

FOR LEASE



# **Texas Health | Denton Campus**

## *Medical Building 3*

209 N Bonnie Brae  
Denton, TX 76201



[MedCorePartners.com](https://www.MedCorePartners.com)



# OVERVIEW

## Texas Health | Denton Campus



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**BUILDING SIZE**  
**37,599 SF**



**AVAILABLE SF**  
**1,658 – 3,509 SF**



**PARKING SPACES**  
**5/1,000 Parking**



### PROPERTY OVERVIEW

**Texas Health Denton Campus** – Positioned in the heart of Denton's dynamic Medical District, this premier property offers an exceptional opportunity for medical and professional users. Located on the Texas Health Resources campus, the site provides excellent visibility and convenient access to I-35, while being just minutes from the University of North Texas (UNT) and Texas Woman's University (TWU). Denton—ranked among the top 25 fastest-growing cities in the U.S. and named the #1 small town in America by Rand McNally and USA Today—offers a thriving environment for healthcare and professional services. With no medical use restrictions, this property is ideal for a wide range of practices and professional tenants.

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# OVERVIEW

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## FEATURES

- 3-Story Class B Medical Office Building
- 37,599 RSF Total
- Two SPEC suites available (1,658 SF and 1,851 SF)
- Free Garage Parking
- Generous Surface Parking

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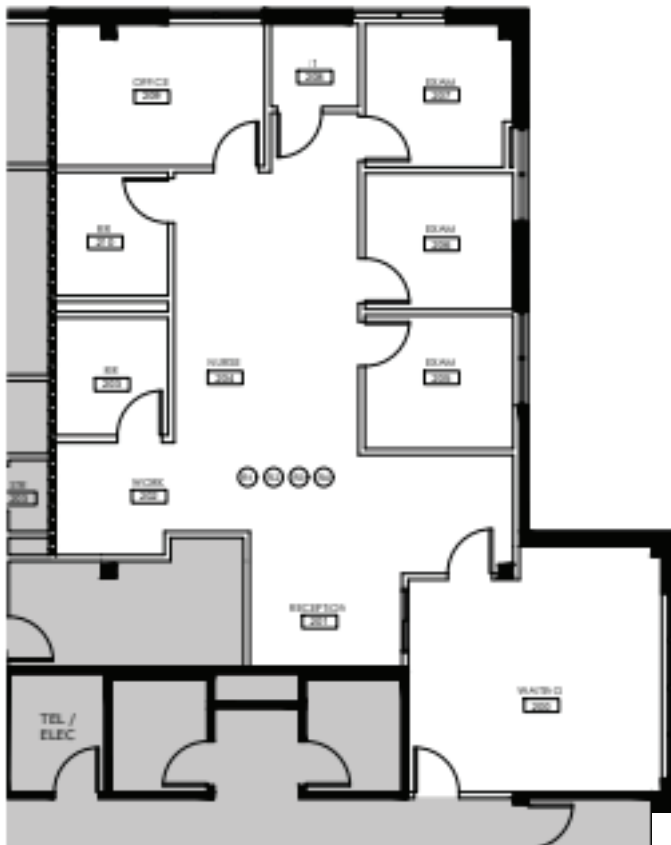
# FLOOR PLAN

