



Mixed use office near Methodist Charlton Medica

1010 E Wheatland Rd, Duncanville, TX 75116

Reka T

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(972) 298-4622



Mixed use office near Methodist Charlton Medica

\$22.00 /SF/YR

Medical office located very close to Methodist Charlton Hospital. Ideal for Physicians, labs, home care companies, billing companies. Recently renovated. In close proximity to a bus stop. Can also be given for 1 or 2 days per week....

- Located close to Methodist Charlton Hospital. Very high visibility from Wheatland Road.



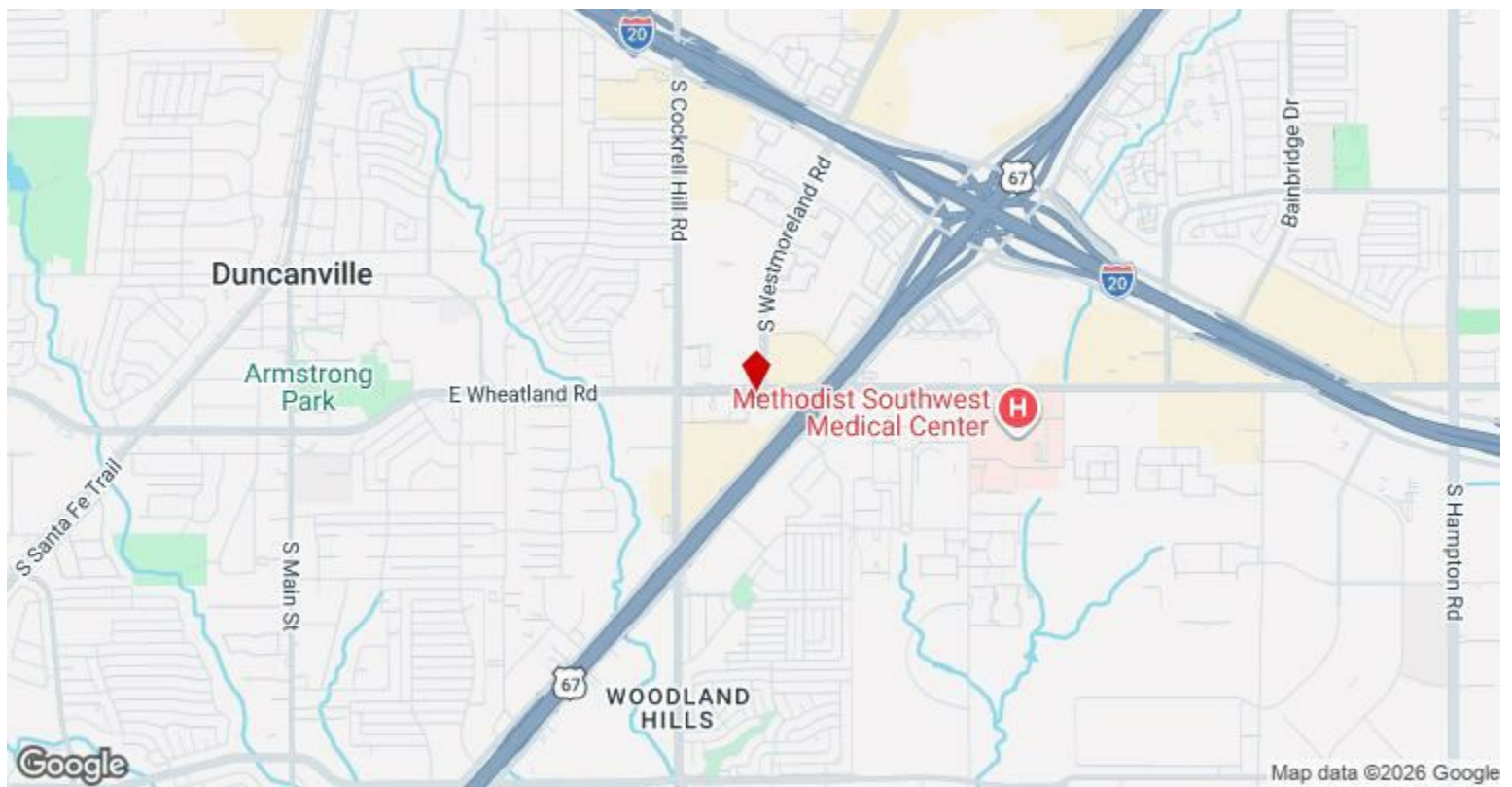
Rental Rate:	\$22.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	3,220 SF
Year Built:	1984
Cross Streets:	Westmoreland Rd
Walk Score @:	50 (Fairly friendly)
Transit Score @:	20 (Somewhat friendly)
Rental Rate Mo:	\$1.83 /SF/MO

1

1st Floor Ste B

Space Available	1,100 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	TBD
Built Out As	multiuse office
Space Type	
Space Use	Office/Medical
Lease Term	Negotiable

Office/Medical Space for Lease



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Property Photos



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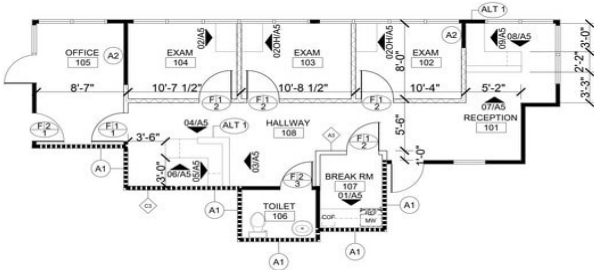
Property Photos



