apartment units. Offering the best views in Denton with easy access to I-35E and HWY 380. Move-in ready suites in a high-traffic, high visibility, and high-demand area. Ideally suited for any suburban office users.		
CONTACT:	Ron Bullock Chris Collins	940-320-1200	ron@sbpcommercial.com chris@sbpcommercial.com

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date