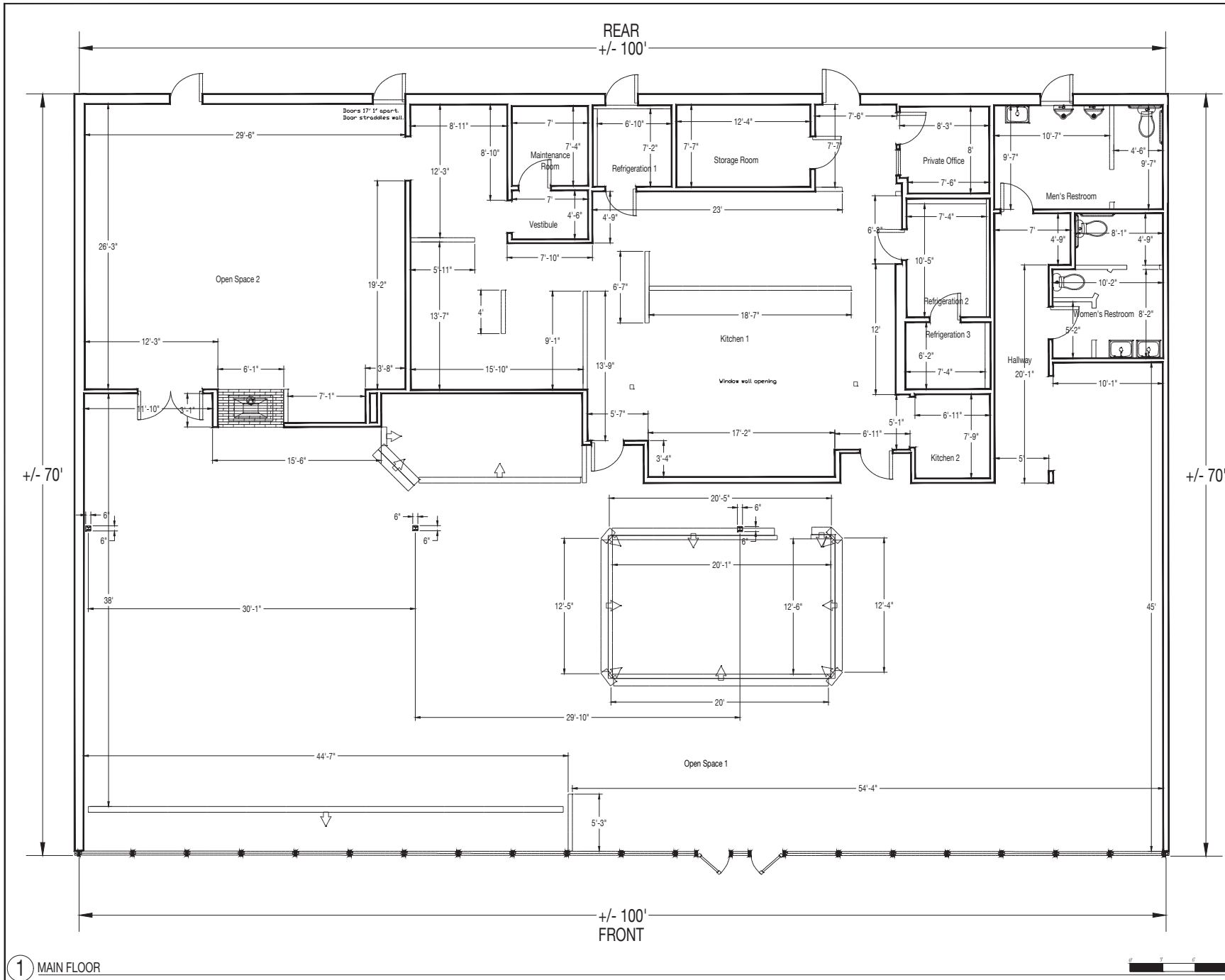




Bent Tree Hills

Unit # 700
3427 E. Trinity Mills Rd.
Suite 700
Dallas, TX 75287



Sabre Realty Management

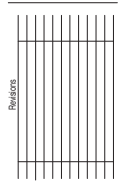
16473 Dallas Parkway
Suite 880
Addicks, TX 75001-6856
USA

Unit # 700 Ground Floor +/- 7,002 SF

Square footage shown was measured on-site and adheres to BOMA standards

Width
+/- 100'

Depth
+/- 70'



Plans produced by:
ID Plans

400 N. Tampa St., Suite 2210
Tampa, FL 33602
Phone: (866) 657-2545
IDPlans.com



Site maps for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally used in construction or for any other purpose. The property owner has and shall retain the right and responsibility to verify, change, or alter the provided information at any time for any reason.

