

RCP

4961 N O'Connor Rd.
Irving, TX 75062

STAND-ALONE
CHILDCARE BUILDING
FOR LEASE

Plug N Play Education Center

\$20.00 + NNN (\$8.00)



GRANT FRERICHS
VICE PRESIDENT OF LEASING

grant@reservecappartners.com
214. 601. 0722

PROPERTY HIGHLIGHTS

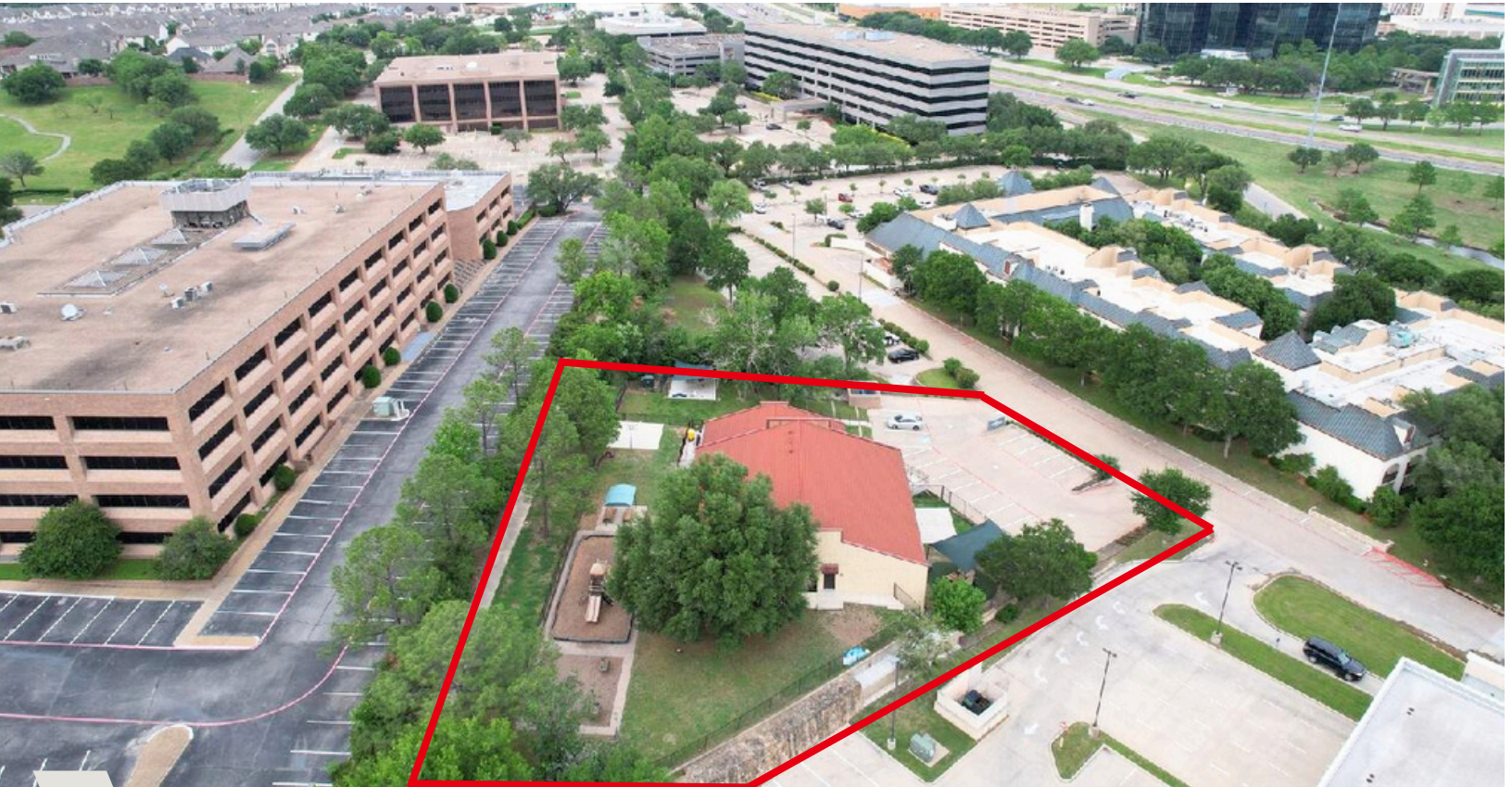
- ***Vacant Childcare Facility Available For Lease***
- Updated Two Story Facility: **8,314 SF** building on a **1.16** acre lot
- Building features: **6** classrooms, **7** restrooms, an office, a kitchen, and playground space
- Approval to add additional square footage to the existing structure
- Previous licensed capacity of **197**
- Zoning: Commercial Office- Permits use for day nurseries, nursing homes, hospitals, and professional or business services
- Located in close proximity to Toyota Music Factory and the Irving Convention Center
- Subject property is conveniently situated just **15 minutes** from Dallas Fort Worth International Airport (DFW) and **20 minutes** from Dallas Love Field Airport (DAL)
- Nearby retailers include: Starbucks, McDonalds, Chick-fil-a, Wendy's and 7-Eleven



