



- +/-6,890 SF 2nd generation freestanding medical office for lease.
- Located in downtown Cedar Hill, +/-0.2 miles off Highway 67 and Cooper exit.
- Ideal for medical office, general office, massage therapist, small animal veterinarian,
- 56 parking spaces / 8.13 parking ratio. Monument signage available.
- Interior includes a large waiting room previously for +/-61 people, multi-person reception/business office with separate check in and check out windows, 12 wet exam rooms, 2 wet procedure rooms, 2 wet nurses stations, X-ray and dark room, 5 total doctor offices, 2 with private exterior entrances and restrooms, and an upstairs employee break and restroom. See attached floor plan for complete layout.
- Landlord is willing to demise space into Suite A and B, see below and on following floor plan. Can demise to +/-1,000 SF depending on tenant's needs—contact agent.

Lease Rate:

\$16.00 SF + Utilities

Location:

+/-0.2 miles from Highway 67, just south of Belt Line. Across the highway from CH High School

Use:

Medical, Office

Zoning:

Old Town Corridor

Entire Building +/-6,890 SF \$9,186.67 per Month + Utilities

Suite A +/-4,890 SF \$6,520.00 per Month + Utilities

Large waiting room, reception and multi-person business offices, X-ray, 4 doctor offices 2 of which have private entrance and bathrooms, 6 exams, lab, break room.

Suite B +/-2,000 SF \$2,667.00 per Month + Utilities

Proposing waiting area/reception, 5 exam rooms, procedure room with sink or break room, nurses station with sink, 1 doctor office, and 1 restroom.



Offered for lease exclusively by:

Mote & Associates, Inc.

Contact: Justin J. Clark

Associate, TREC #663653

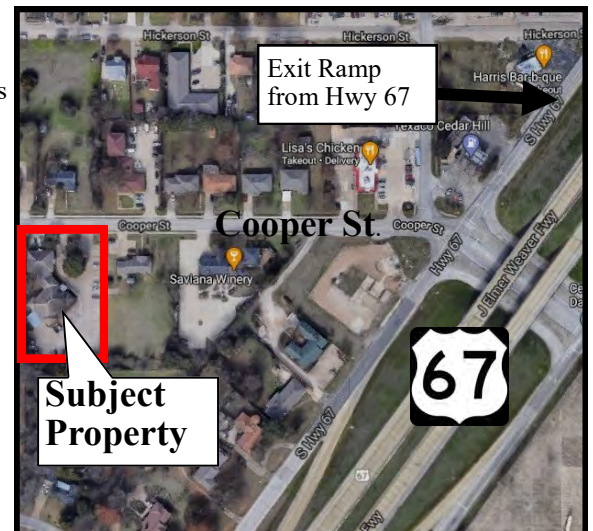
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515 N. Cedar Ridge, Suite 9