Electrical Information:

Breaker Panel: 1
Service Type: Not Listed
Panel Type: QO
Panel Number: Not Listed
Manufacturer: Square D
Amps: Not Listed
Location: Kitchen 1
Notes: Panel CA, No UL Label

Breaker Panel: 2
Service Type: Not Listed
Panel Type: QO
Panel Number: Not Listed
Manufacturer: Square D
Amps: Not Listed
Location: Kitchen 1
Notes: Panel C, No UL Label

Breaker Panel: 3
Service Type: Not Listed
Panel Type: QO
Panel Number: Not Listed
Manufacturer: Square D
Amps: Not Listed
Location: Kitchen 1
Notes: Panel B, No UL Label

Breaker Panel: 4
Service Type: Not Listed
Panel Type: QO
Panel Number: Not Listed
Manufacturer: Square D
Amps: Not Listed
Location: Kitchen 1
Notes: Panel A, No UL Label

Breaker Panel: 5
Service Type: Not Listed
Panel Type: QO
Panel Number: Not Listed
Manufacturer: Square D
Amps: Not Listed
Location: Kitchen 1
Notes: Panel 5 D, No UL Label

Exterior Disconnect Information:

Amps: 600
Panel Type: Safety Switch
Panel Number: Not Listed
Manufacturer: Square D
Location: Near Electric Meter
Notes: No UL Label

Ceiling Information:

Height from Floor to Ceiling:
Front: 10' 7" Back: 9' 11"
Floor to Bottom of Deck:
Front: 17' 5" Back: 15' 11"
Floor to Bottom of Joist:
Front: 15' 4" Back: 14'

Fire Information:

Riser Location: Maintenance Room
Sprinkler Heads Present: Yes
Number of Sprinkler Heads: 60
Fire Alarm Control Panel Present: Yes
Brand: Honeywell
Model: Gamewell 7100-1D
Location: Maintenance Room

Water Heater Information:

Gallons: N/A
Water Line (in): N/A
Manufacturer: N/A
Model: N/A
Serial: N/A
Location: N/A
Notes: Water Heater Removed

Backflow Information:

Number: 1
Size: 3/4"
Location: Kitchen 2

HVAC Information:

Unit: 1
Manufacturer: FUJITSU
Model: AOU24R1
Serial: T800483
Tonnage: 2
Year: N/A

Unit: 2
Manufacturer: FUJITSU
Model: AOU24R1
Serial: T80013V
Tonnage: 2
Year: N/A

Unit: 3
Manufacturer: FUJITSU
Model: AOU24R1
Serial: T800484
Tonnage: 2
Year: N/A

Unit: 4
Manufacturer: FUJITSU
Model: AOU24R1
Serial: T800485
Tonnage: 2
Year: N/A

Unit: 5
Manufacturer: CARRIER
Model: 48TCDD08A2A5A0A0A0
Serial: 4114P92005
Tonnage: 7.5
Year: 2014

Unit: 6
Manufacturer: CARRIER
Model: 48TCDD14A2A5A0A0A0
Serial: 4014P73875
Tonnage: 12.5
Year: 2014

Unit: 7
Manufacturer: CARRIER
Model: 48TCDD14A2A5A0A0A0
Serial: 3014P70510
Tonnage: 12.5
Year: 2014

Unit: 8
Manufacturer: CARRIER
Model: 48TCDD08A2A5A0A0A0
Serial: 4114P74270
Tonnage: 7.5
Year: 2014

Unit: 9
Manufacturer: CARRIER
Model: 48TCDD12A2A5A0A0A0
Serial: 4114P35611
Tonnage: 10
Year: 2014