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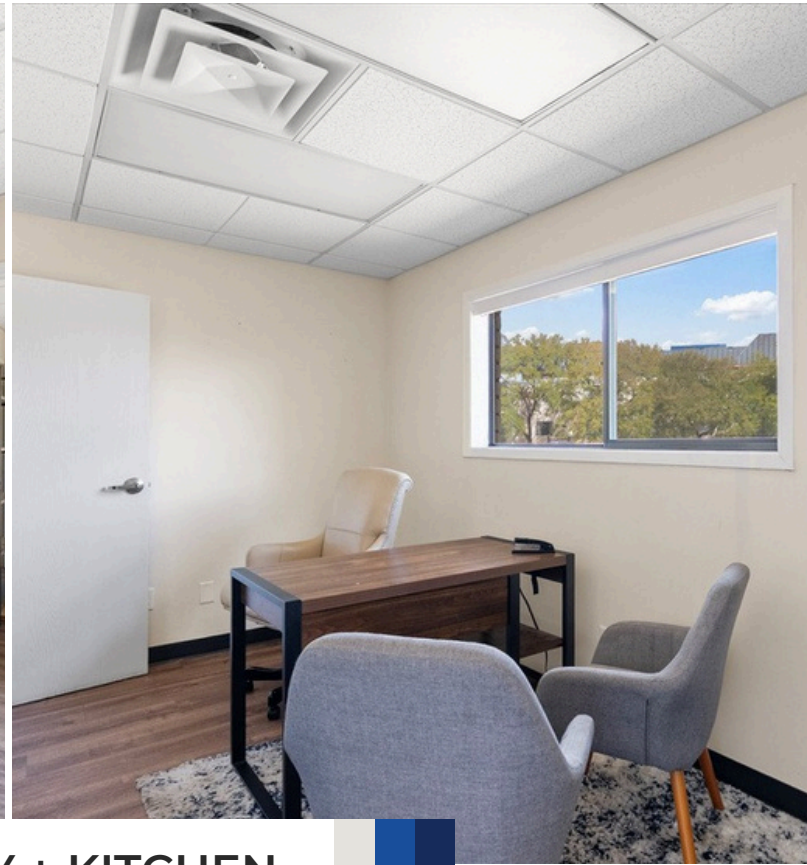
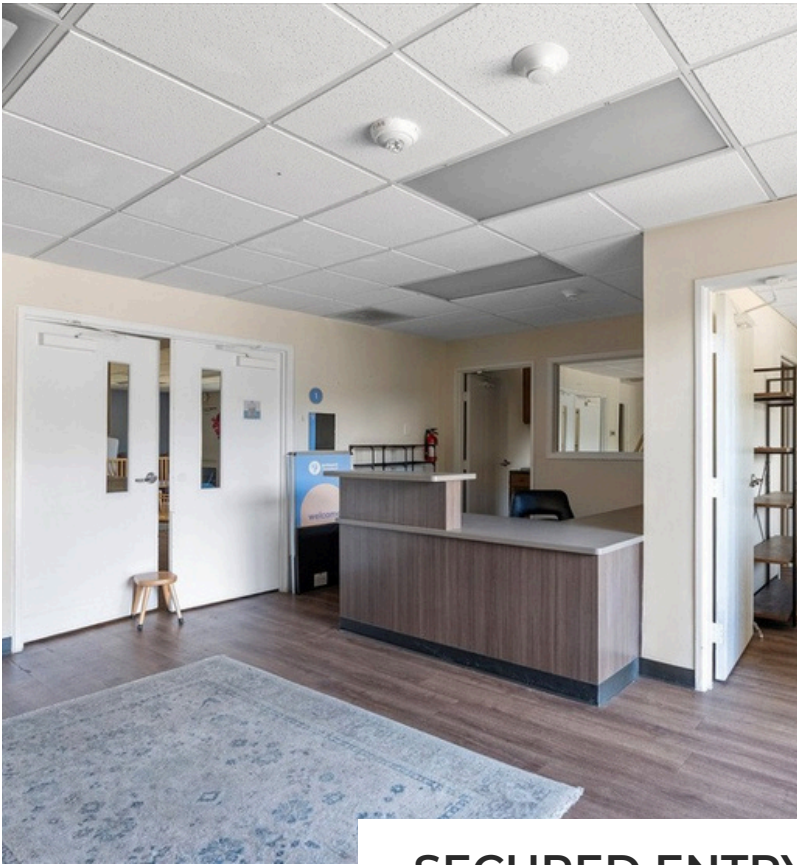
PLAYGROUND



