

MEDICAL OFFICE SUITES AVAILABLE 2801 OSLER • GRAND PRAIRIE TX 75051

- ✓ Medical Office Plaza totaling 10,373 Sq. Ft.
- ✓ Campus Style Feel for Medical and Office Tenants
 - ✓ Fully Renovated in 2018
- ✓ Prime renovations includes New Roof, HVAC, Electrical, Plumbing



TWO SUITES AVAILABLE FOR LEASE:

- ❖ *2,275 Sq. Ft. -- Office Space*
- ❖ *1,500 Sq. Ft. -- Previous Use was Medical Lab*



Broker: Wells Asset Management, Inc.

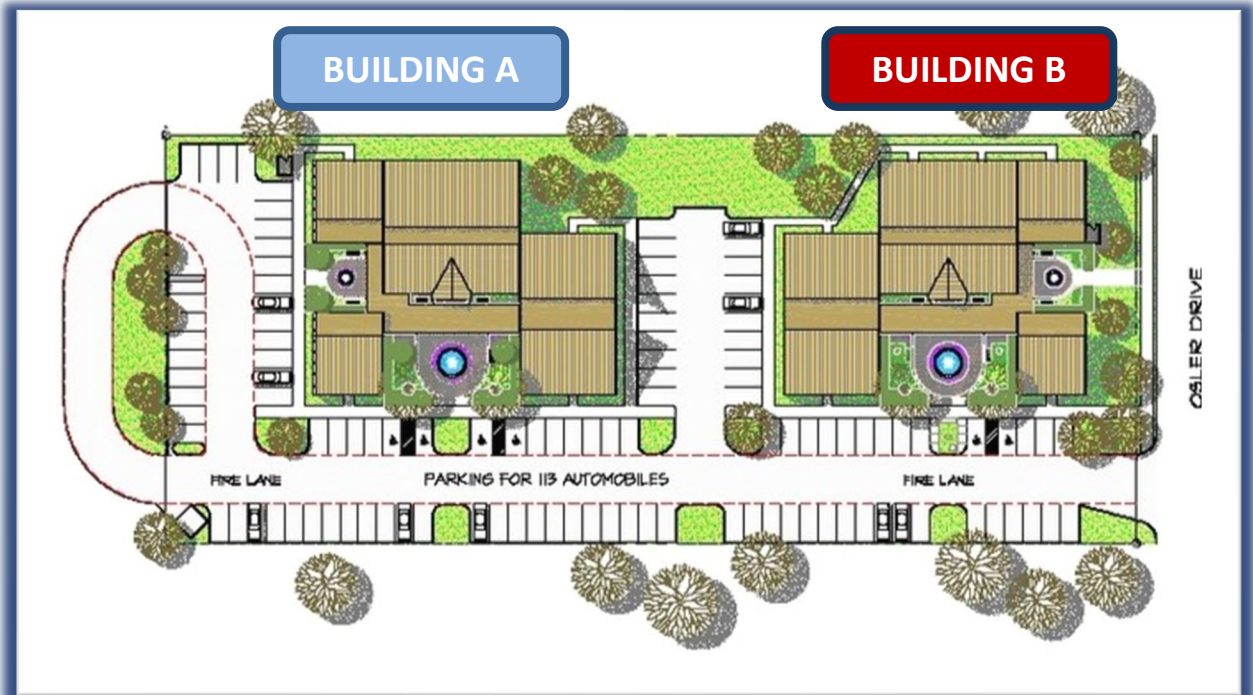
Mike A. Wells, CPM, CCIM mike@wellsasset.com
Preston Wells: 214-980-8160 preston@wellsasset.com



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- ✓ Located between Highway 360 and 161 Tollroad
- ✓ Updated Amenities and Fixtures; Controlled Access

Two suites available are located in Building B with frontage to Osler Drive



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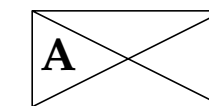

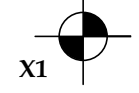
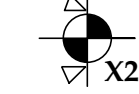
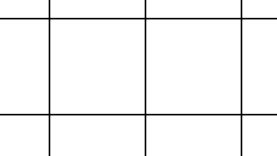


