

MEDICAL OFFICE SHELL SPACE FOR LEASE

1400 U.S. 287 NORTH | MANSFIELD, TX 76063

FOR LEASE



For Inquiries
Contact - Andy Igwe
214.587.9484, aigwe@iddarch.com

OFFERING DETAILS



MOB/PROFESSIONAL



LEASE PRICE
\$28 PSF + NNN



LOT SIZE
1.51 AC



BUILDING SIZE
12,456 SF



YEAR BUILT
2018



PARKING
4.33



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1400 US HWY 287 N

HWY 287 - 69,000+ VPD

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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	7,862	72,040	158,543
2028 Population Projection	8,057	73,997	162,838
Median Age	38.5	35.3	34.9



HOUSEHOLD

2023 Households	3,006	23,588	50,908
2028 Household Projection	3,091	24,317	52,384
Avg Household Income	\$98,420	\$124,172	\$119,038
Median Household Income	\$72,224	\$100,482	\$98,012



DAYTIME EMPLOYMENT

Employee	5,257	29,834	41,774
Business	604	3,244	4,762
Service-Producing Businesses	558	2,946	4,168
Goods-Producing Businesses	46	298	594

Source: Costar



1400 US HWY 287 N

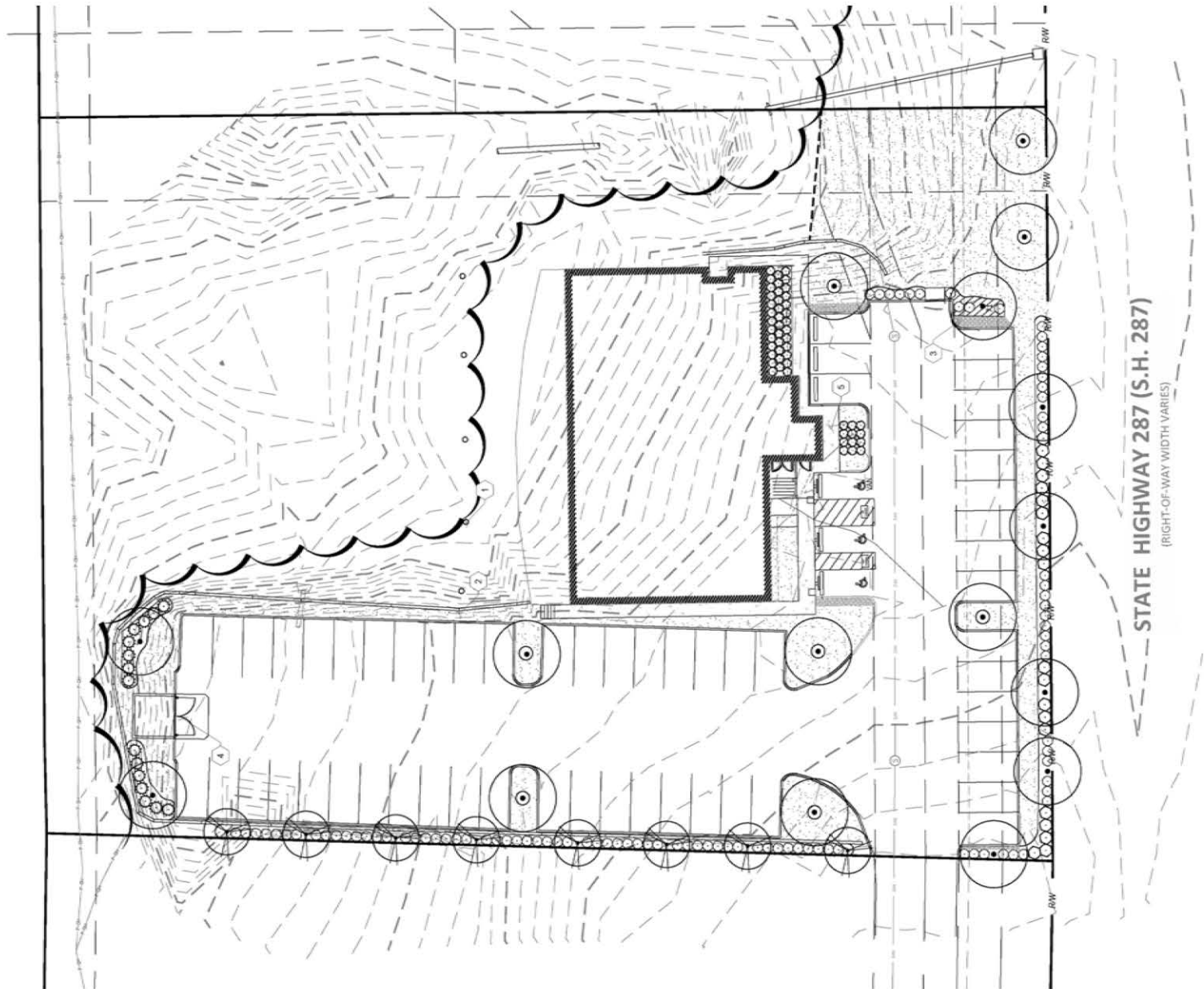
1 MILE

3 MILE

5 MILE

1400 U.S. 287 MANSFIELD, TX 76063

SITE PLAN



1400 U.S. 287 MANSFIELD, TX 76063



ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

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STRUCTURAL ENGINEER
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Shell Building Completion

1400 N U.S. 287 Road Mansfield, TX 76063



No.	Revision	Date

Sheet Name

First Floor Plan

Project number 2024.0015

Date 2024.07.30

Drawn by Dave

Checked by Andy

Sheet Number

A202

8/27/2024 12:37:03 PM

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4 Steps &
Metal
Handrail-Ref.
Dtl. 5/A100

Conc. Landing - Match
Existing Deck Elevation

Sloped Sidewalk &
Metal Guardrail - Ref. 3
& 4/A100

Umbrella Covered Outdoor Seating - Typ.

New Metal Guardrail - See 2/A5100

SUITE 101 - CARDIOLOGIST

SUITE 102 - FOR LEASE
(1800 SF)