Bent Tree Hills

Unit # 700
3427 E. Trinity Mills Rd.
Suite 700
Dallas, TX 75287



Sabre Realty Management

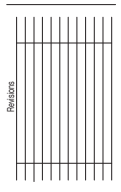
16475 Dallas Parkway
Suite 880
Addicks, TX 75001-8858
USA

Unit # 700 Ground Floor +/- 7,002 SF

Square footage shown was measured on-site and
adheres to BOMA standards

Width
+/- 100'

Depth
+/- 70'



Plans produced by: ID Plans

400 N. Tampa St. Suite 2010
Tampa, FL 33602
Phone: (888) 657-2545
IDPlans.com



Site map is for general use and purposes only. ID Plans does not
guarantee the accuracy or quality of provided information.
Measurements are not intended to be architecturally valid for
construction purposes or accepted as evidence for insurance,
dispute, or media viewing or planning to be architecturally
accurate. As such as the disclaimer. The property owner has and
warrants the right and responsibility to verify, change, or alter the
provided information at any time for any reason.

Virtual Tour Link



Space Profile for

Unit: # 700

Area: 7,002 sq ft

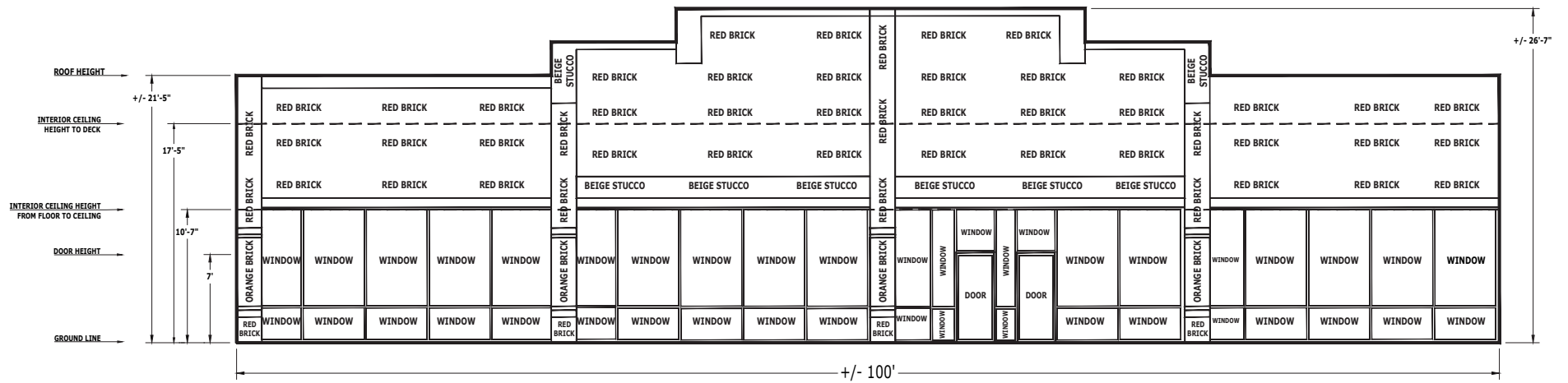
Address

3427 E. Trinity Mills Rd.
Suite 700
Dallas, TX 75334

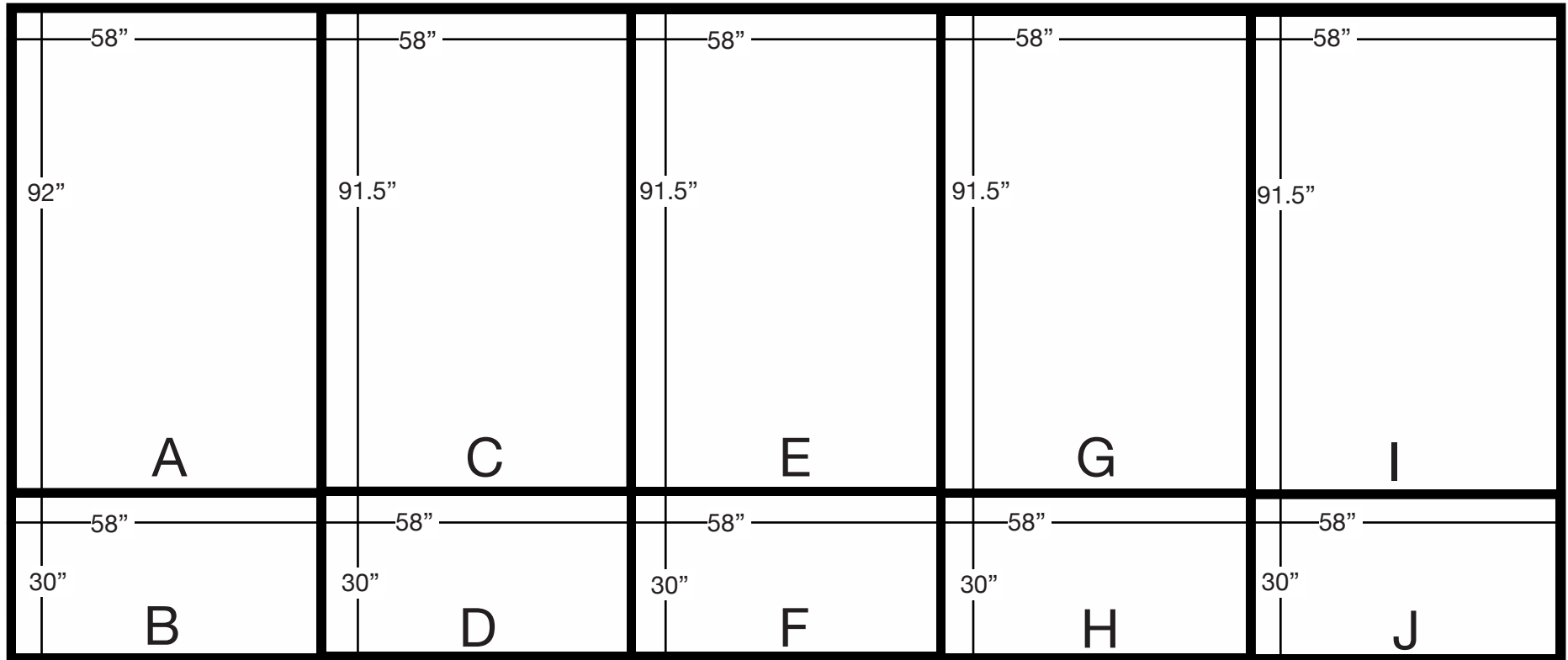
PLANS

400 N. Tampa St. Suite 2210