2,275 Sq. Ft. -- Office Space

PAINT AND WALL COVERING

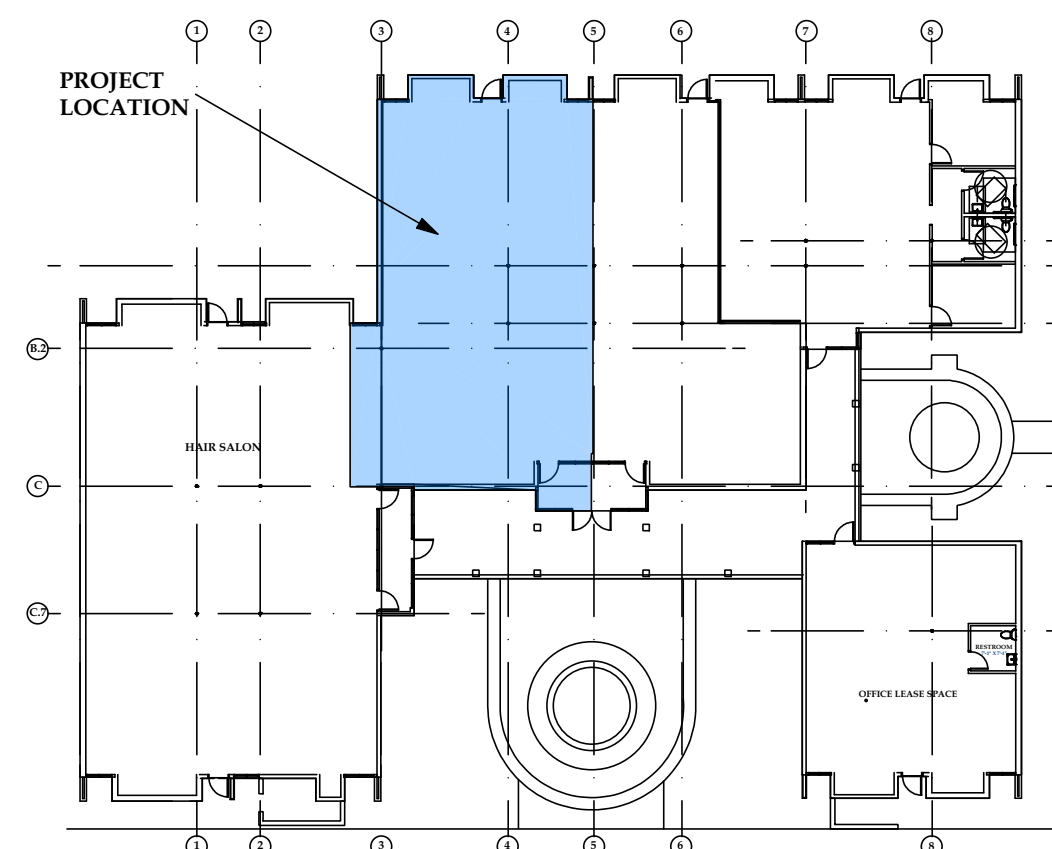
1. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS FOR THE PARTICULAR SURFACE; 2 COAT MINIMUM APPLICATION.
2. INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF WALL COVERING PRIOR TO INSTALLATION.
3. ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING TO FABRIC WALLPAPERING (IF REQUIRED).
4. ALL WALL COVERINGS TO BE INSTALLED ACCORDING TO MANUFACTURE'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. ANY WALL COVERING REQUIRING BACKING SHALL BE PROVIDED BY PAINTING CONTRACTOR. CLASS "A" FIRE RATED.