Stair/Elev. Lobby
100

Stair
100C

Riser Rm.
100B

Elev.
100A

- EXISTING EXTERIOR WALL TO REMAIN. SEE WALL TYPE. PROVIDE R-19 FACED BATT INSULATION AND 5/8" GYP BD FINISH.
- NEW MOP SINK. ADD FRP FROM TOP EDGE TO 96" A.F.F. AT BOTH WET WALLS WITH WATER HEATER ABOVE - SEE PLUMBING DRAWINGS.
- NEW BUILT IN CASEWORK SEE FINISH-OUT DRAWINGS - TYP. SEE INTERIOR ELEVATIONS. PROVIDE BLOCKING FOR UPPER AND LOWER CASEWORK AS REQUIRED. ALL COUNTERTOPS WITH EXPOSED EDGES TO RECEIVE 2" RADIUS EDGE.
- ROOF ACCESS LADDER.
- NOT USED.
- H/O WATER COOLER - REFER TO PLUMBING DRAWINGS.
- UTILITY SHELF WITH MOP AND BROOM HOLDERS. PROVIDE BLOCKING FOR UTILITY SHELF AS REQUIRED.
- EXISTING ENTRY STOREFRONT SYSTEM TO REMAIN.
- NOT USED.
- EXIST. CONCRETE FOUNDATION PIERS TO REMAIN.
- EXTERIOR OPEN AIR SPACE.
- NOT USED.
- EXISTING METAL CHAINLINK FENCE FROM GRADE TO UNDERSIDE OF STRUCTURE TO REMAIN.
- EXIST. C.I.P. RETAINING WALL.
- EXIST. EXTERIOR CONCRETE PAD.
- NOT USED.
- EXISTING EXTERIOR DOOR TO REMAIN. CONFIRM FUNCTIONALITY OF DOOR. REPAIR AND REFINISH OR REPLACE AS REQUIRED.
- NEW GUARDRAIL.
- NEW 2" x 6" TREX DECKING (TRANSCEND ISLAND MIST) RAN PERPENDICULAR TO THE DECK JOIST REF SPECS PROVIDE TREX TREAT RAIN ESCAPE DRAINAGE SYSTEM UNDER DECK WITH TROUGHS AND GUTTER SYSTEM FOR DECK PROTECTION.
- EXISTING ROOF DRAIN DOWN PIPE.
- EXISTING STEPPED RETAINING WALL.
- EXISTING 36"x36" ACCESS PANEL THROUGH EXISTING C.I.P. WALL SET 6" ABOVE FF. LOCATE CLEAR OF REBAR.
- EXISTING WINDOW TO REMAIN.
- NOT USED.
- NOT USED.
- NOT USED.
- MECHANICAL UNIT - SEE MECHANICAL DRAWINGS.
- NEW DOOR IN EXISTING WINDOW OPENING.
- PROVIDE R-19 FACED BATT INSULATION AT ALL EXTERIOR WALLS.
- EXISTING TPO ROOFING AT BALCONY TO REMAIN.
- EXISTING ROOF DRAIN TO REMAIN.
- NEW 30" WIDE WALL METAL LADDER TO ROOF ACCESS PLATFORM.
- NOT USED.
- NEW WOOD FLOOR DECKING.
- NEW CONTINUOUS SAFETY RAILING.
- LINE OF EXISTING DECK ABOVE.
- NEW ELECTRICAL PANELS - SEE ELECTRICAL DRAWINGS.
- EXISTING WINDOW GLAZING TO REMAIN. PROVIDE NEW SEALANT TO MATCH EXISTING AS REQUIRED. PROVIDE NEW SILL FLASHING UNDER WINDOW TO FLASH OVER CMU VENEER.
- PROVIDE NEW ADA COMPLIANT THRESHOLD TO DECK AS REQUIRED.
- N/A.
- NEW WALL INFILL AT EXISTING OPENING.
- NOT USED.
- PROVIDE 3M BLACKOUT FILM AT EXISTING WINDOW.
- PRIMARY DRAIN TO DAYLIGHT 12" ABOVE GRADE.

2 Floor Plan Keynotes -

A202 Scale: 3/32" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODE AND IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY AND EXACT LOCATION WITH FIRE DEPARTMENT INSPECTOR PRIOR TO ORDERING.
- EXACT LOCATIONS OF FIRE EXTINGUISHER CABINETS TO BE CONFIRMED BEFORE INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY THE FIRE DEPT FIELD INSPECTORS.
- ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGN.
- CHANGE OF LEVEL AT ALL EXITS AND ENTRANCES SHALL NOT EXCEED 1/2" NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL DOORS IN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION.
- EXIT ACCESS DOORS SERVING ELECTRICAL ROOMS HAVING EQUIPMENT RATED 1200 AMPS OR MORE, BEING OVER 6 FT. WIDE, AND CONTAINING OVERCURRENT, OR CONTROL DEVICES MUST BE EQUIPPED WITH PANIC HARDWARE.
- G.C. TO PROVIDE SIGNAGE OR STENCILING COMPLYING WITH BUILDING CODE AT ALL FIRE RATED PARTITIONS IN AREAS ABOVE CEILINGS OR CONCEALED AREAS.

LIFE SAFETY PLAN GENERAL NOTES

Scale: 1/2" = 1'-0"

