

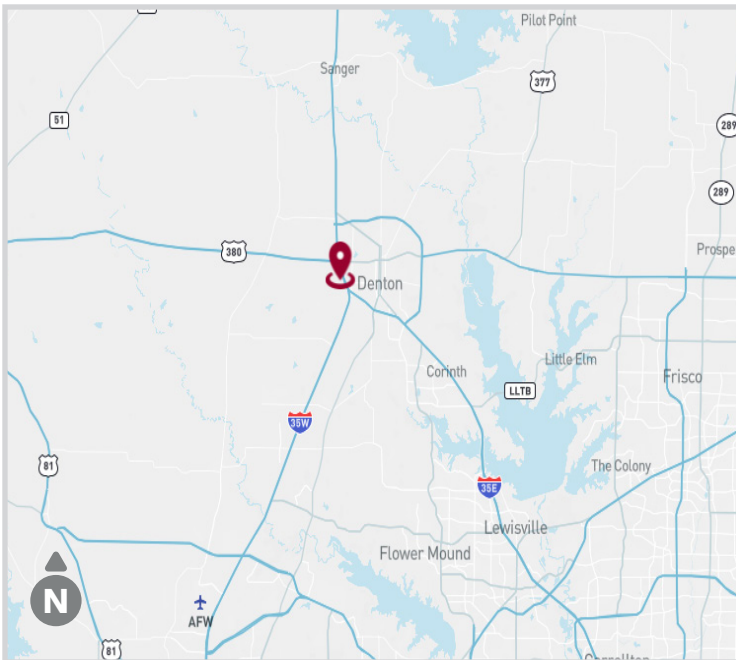
FOR LEASE

180,657 SF



HIGH STREET GOLDEN POINT

3451 N Interstate 35 | Denton, TX 76207



AVAILABILITY HIGHLIGHTS

- 180,657 SF with I-35 Frontage
- Divisible to $\pm 22,288$ sf
- Two Existing Office Pods
- 3,186 SF Spec Office (Located at North Endcap)
- 1,902 SF Spec Office (Located at South Endcap)
- Clear Height 32'
- 45 Dock High Doors
- 22 (30,000 lbs) Pit Levelers
- 2 Oversized Ramp Doors
- 202 Car Parks
- ESFR Sprinkler System
- LED Lighting (30 FC at 36" with 15' Whips)
- White-boxed Warehouse

FOR LEASING INFORMATION:

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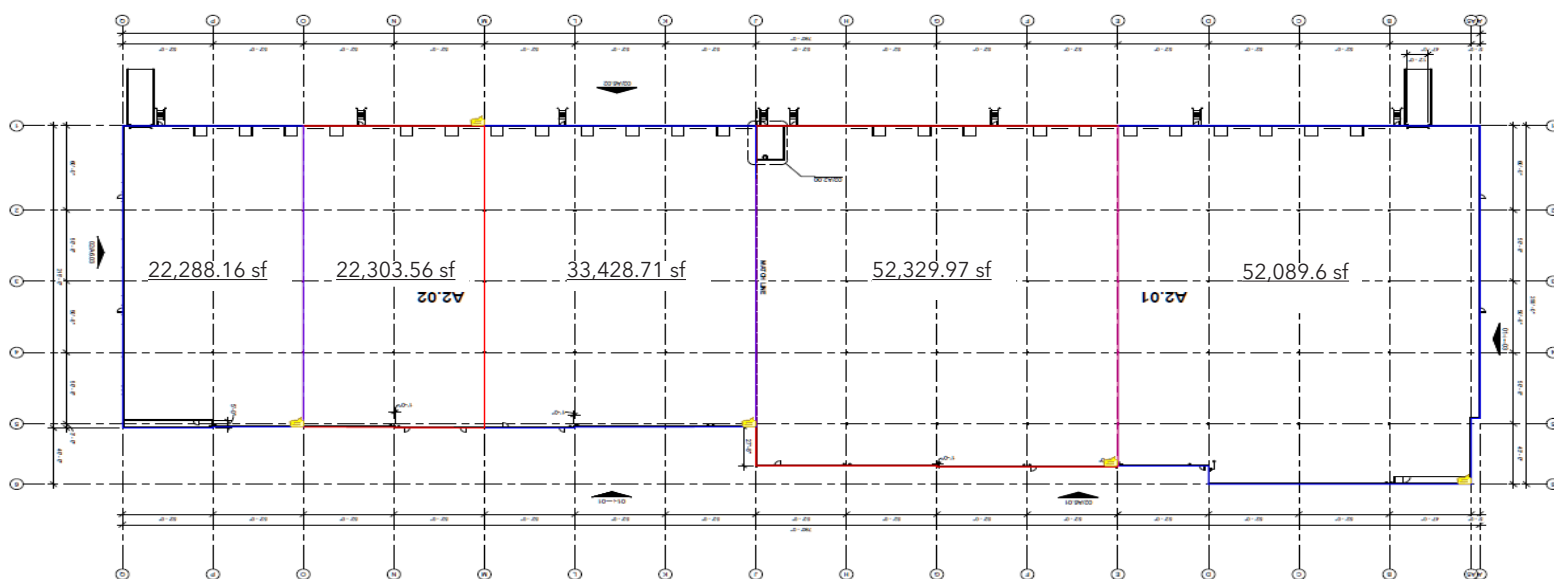
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OFFICE PHOTOS