LIGHTING LEGEND

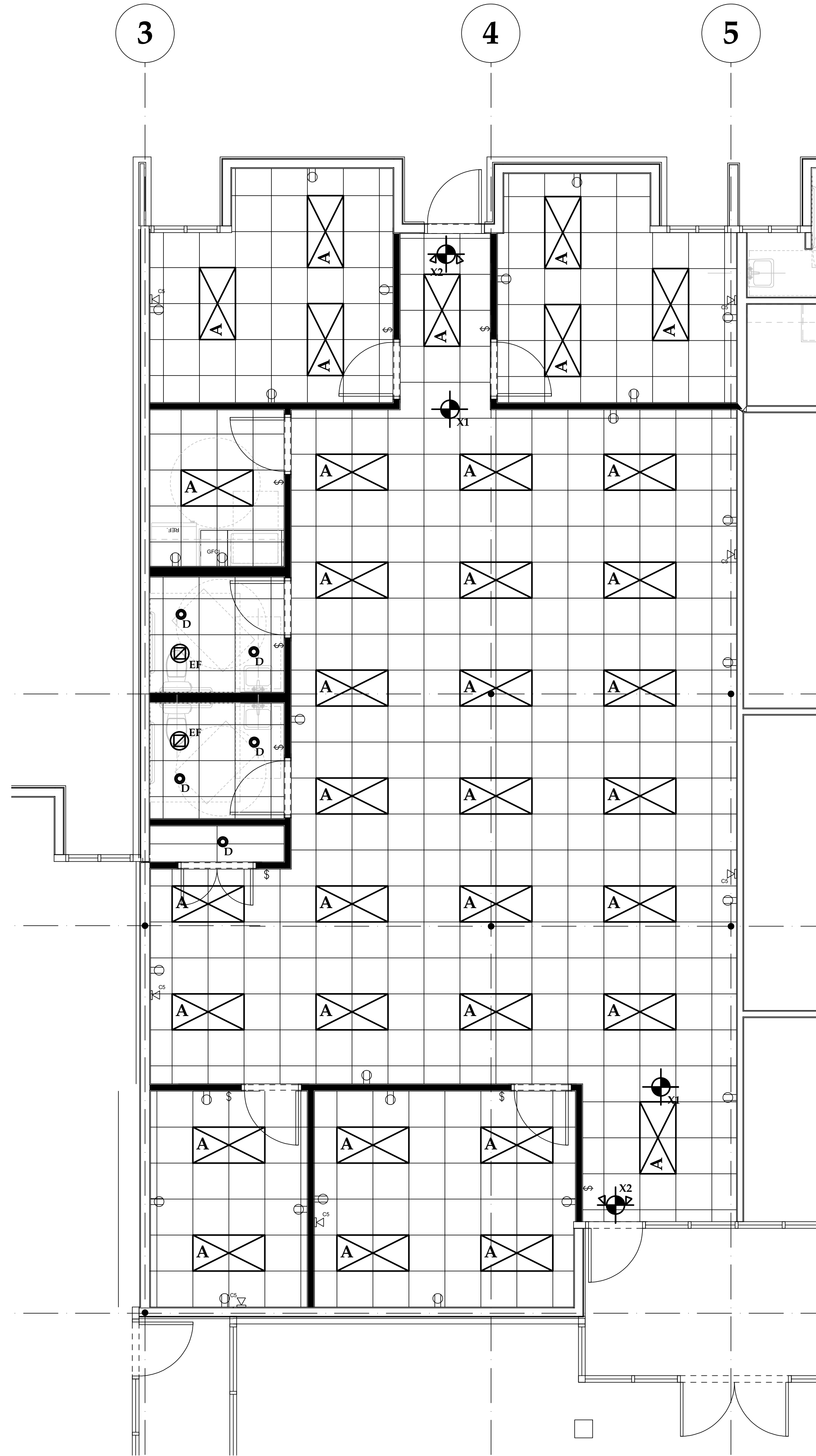
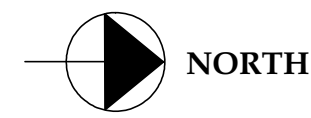
-  48" LED LIGHT FIXTURE
-  6" LED RECESSED APERTURE DOWNLIGHT 14 W 4100K BULB METALIC BAFFLE BLACK TRIM 40 DEGREE BEAM
-  EXIT LED LIGHT FIXTURE BY EELP EXIT LIGHT WITH EMERGENCY BATTERY BACKUP
-  EXIT LED LIGHT FIXTURE BY EELP EXIT LIGHT WITH EMERGENCY BATTERY BACKUP
-  SUSPENDED ACOUSTIC CEILING GRID SYSTEM

