

FOR LEASE

CLASS A MOB - VALUE ADD PLAY

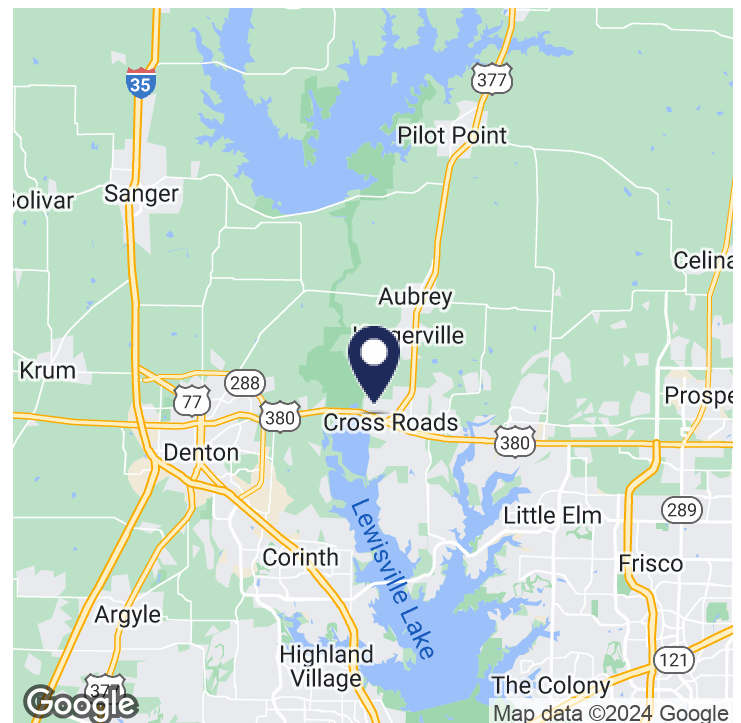
3201 US 380, CROSS ROADS, TX 76227

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

This Office Building is well suited for both Medical and Professional Office use. The existing vacancy can be demised and configured to suit the needs of a variety of users. First floor space includes 8-10 private spaces that could be utilized as exam rooms or private offices. A portion of the first floor space could also be opened up to create a common work area or cubicle space. The Second floor space features high end finish outs and is a turnkey medical office space. This suite could also easily be converted to a professional office use.



OFFERING SUMMARY

Lease Rate:	\$19.00 - 19.50 SF/yr (NNN)
Available SF:	2,000 - 6,793 SF
Lot Size:	3.44 Acres
Building Size:	24,863 SF

GREG JOHNSON

940.381.2220
gjohnson@v-re.com

BRAD TYNDALL

940.381.2220
btyndall@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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LEASE TYPE NNN | **TOTAL SPACE** 2,000 - 6,793 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$19.00 - \$19.50 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	2,000 - 5,343 SF	NNN	\$19.00 SF/yr	Medical or Professional Office
Medical Suite	THR / USMD	9,000 SF	NNN	Leased	Great Co-Tenant
Second Floor	Available	3,400 - 6,793 SF	NNN	\$19.50 SF/yr	Medical or Professional Office
Medical Suite	THR	1,364 SF	NNN	Leased	Great Co-Tenant
Medical Suite	Headache and Pain Institute	2,363 SF	NNN	Leased	Great Co-Tenant

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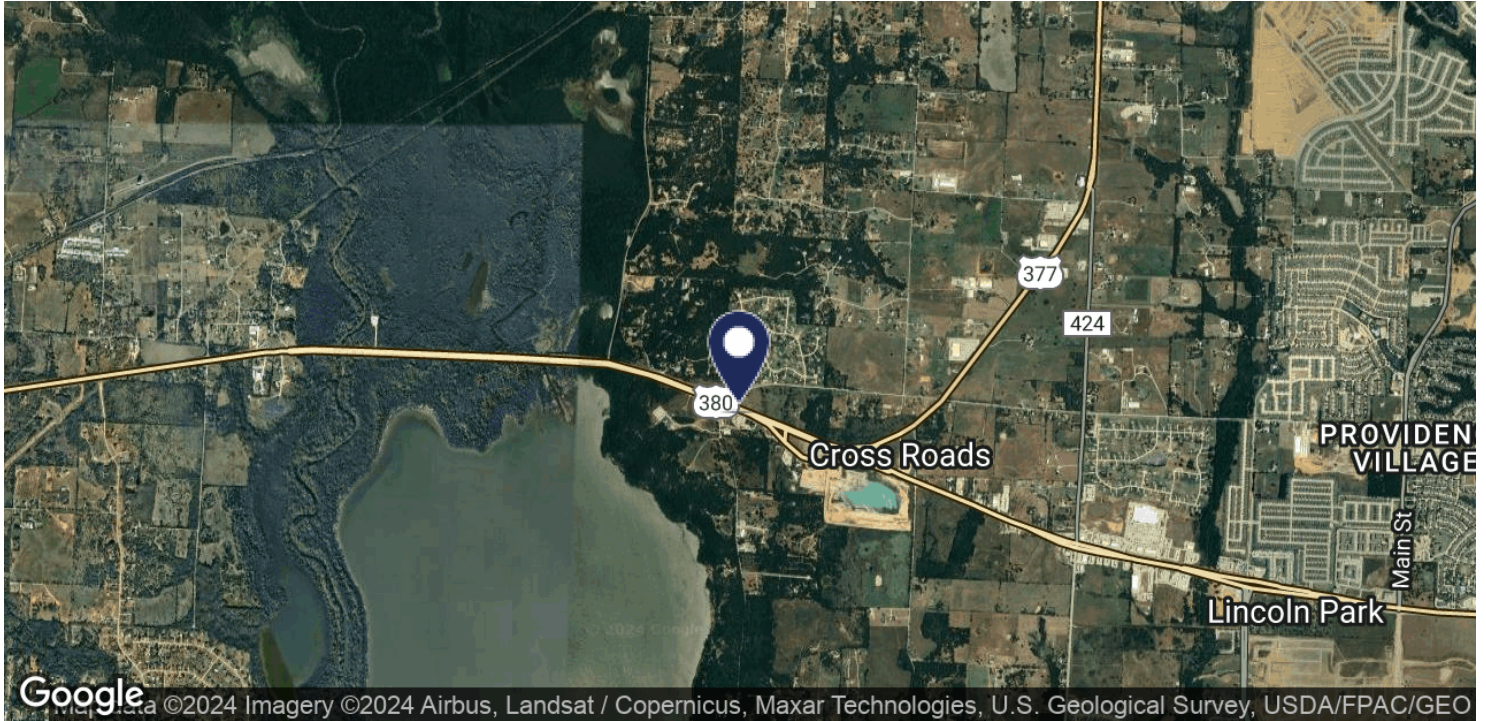
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LOCATION

This Office Building is well located at the lighted intersection of US-380 and US-377 in fast growing Cross Roads. Strategically located on the 380 corridor, this beautifully constructed property offers easy access to some of the fastest growing areas in North Texas.

Users benefit from excellent visibility and access as well as ample parking and monument signage. Located right around 20 minutes from both I-35 to the West and the Dallas North Tollway to the East.



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LOCATION INFORMATION

Building Name	Class A MOB - Value Add Play
Street Address	3201 US 380
City, State, Zip	Cross Roads, TX 76227
County/Township	Denton

BUILDING INFORMATION

Building Size	24,863 SF
Price / SF	\$19.00 - 19.50 SF/yr
Year Built	2006
Building Class	A
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical/Professional
Lot Size	3.44 Acres
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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