Duncanville, Texas 75116



Main Entrance and Service Windows



First Waiting Area



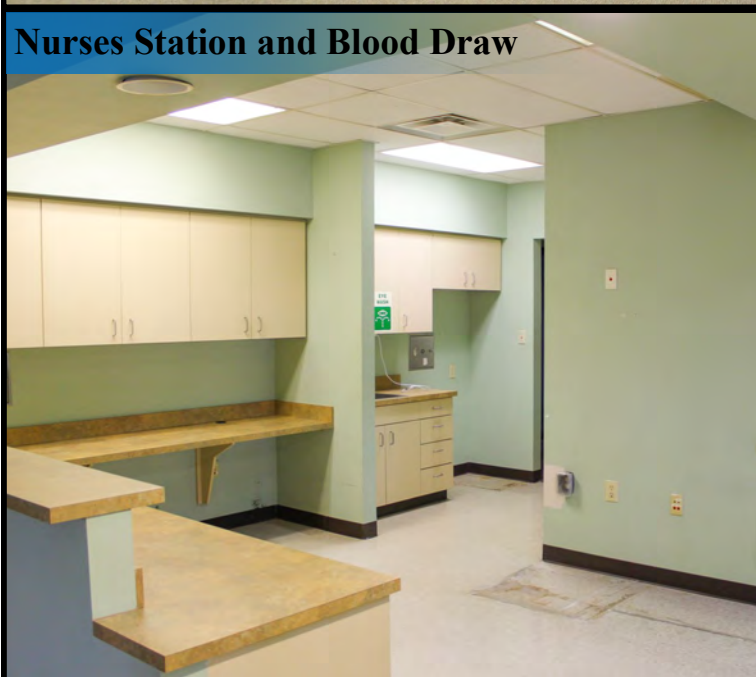
Second Waiting Area



Check-Out Office



Nurses Station and Blood Draw



Nurses Station and Reception



Central Nurses Station w/ Sink



Exam



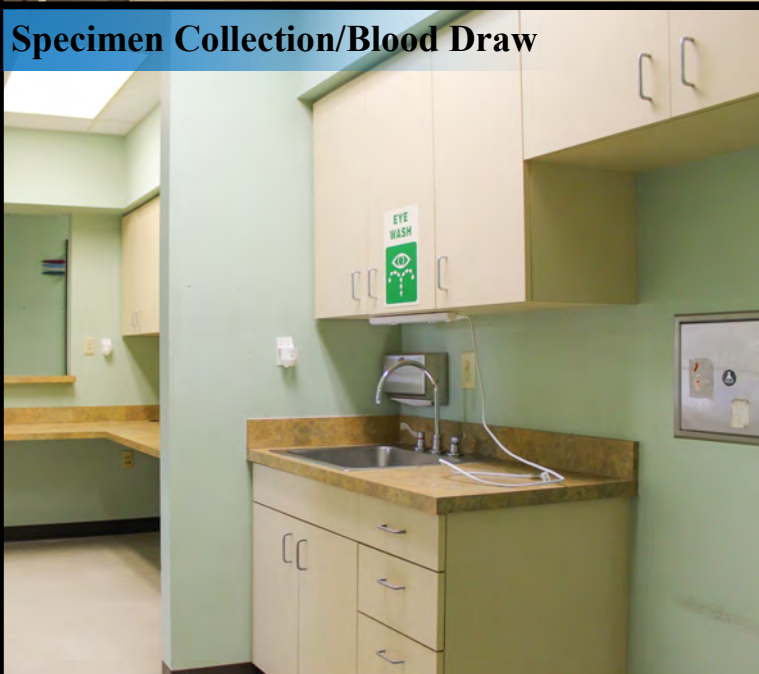
Exam



Exam



Specimen Collection/Blood Draw



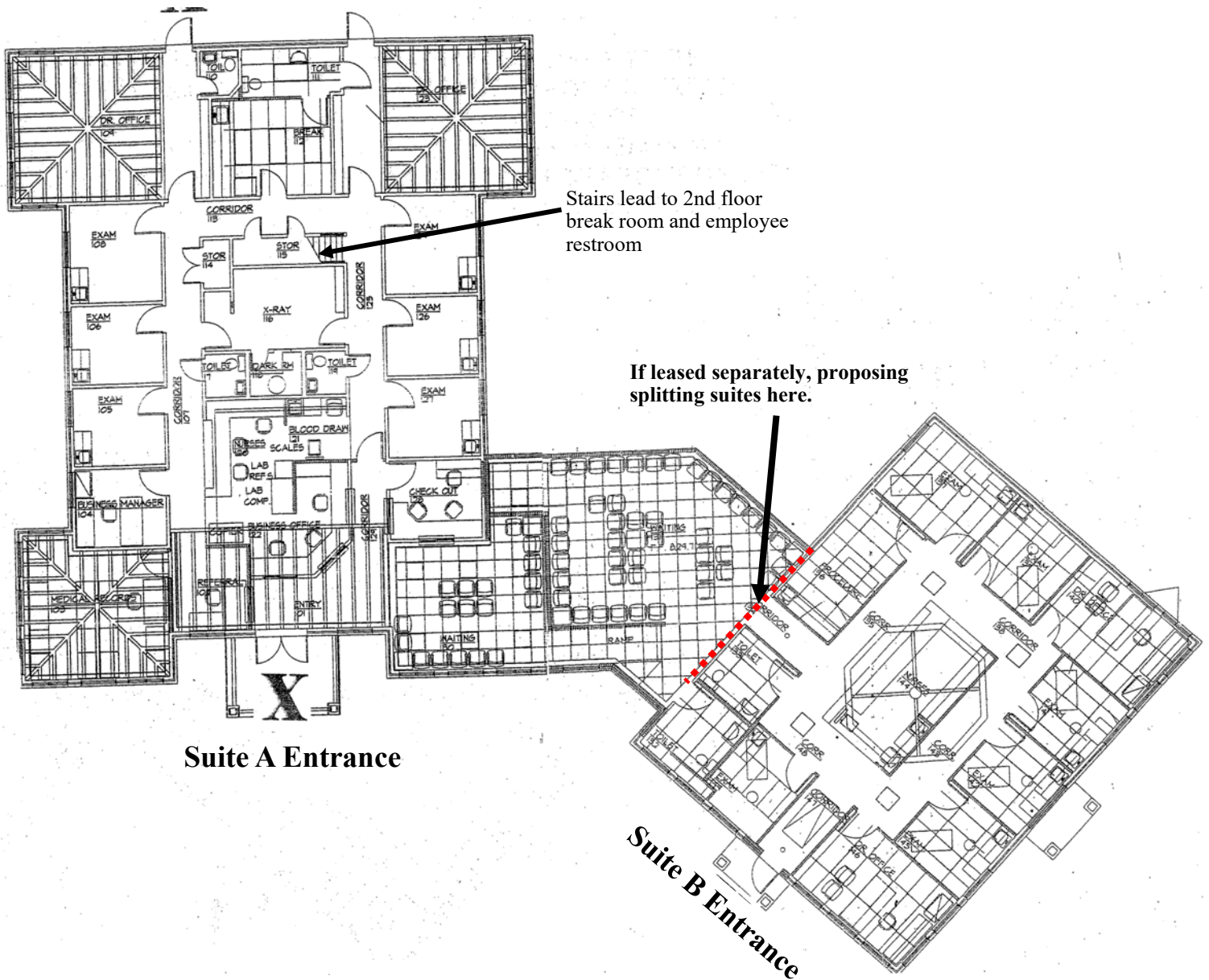