LEGEND

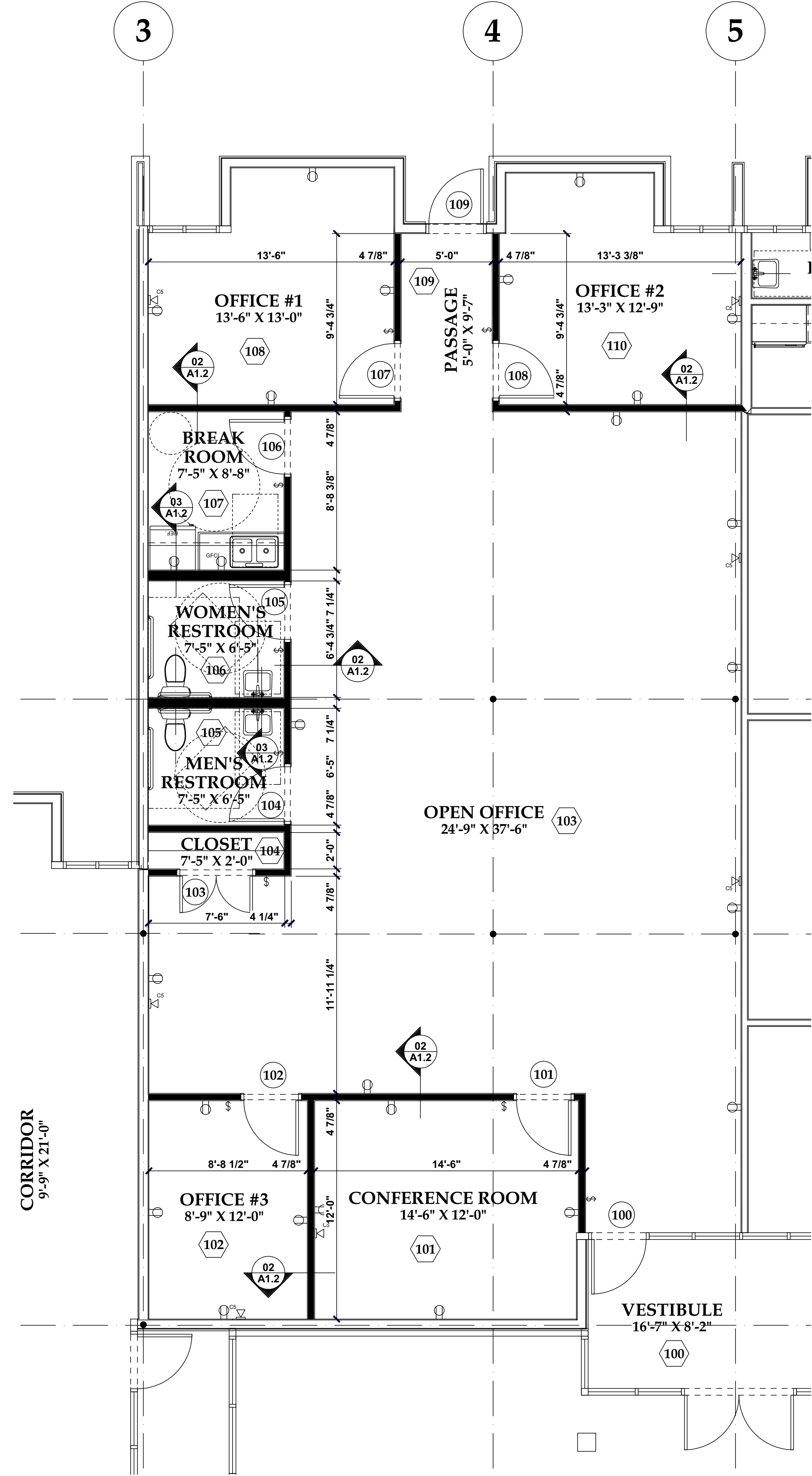
-  EXISTING PARTITION
-  NEW PARTITION BY LANDLORD
-  NEW PARTITION BY TENANT



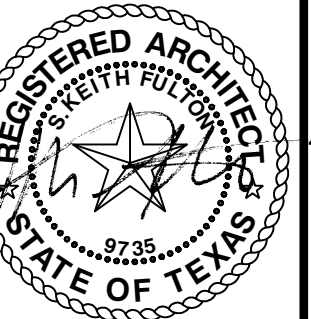
01 KEY PLAN
SCALE 1"=30'-0"



