

OFFICE or MEDICAL CONDO
100% FINISHED OUT - 2ND GENERATION SPACE
FOR LEASE 4,077 rsf

Lease: \$31 PSF NNN

Current occupant is an office tenant/owner. All plumbing for Medical was also built in when the building was built in 2022.



- Park at front door - Ample Parking – 4:1000
- Signage available - Built in 2022
- Just off Sam Rayburn Tollway (Hwy 121)
- Minutes from the Dallas North Tollway & Preston Road
- Across from Baylor Scott White hospital

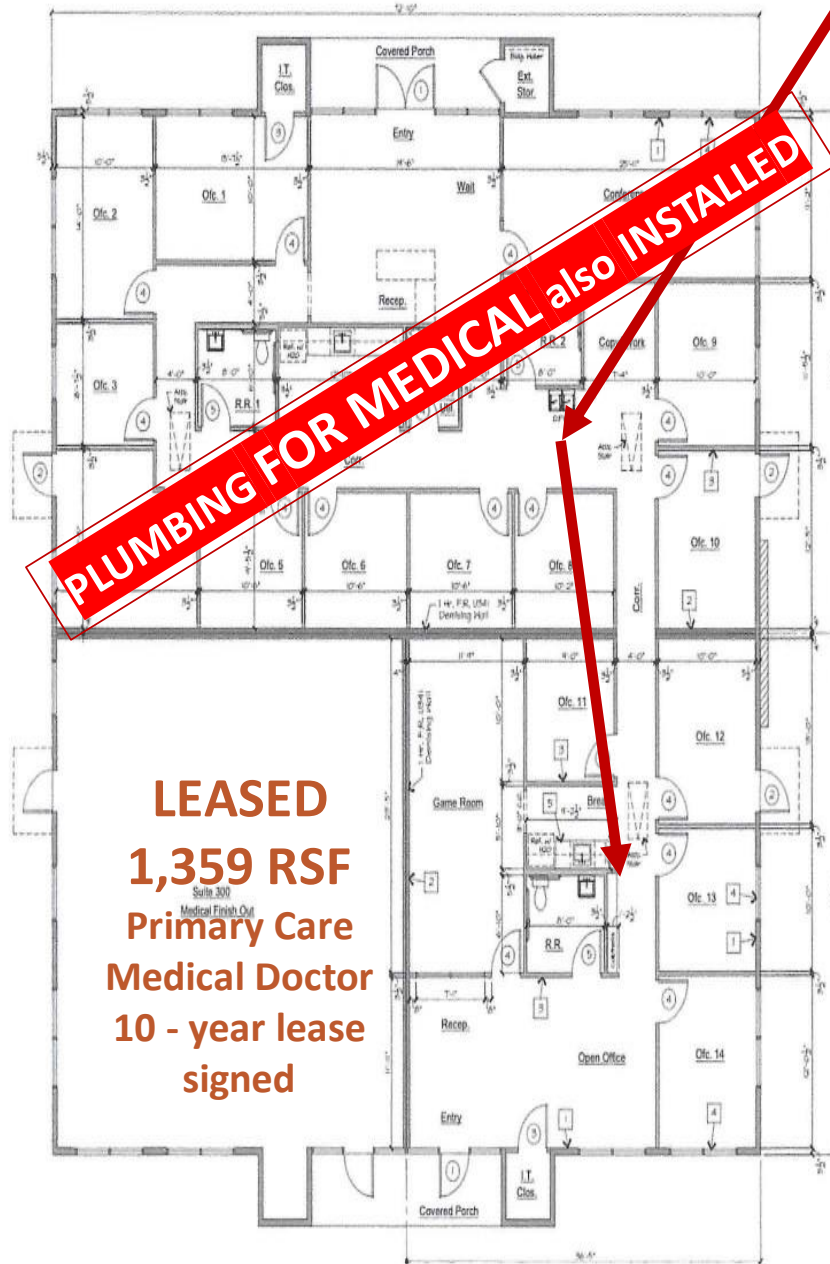
MAP



9925 GILLESPIE DRIVE, BLDG 1, PLANO, TEXAS 75025

AVAILABLE FOR LEASE - **OFFICE OR MEDICAL**

FLOOR PLAN FOR SUITE 100 **4,077 RSF**



LEASED
1,359 RSF
Suite 300
Medical Finish Out
Primary Care
Medical Doctor
10 - year lease
signed

TOTAL BUILDING 5,436 RSF

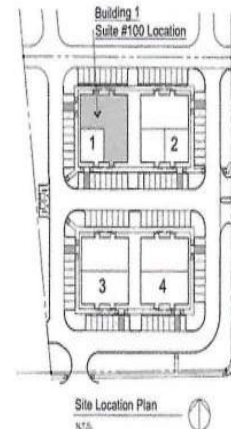
Floor Plan Notes / Specifications Legend

- 1 Typical exterior wall - 2x6 wood stud framing, 12" glass height, exterior stone & masonry veneer finish. Install #10 bar reinforcement & not already installed with steel building construction. Install SIF Type X gyp. lvt. at all walls. RE: Finish Schedule.
- 2 Typical demising walls - U.L. Design #0241 14R. Fire Partition to location of masonry, RE: Details. Other U.L. Design #0203 14R. Fire Partition or Also draft slip from top of demising wall to roof deck.
- 3 Typical exterior walls - 2x6 wood stud, 10" c.c. 2x6s of plating PVC walls. Install 2" acoustic batt insulation at all walls. SIF Type X gyp. lvt. both sides. minimum vented gap lvt. or cement fiber backer boards min. 4" hgt. at all plating wall locations.
- 4 Typical steel 8x8 storefront window or storefront entry system.
- 5 Built in mesh - RE: Interior Elevations & details.