Doctor Office





Floor Plan

326 Cooper Street, Cedar Hill 75104



Higher resolution floor plan available on separate PDF attached to online listing or by contacting listing agent.



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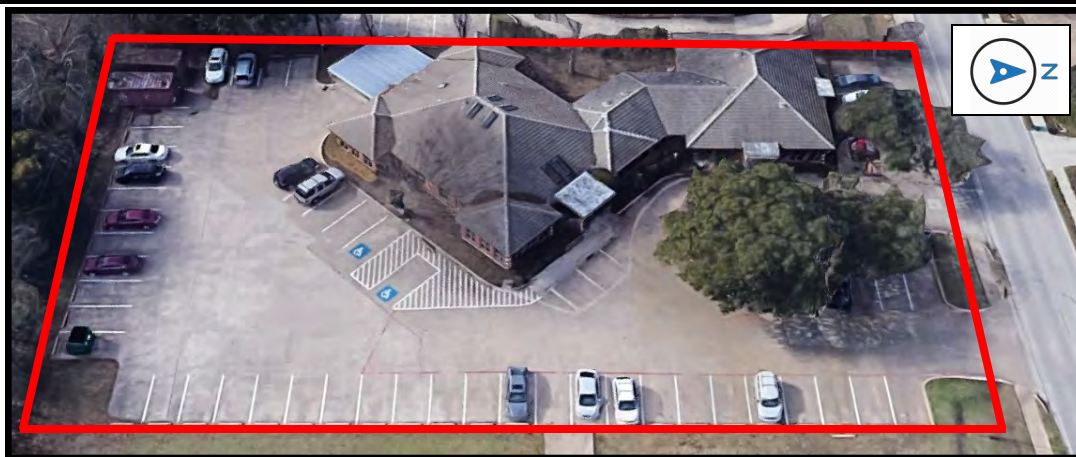
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Covered Doc Parking w/ Private Entrance