Texas Health | Denton Campus

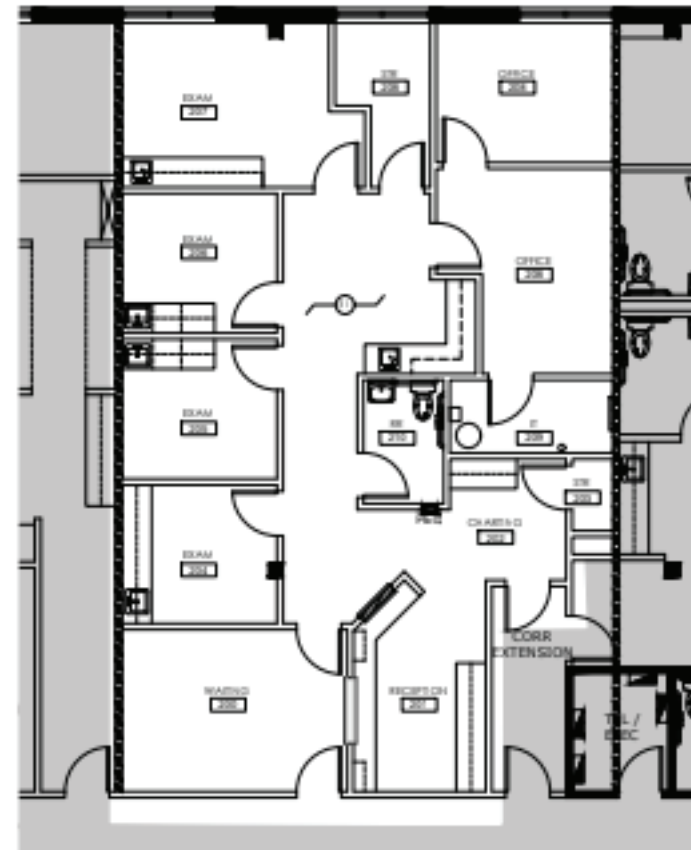


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**Suite 200**  
**1,658 SF**



**Suite 210**  
**1,851 SF**





# DEMOGRAPHICS

Texas Health | Denton Campus

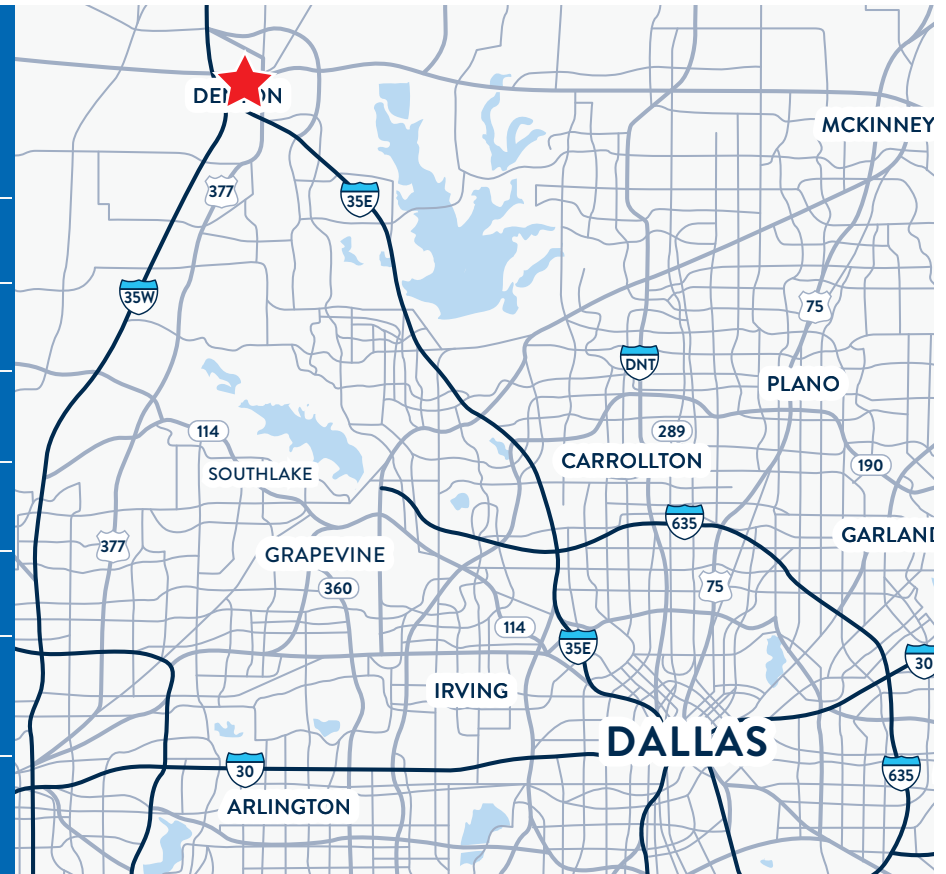


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## DEMOGRAPHICS

	1 MI	3 MI
Population	8,951	58,766
Households	4,050	24,864
Average Age	25.5	27.1
Median HH Income	\$31,824	\$50,225
Population Growth 2024-2029	2.98%	7.23%
Household Growth 2024-2029	4.64%	8.93%



# AERIAL VIEW

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For More Information!



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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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
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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

2-10-2025



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