03 REFLECTED CEILING PLAN
SCALE 1/4"=1'-0"

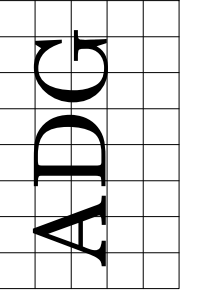


02 FLOOR PLAN
SCALE 1/4"=1'-0"



Firm Registration No. BR 949
AFFIXATION DATE:
09/04/20

ADG Architecture
Architecture - Interior Architecture
1651 Oakmont Drive
Allen, Texas 75002
Tel: (972) 437-4611 Cell: 972-672-5150



LEASE SPACE
2801 OSLER DRIVE SUITE 122
BUILDING B
GRAND PRAIRIE, TEXAS 75051

Job No.
20009

Plan No.

Date
SEPT. 04, 2020

Drawn By

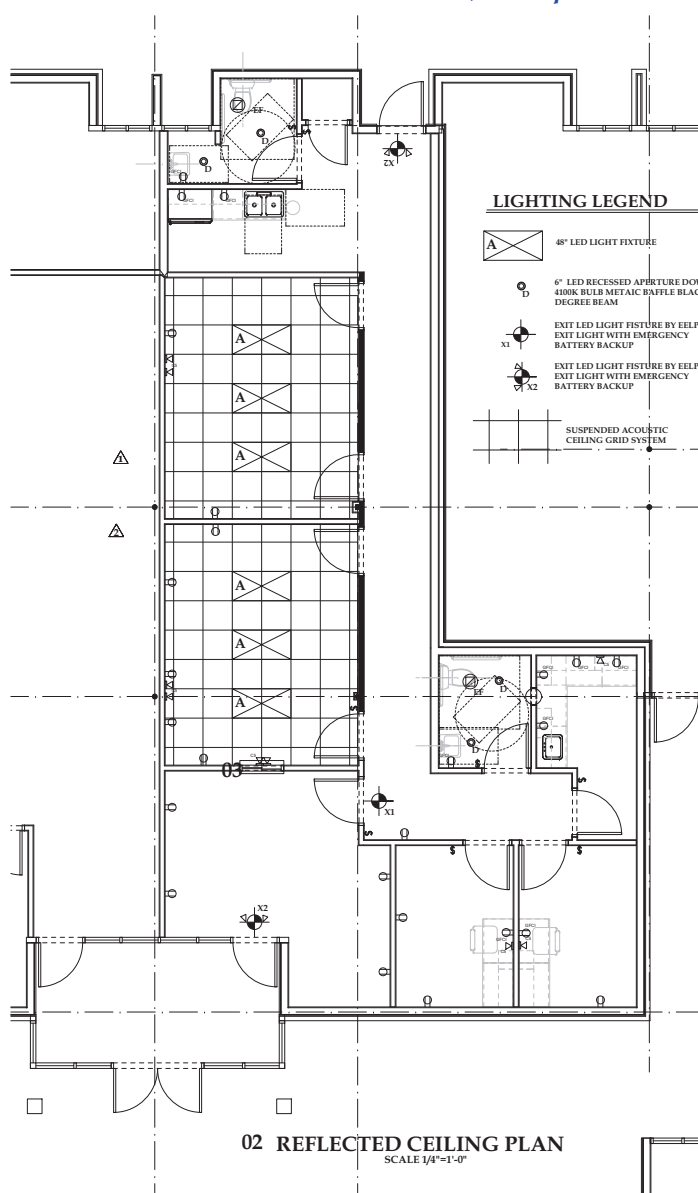
Revisions

Sheet Title
FLOOR PLAN
AND
REFLECTED
CEILING PLAN

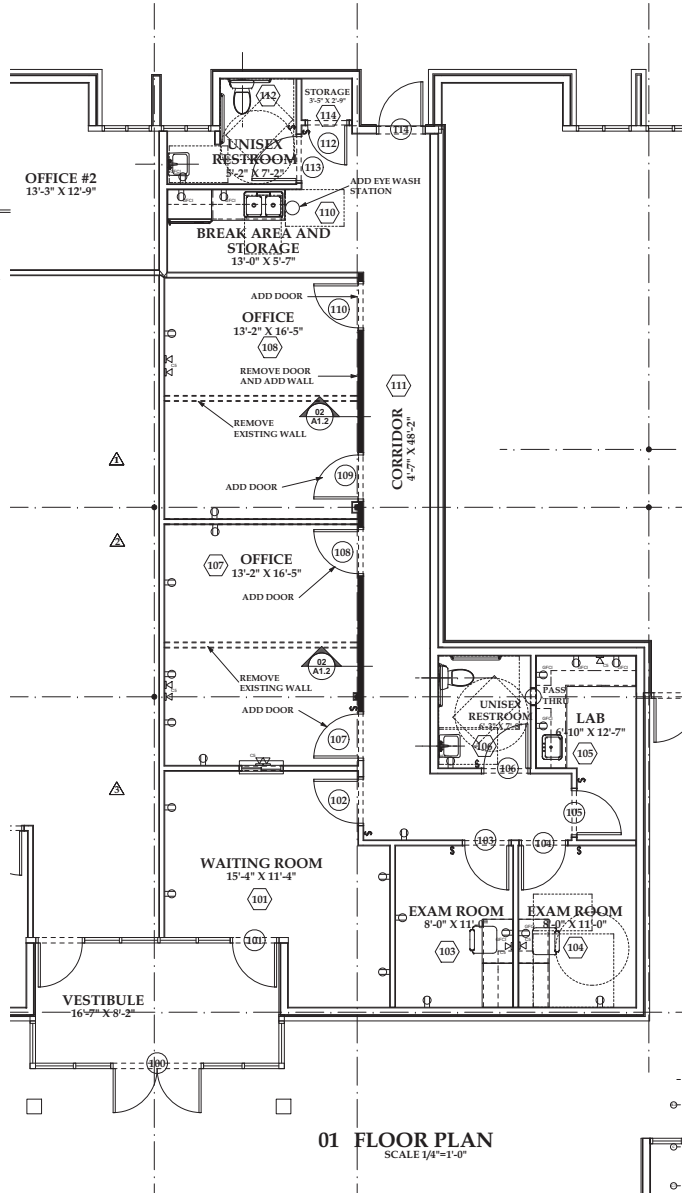
Sheet No.

A1.1

1,500 Sq. Ft. -- Previous Use was Medical Lab



02 REFLECTED CEILING PLAN
SCALE 1/4"=1'-0"

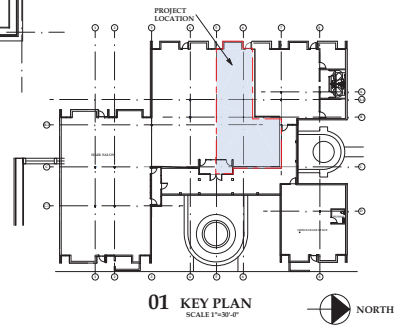


01 FLOOR PLAN
SCALE 1/4"=1'-0"

LEGEND

— EXISTING PARTITION

— NEW PARTITION BY LANDLORD



01 KEY PLAN
SCALE 1"=30'-0"

PAINT AND WALL COVERING

1. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE; 2 COAT MINIMUM APPLICATION.
2. INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF WALL COVERING PRIOR TO INSTALLATION.
3. ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING TO FABRIC WALLPAPERING (IF REQUIRED).
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Professional Seal
Affidavit No. 22-249
Affidavit Date: 10/20/20

ADG Architecture
Interior Architecture
1801 Oakmont Drive
Allen, Texas 75002
Tel: (972) 467-4611 Cell: 714-729-2400



**UMER MEDICAL
OFFICE BUILDING B**
2801 OSLER DRIVE SUITE 123
GRAND PRAIRIE, TEXAS 75051

Job No. **20012**

Plan No.

Date **OCT. 20, 2020**

Drawn By

Revisions
 △ OCT. 21, 2020
 △ OCT. 28, 2020
 △ NOV. 06, 2020

Sheet Title
**FLOOR PLAN
 AND
 REFLECTED
 CEILING PLAN**

Sheet No.

A1.1

of 3



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

<u>Wells Asset Management, Inc</u>	<u>0425493</u>	<u>mike@wellsasset.com</u>	<u>972-458-2588</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael A Wells</u>	<u>0359131</u>	<u>mike@wellsasset.com</u>	<u>972-458-2588</u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date