Main Entrance / Suite A Entrance



Suite B Entrance



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Arial Map

326 Cooper Street, Cedar Hill 75104



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Business Map

326 Cooper Street, Cedar Hill 75104



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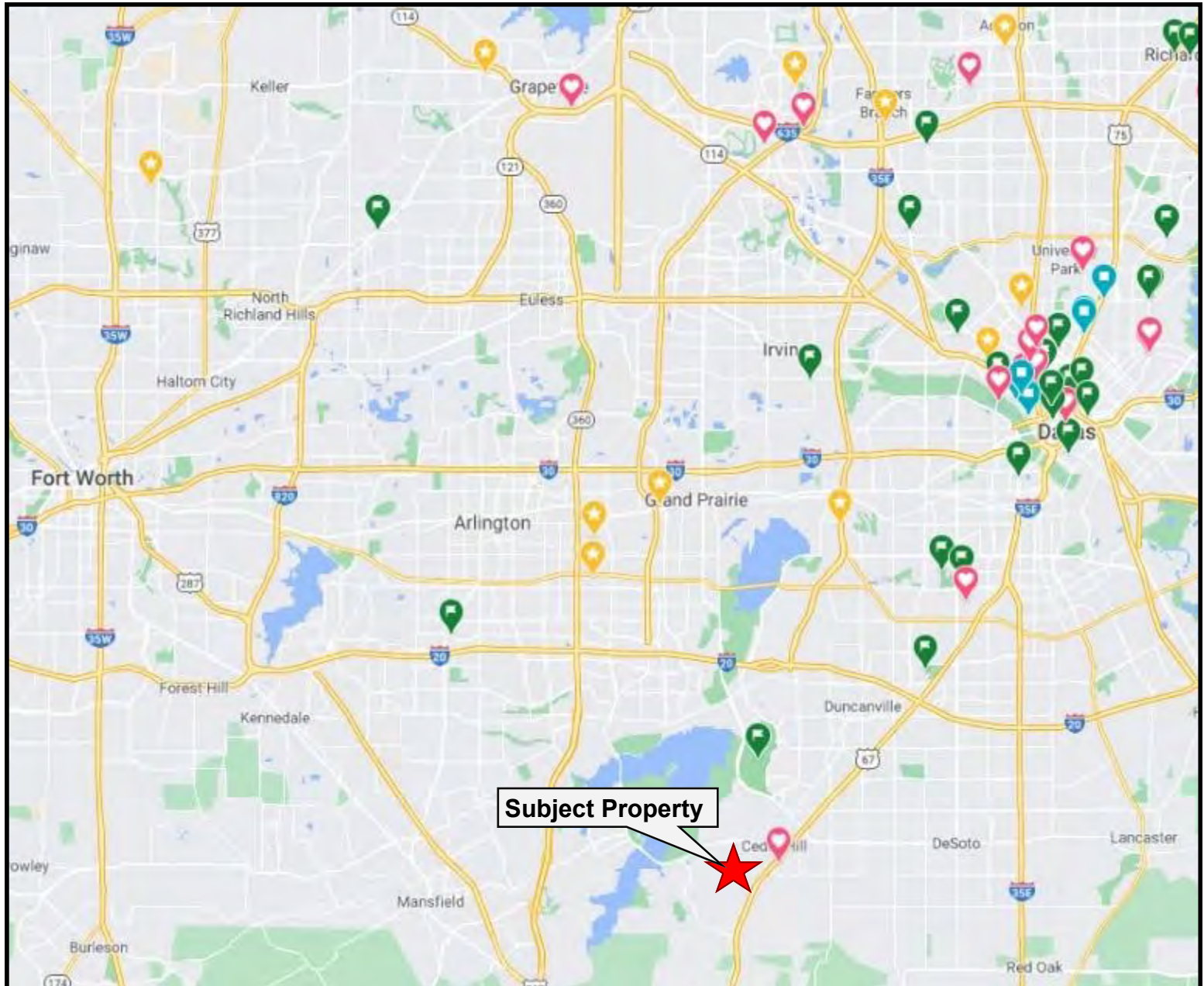
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Area Map

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Mote and Associates, Inc.
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Mote and Associates, INC.

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.

1996 NTCAR form 15 (1/96)

Single page

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