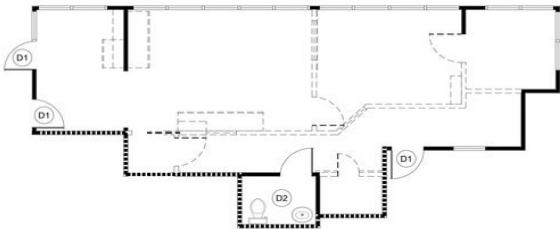
Property Photos



Interior Photo



02 ARCHITECTURAL PLAN



01 DEMOLITION PLAN

SCHEDULES
CONTRACTOR PROVIDED AND INSTALLED

REF-1 REFRIGERATOR, UNDERCOUNTER, ULINE ADAQR, SOLID DOOR REFRIGERATION (ADAQR-136, 24"X 32"X 23"TD)

LEGEND
DEMOLITION & ARCHITECTURAL

NEW PARTITION
EXISTING PARTITION
DEMOLISH ITEM
DEMISING WALL WITH SOUND INSULATION
PARTITION WITH SOUND INSULATION
FIRE EXTINGUISHER CABINET
DOOR TYPE / FRAME TYPE
DOOR HINGEDWARE
CENTER LINE OF SURFACE
ALIGN WITH ESTABLISHED SURFACES
ALTERNATE NOTE
WALL TYPE

PLAN NOTES
ARCHITECTURAL

A. ALL PARTITION TYPES TO BE TYPE B3 UNO.
B. NEW DOORS SHALL BE 36" WIDE, UNO, AND MATCH EXISTING SPECIES.
C. DOORS TO MATCH EXISTING, UNO.
D. CLEAN & POLISH ALL WINDOWS, INCLUDING BLINDS.

PLAN NOTES
DEMOLITION

A. REMOVE ALL EXISTING FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR INSTALLATION OF NEW FINISHES, UNO.
B. REMOVE PARTITIONS, DOORS AND DESIGNATED ITEMS AS INDICATED ON PLAN.
C. WINDOW COVERINGS SHALL REMAIN, PROTECT FROM DAMAGE AND KEEP FREE OF DUST DURING CONSTRUCTION.
D. REMOVE AND CAP THERMOSTATS, OUTLETS, SWITCHES AND WIRES TO THEIR SOURCE IN PARTITIONS TO BE REMOVED.
E. REMOVE EXISTING WOOD TRIM @ BASE ON ALL REMAINING WALLS.

KEY NOTES
ARCHITECTURAL

A1 DEMISING WALL IS EXISTING TO REMAIN, CONFORM TO DECK WITH INSULATION.
A2 PROVIDE INSULATION WITHIN CAVITY OF EXISTING PARTITION.

KEY NOTES
DEMOLITION

D1 EXISTING DOORS TO REMAIN.
D2 PLUMBING/FIXTURES ARE EXISTING TO REMAIN.

GENERAL NOTES
ARCHITECTURAL

1. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE OF WALL, UNO.
2. DIMENSIONS, LOCATING DOORS, ARE TO THE INSIDE OF THE JAMB, UNO.
3. PARTITIONS ARE TO BE PLACED ON CENTERLINE OF INSULATION, UNO.
4. CONTRACTOR TO NOTIFY DESIGNER IF LAYOUT IS OFF BY MORE THAN 7".
5. DO NOT SCALE DRAWINGS, CONTACT DESIGNER FOR CLARIFICATION.
6. CONTRACTOR TO PROTECT AREA AND EXISTING MATERIALS AND FINISHES FROM ANY DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. DAMAGE TO NEW AREAS, EXISTING MATERIALS CAUSED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET PROPERTY MANAGEMENT'S EXPECTATIONS.
7. MODIFY EXISTING FIRE ALARM SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
8. CENTER FIRE ALARM STROBES DIRECTLY ABOVE LIGHT SWITCHES AT 48" AFF.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 7' TRAVEL DISTANCE TO ALL PORTIONS OF THE SPACE. PROVIDE ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.

GENERAL NOTES
DEMOLITION

1. MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES UPON COMPLETION.
2. REMOVE AND DISPOSE OF FRAG. EQUIPMENT, INCLUDING DUCT WORK.
3. REMOVE AND DISPOSE OF ELECTRICAL, TELEPHONE AND DATA CABLEING AND DEVICES, UNO.
4. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS AND OTHER MATERIAL RESULTING FROM DEMOLITION OPERATIONS.

PLAN DETAIL
AT MILLION SCALE 1/2" = 1'-0"

PROJECT NAME AND ADDRESS
FIBROID FREE
1010 E WHEATLAND RD
DUNCANVILLE, TX
75116

SCHWABAUER DESIGN
1600 N. COLLINS
SUITE 1900
RICHARDSON, TX 75080
TEL: 469-804-2400

PROJECT MANAGER: JANE SMITH
DRAWN BY: JSD

No.	Revision/Issue	Date
1	CONSTRUCTION DOCUMENTS	10-01-18

SEAL/SIGNATURE
JANE SMITH
STATE OF TEXAS
10-01-18

SHEET NAME
DEMOLITION PLAN/
ARCHITECTURAL

SHEET NUMBER
A1