PROPOSED DEMISING PLAN



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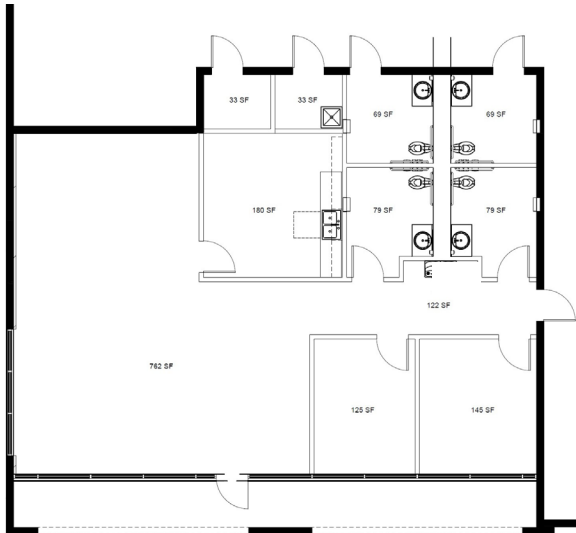
LEASING:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

180,657 SF

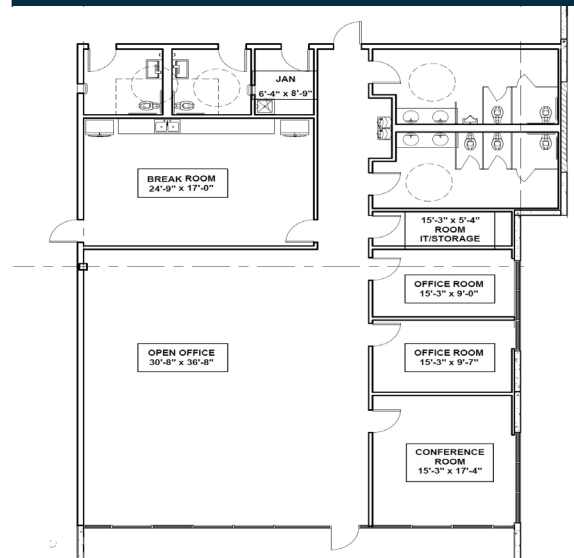
FOR LEASE

SOUTH OFFICE FLOOR PLAN

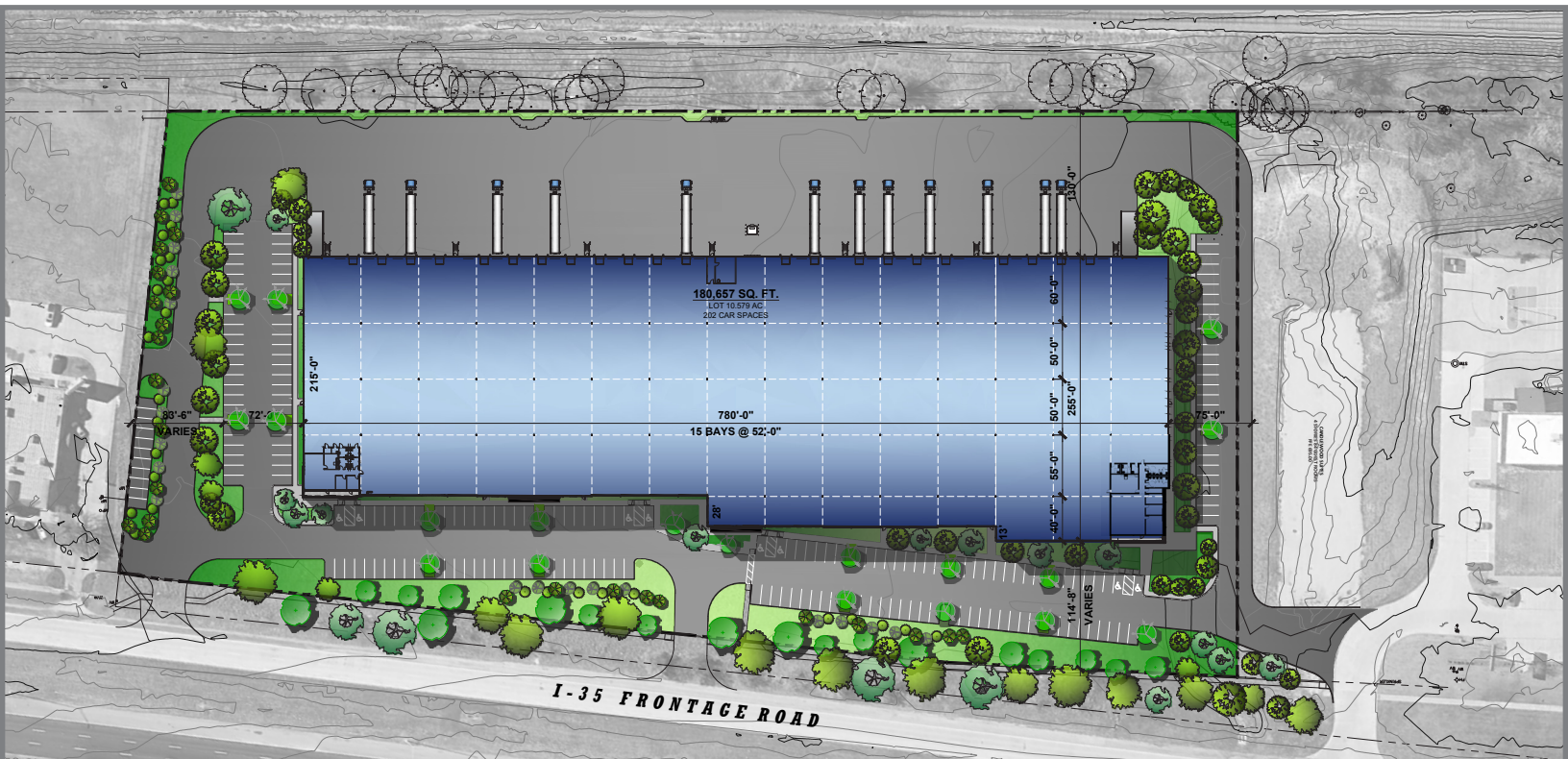


1,902 SF OFFICE

NORTH OFFICE FLOOR PLAN



3,186 SF OFFICE



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