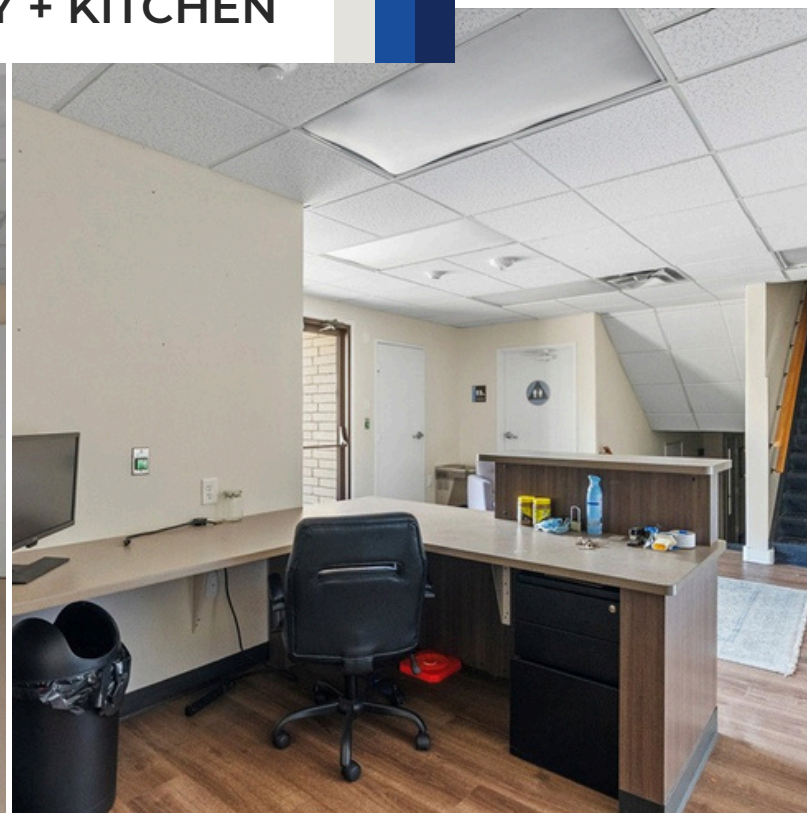
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SECURED ENTRY + KITCHEN