Office Prototype

Door Schedule / Specifications / Remarks

- All door hardware is to be industry commercial grade with finish as specified by the Owner. All locking requirements are to be coordinated and provided per Owner requirements. All door hardware and thresholds to meet all T&B handicap accessibility requirements. Include either floor or wall stops for all recess doors as selected by Owner.
- 1 Steel 8x8 typical storefront entry door 3' x 8' door.
 - 2 Steel 8x8 typical non-door 3' x 7' HxM door.
 - 3 Typical prehung U.C. part grade wood door and frame at 1" floor, 3' x 8' door opening. Same as Door #4, except submit ADA Alternative and per door for. A Checklist evaluation for individual locations as determined by Owner.
 - 4 Typical prehung U.C. part grade wood door and frame 3' x 8' door opening.
 - 5 Same as door #4, except install jacking back lower hardware.



Finish Out Floor Plan - Suite 100 4,077 RSF

Building 1
Scale: 1/4" = 1'-0"

Project	Office Finish Out Acadian Office Park at Ridgeview Building 1, Suite 100	Date	4/20/2020
Location	Lot 7, Block B, Northglen 2 Addition NW Quadrant National Drive & Gillespie Drive Piano, Texas	Drawn	
By	Chris Rador, AIA Architect, Inc.	Check	
1101 Westwood Drive Piano, Texas 75075 (972) 995-1833			

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FRONT LOBBY
Double Glass
Entry Doors

FRONT LOBBY
(or waiting area)



Galaxy Note20 Ultra 5G

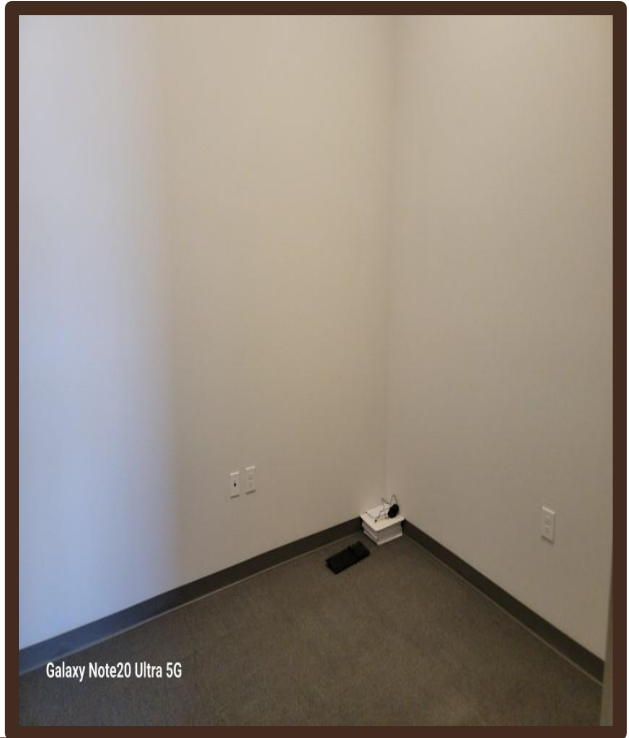
- **CONFERENCE ROOM**
- (off the main lobby)





PRIVATE OFFICES OR EXAM ROOMS
(off the main lobby)

TOTAL OF 13 DIFFERENT OFFICES or EXAM ROOMS



DOCTOR OFFICE, EXAM ROOMS or OFFICE W/DOOR



2 SEPARATE BREAK ROOMS WITHIN THE SPACE

BATHROOMS (3 separate bathrooms within the 4,077 rsf)



- **GAME ROOM**



BACK ENTRANCE & OPEN OFFICE AREA



ENTRANCE



BACK ENTRANCE TO THE BUILDING

Demographics

	1 mile	3 miles
Population	12,484	124,867
Households	4,903	43,593
Median Age	37.40	38.40
Median HH Income	\$122,197	\$128,843
Daytime Employees	2,671	29,206
Population Growth '23 - '28	7.13%	7.82%
Household Growth '23 - '28	7.06%	7.84%

Traffic

	Traffic Volume	Distance from Property
State Hwy 121	71,104	0.11 mi
Gillespie Dr	1,123	0.11 mi
Sam Rayburn Tollway	16,891	0.30 mi
Hwy 121 Access Rd	14,654	0.33 mi
Hwy 121 Access Rd	15,264	0.33 mi
Ridgeview Dr	3,210	0.42 mi
Gillespie Dr	1,304	0.46 mi
Coit Rd	23,478	0.56 mi



11-2-2015

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.

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.

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 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 or 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

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