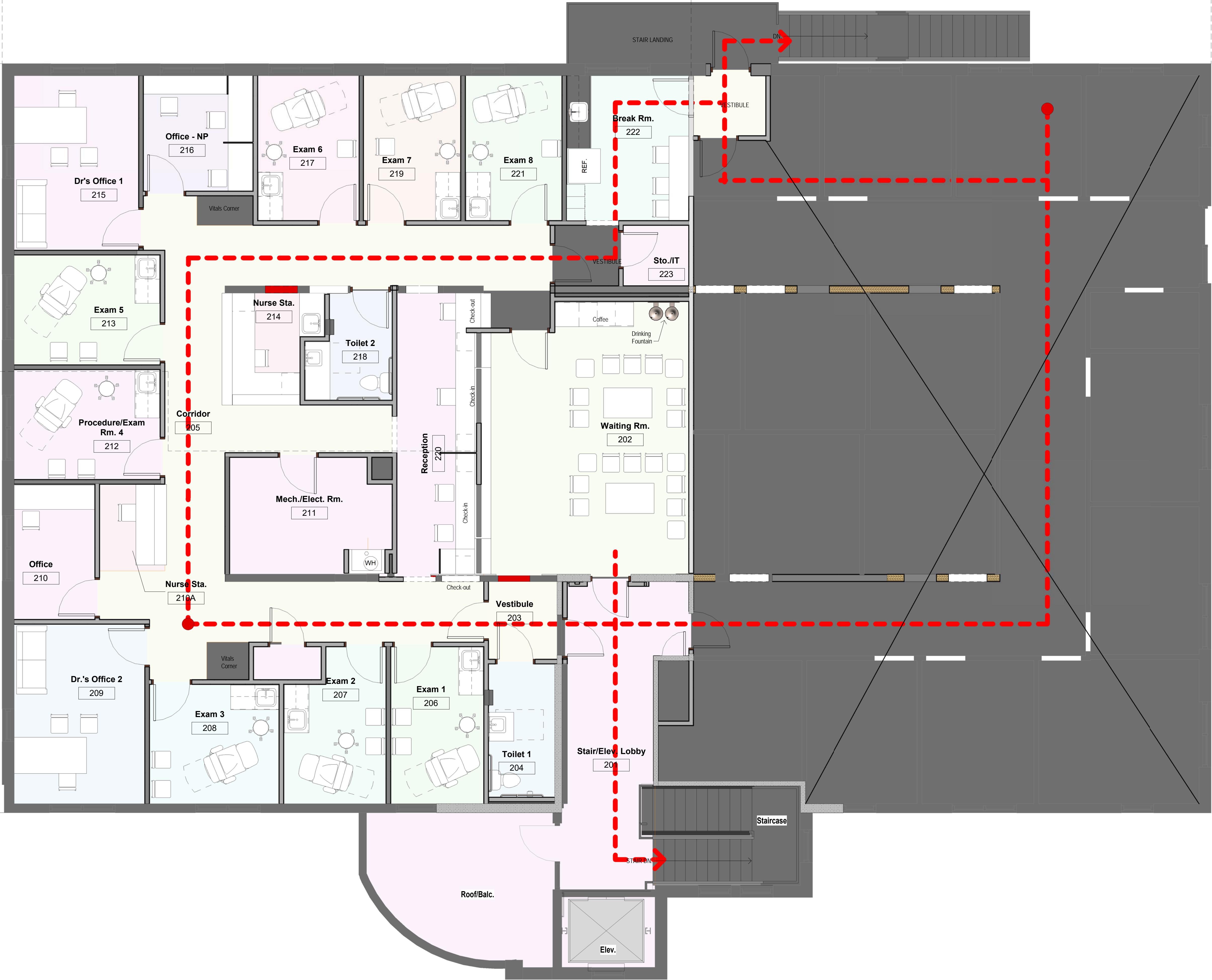
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SUITE 201 - 3463 SF (APPROX.) CLINIC BUILD-OUT FOR LEASE - UNDER CONSTRUCTION

SUITE 202 - 2800 SF (APPROX.) VACANT SHELL SPACE FOR LEASE

POTENTIAL SUITE 201B

POTENTIAL SUITE 201A



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SUSTAINABILITY • FACILITY ASSESSMENTS

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Second Floor Tenant Finish out

1400 N U.S. 287 Rd., Suite 201
Mansfield, TX 76063



No.	Revision	Date

Sheet Name
Floor Plan Layout

Project number 2024.0015
Date 2024.06.11
Drawn by Dave
Checked by Andy

Sheet Number

A003