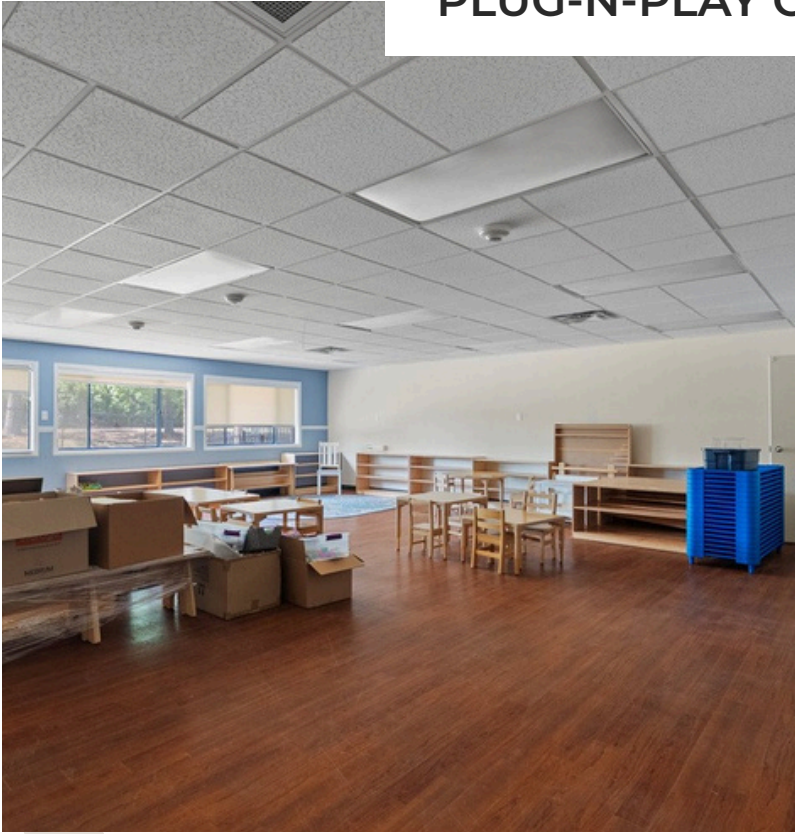
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PLUG-N-PLAY CLASSROOMS



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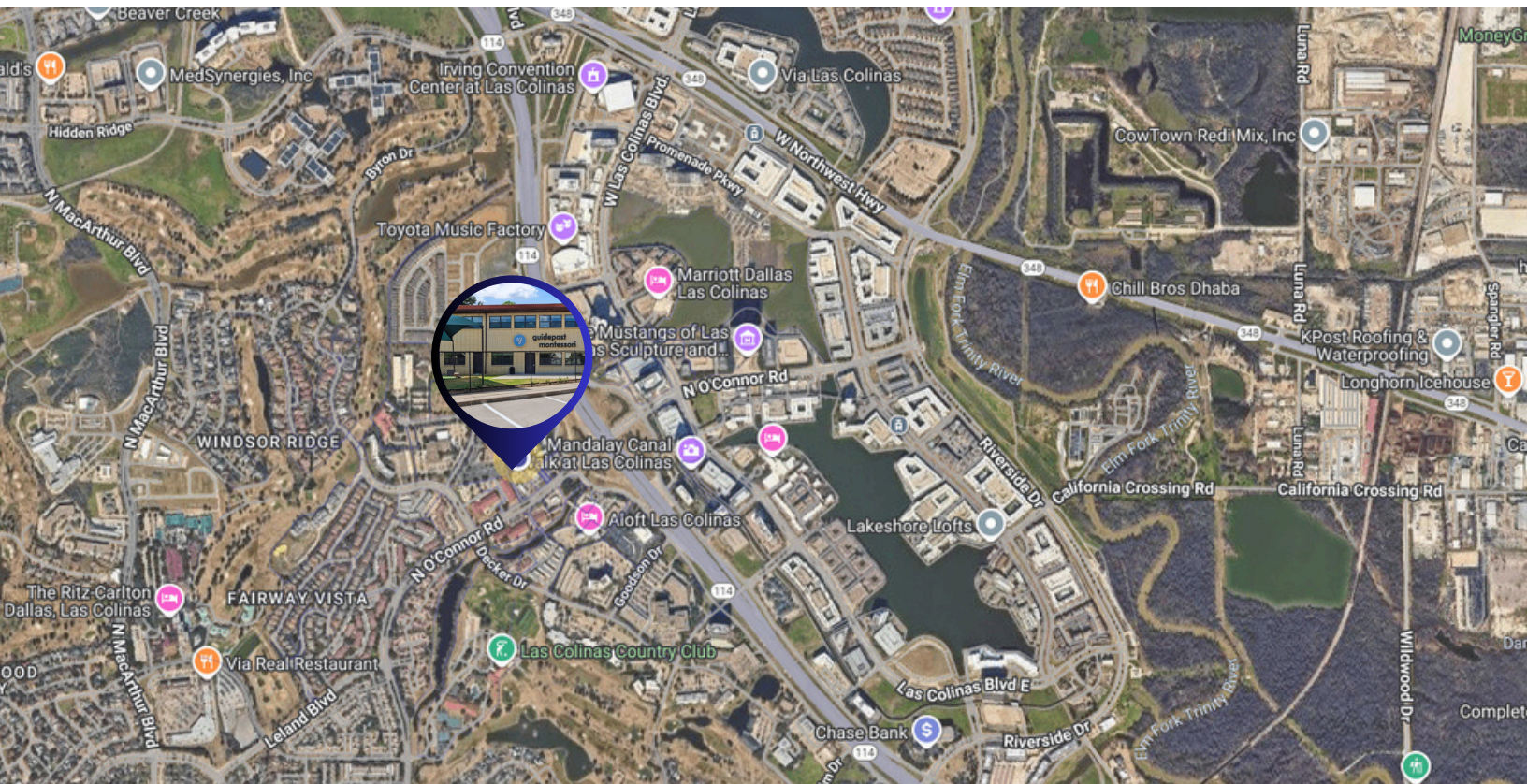
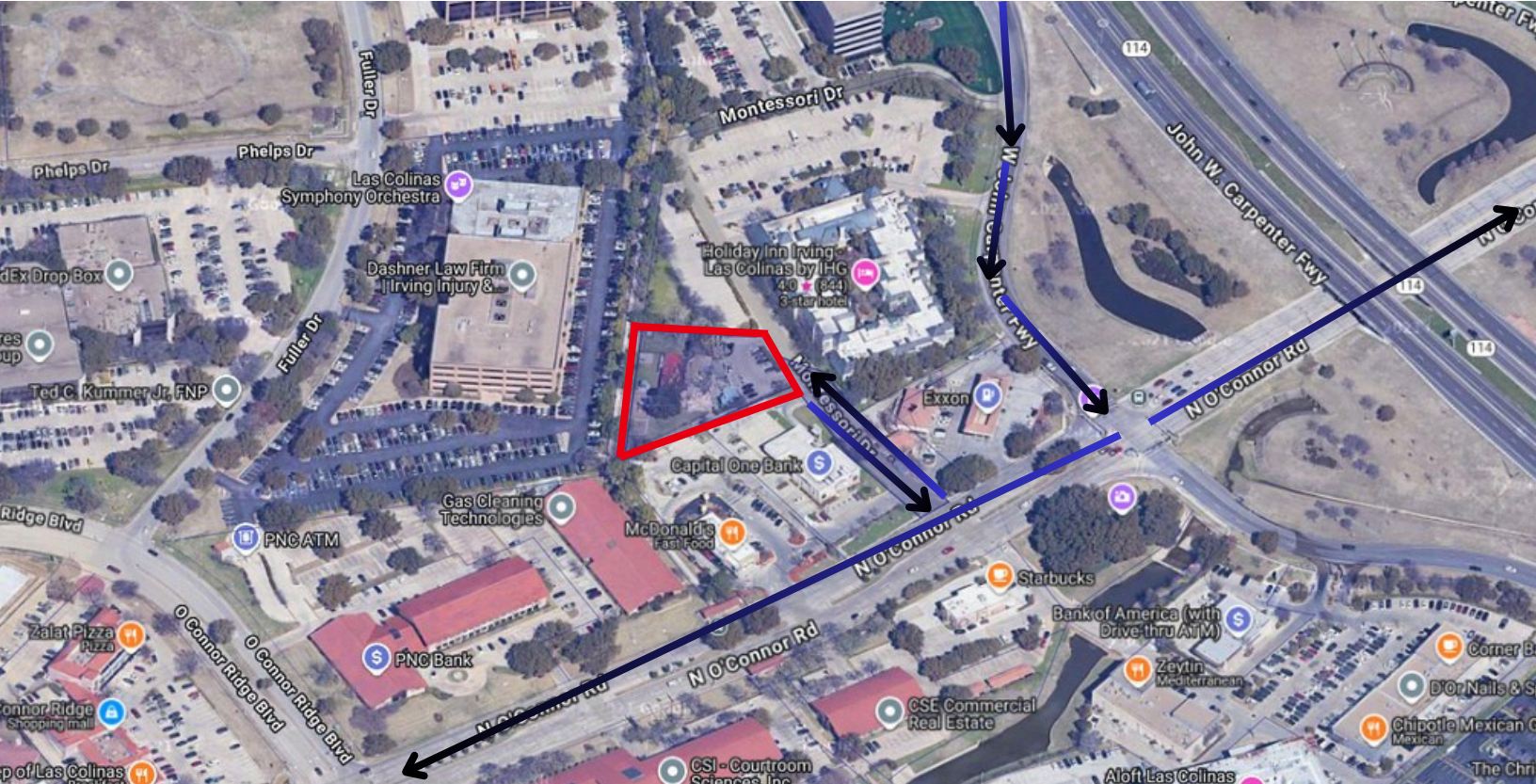
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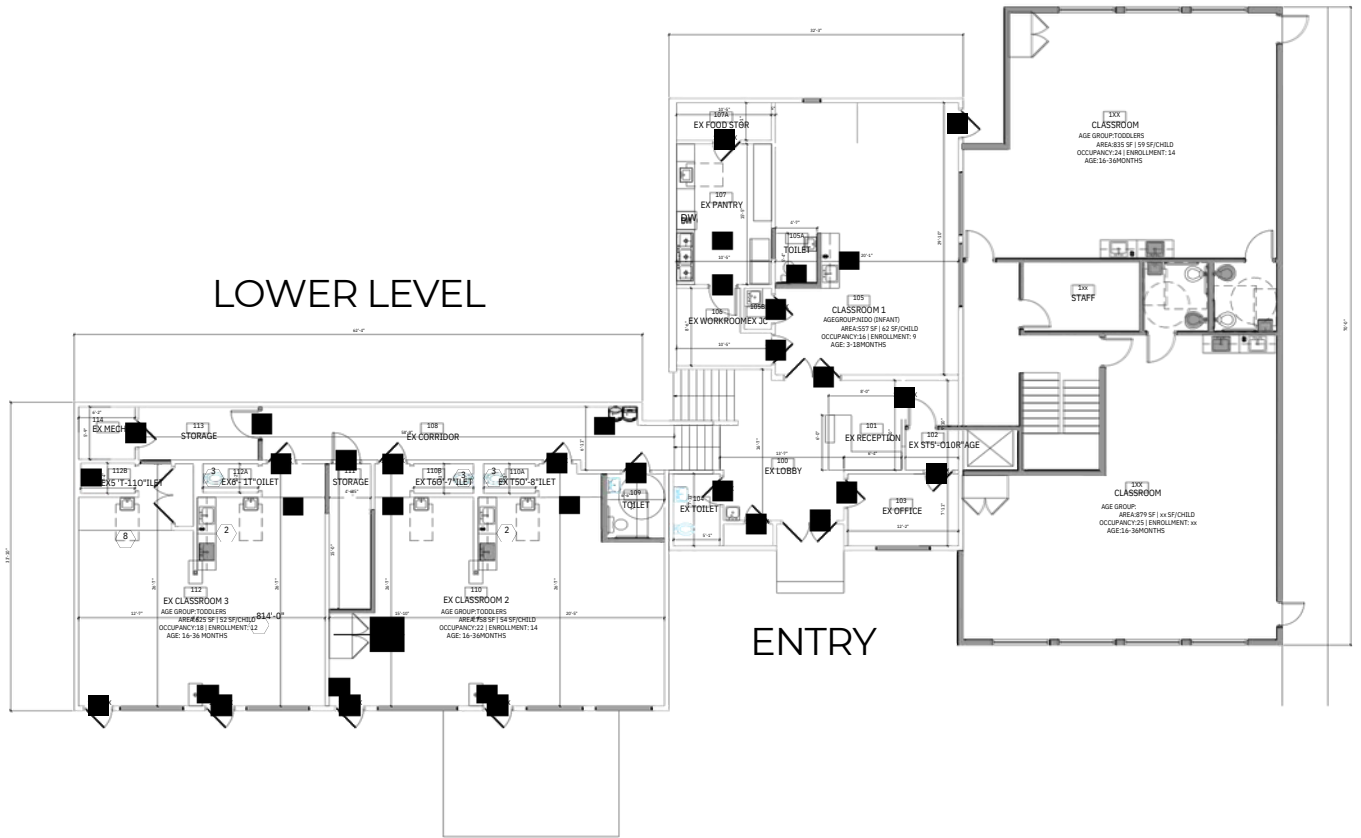
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FIRST FLOOR



EXISTING PARTITION
NEW PARTITION

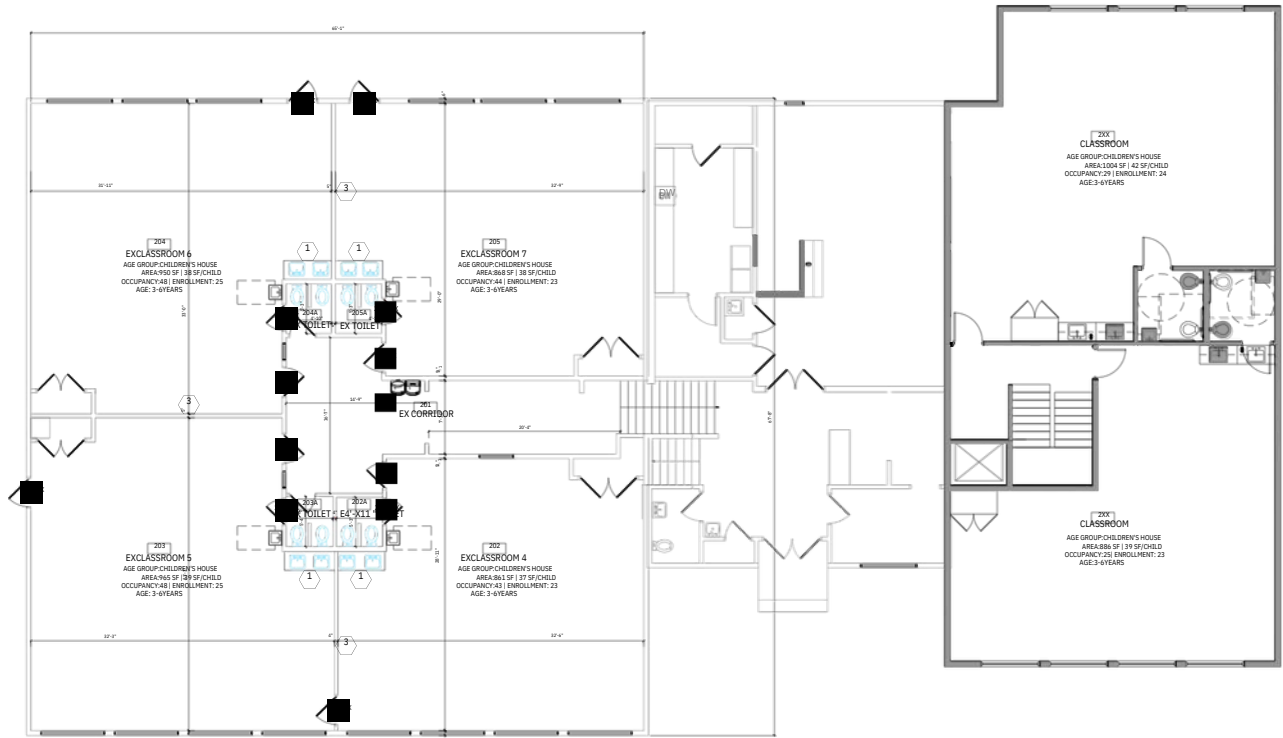
1ST & 2ND FLOOR CONSTRUCTION PLAN (EXPANSION)
SCALE: 1/8" = 1'-0"



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SECOND FLOOR



EXISTING PARTITION
NEW PARTITION

3RD FLOOR CONSTRUCTION PLAN



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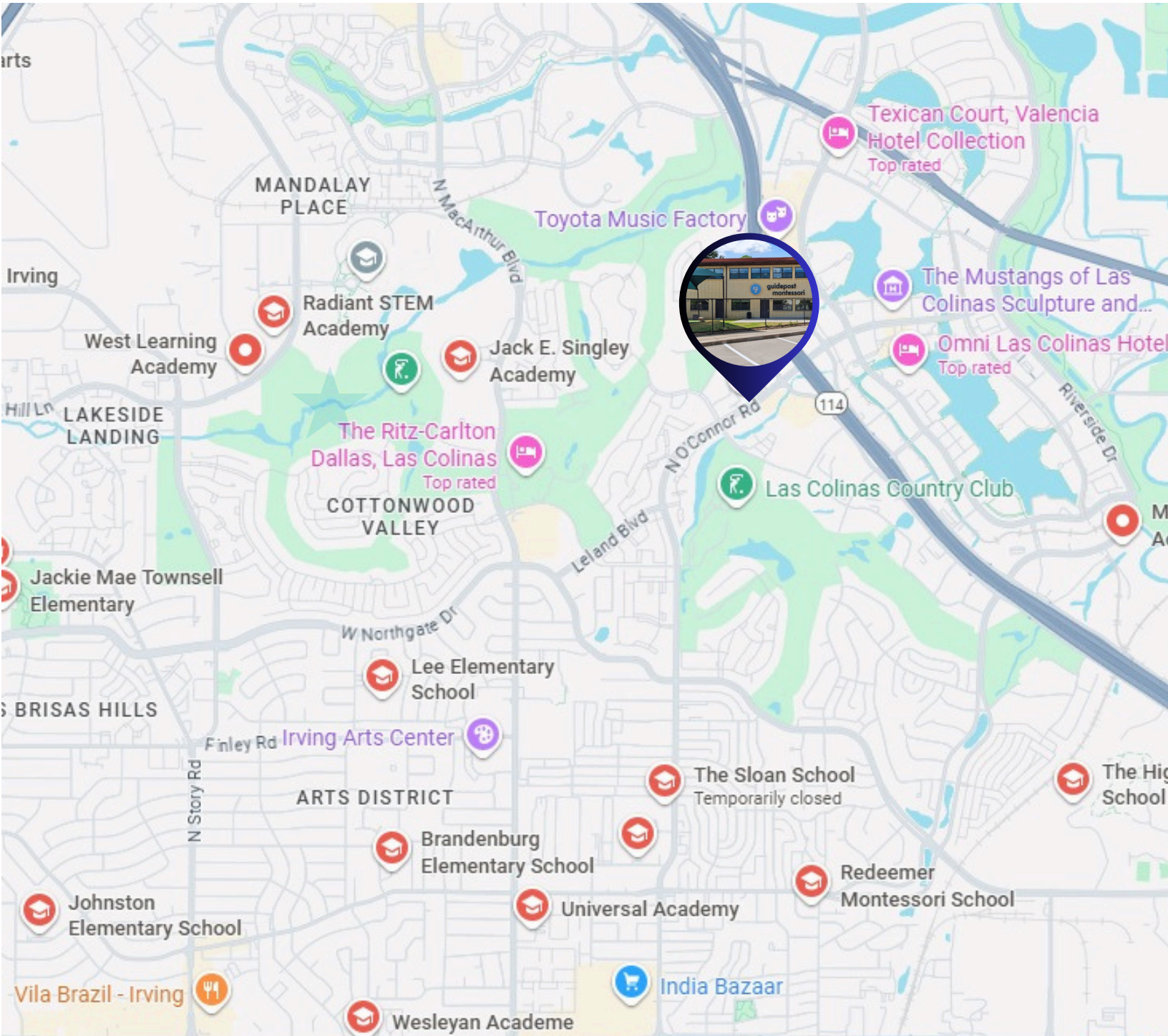
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