Tampa, FL 33602

Storefront Elevation



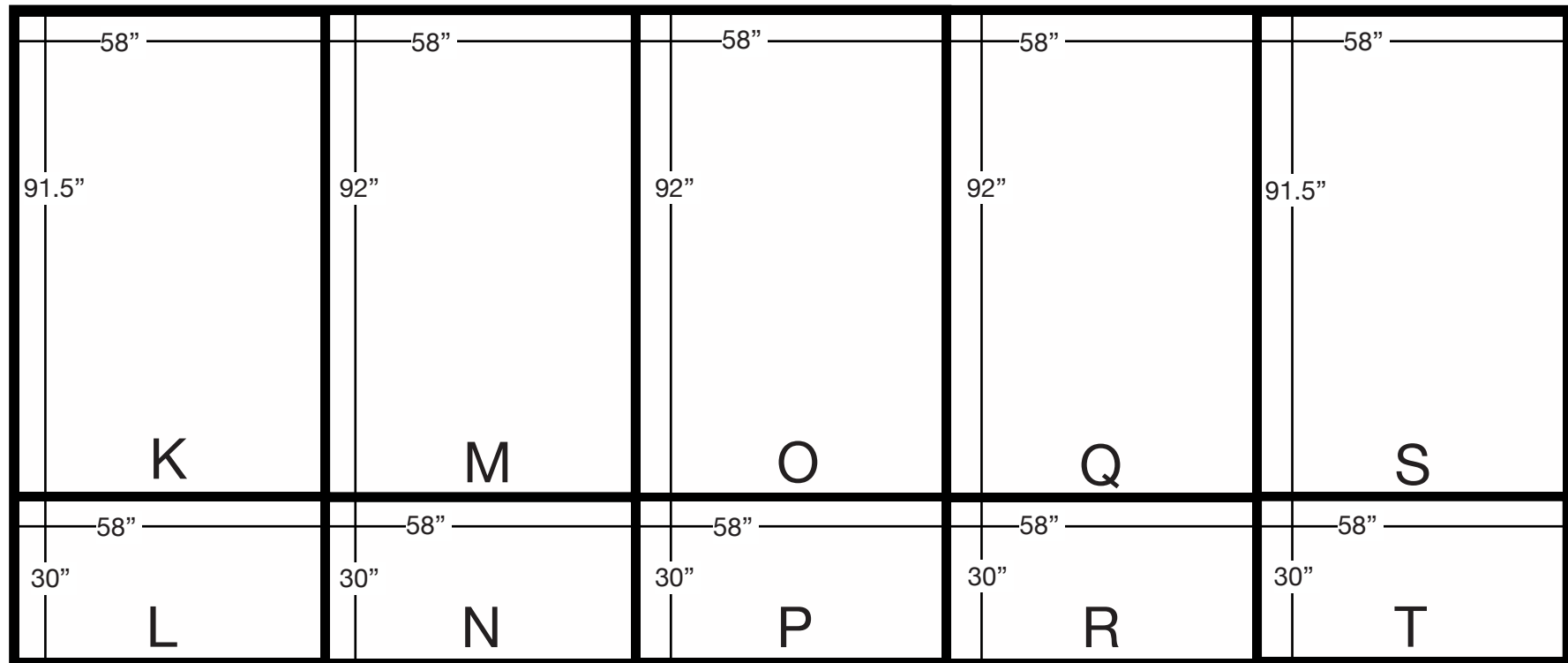
Window Plan-Front
Left



Window Plan-Front
Left



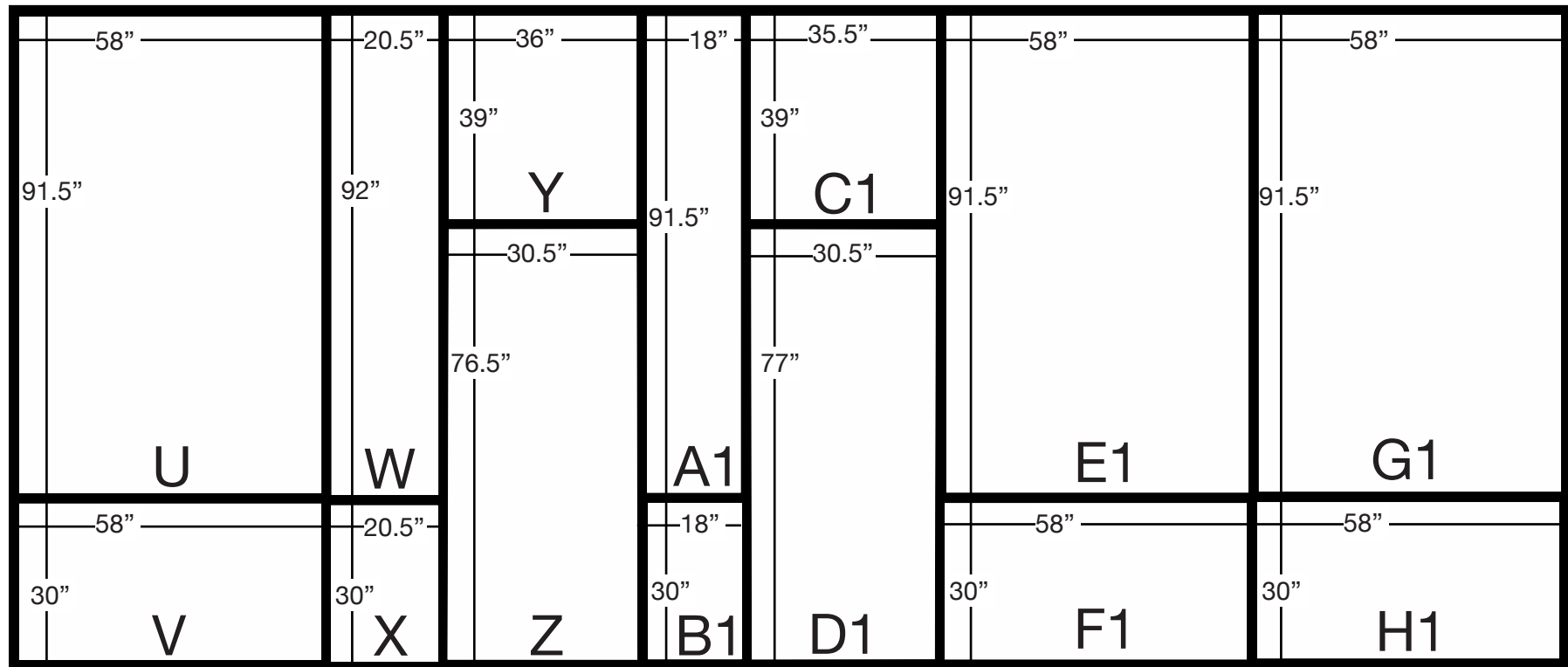
**Window Plan-Front
Left Center**



**Window Plan-Front
Left Center**



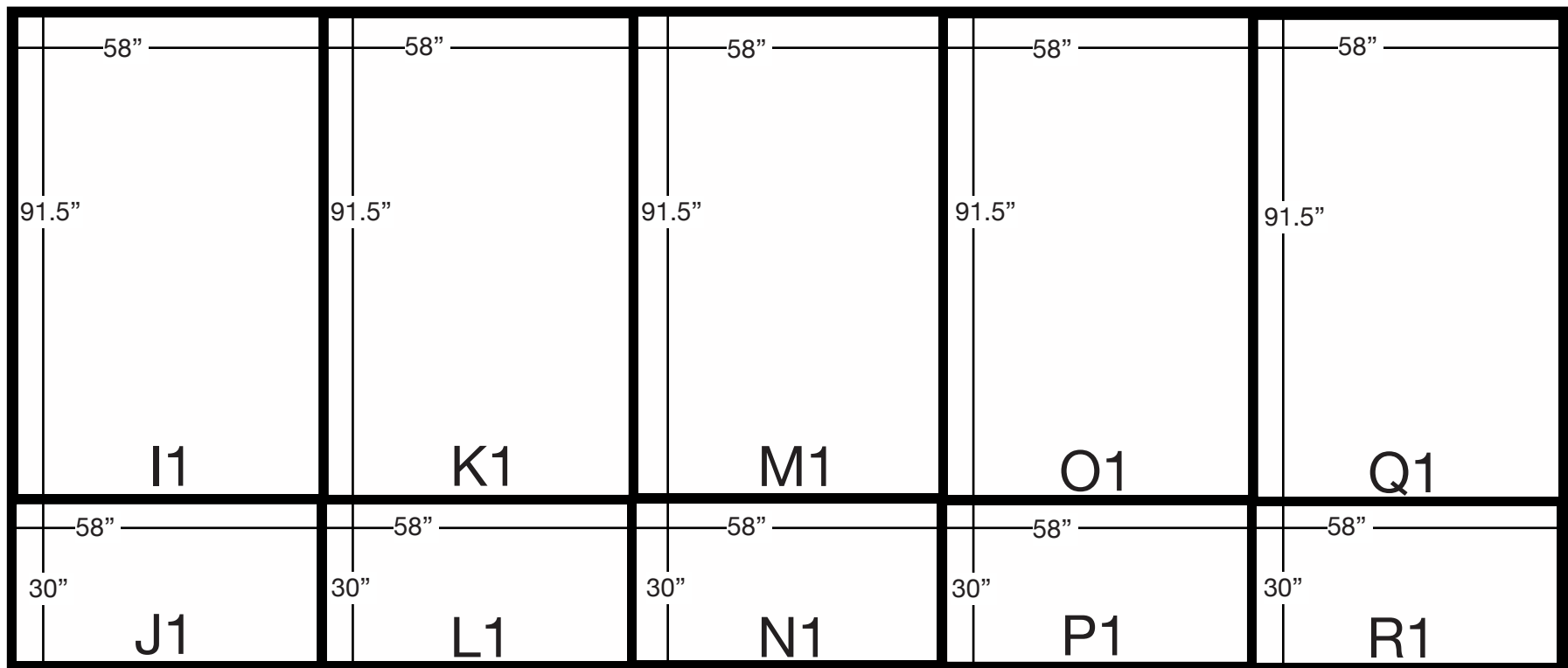
**Window Plan-Front
Right Center**



**Window Plan-Front
Right Center**



**Window Plan-Front
Right**

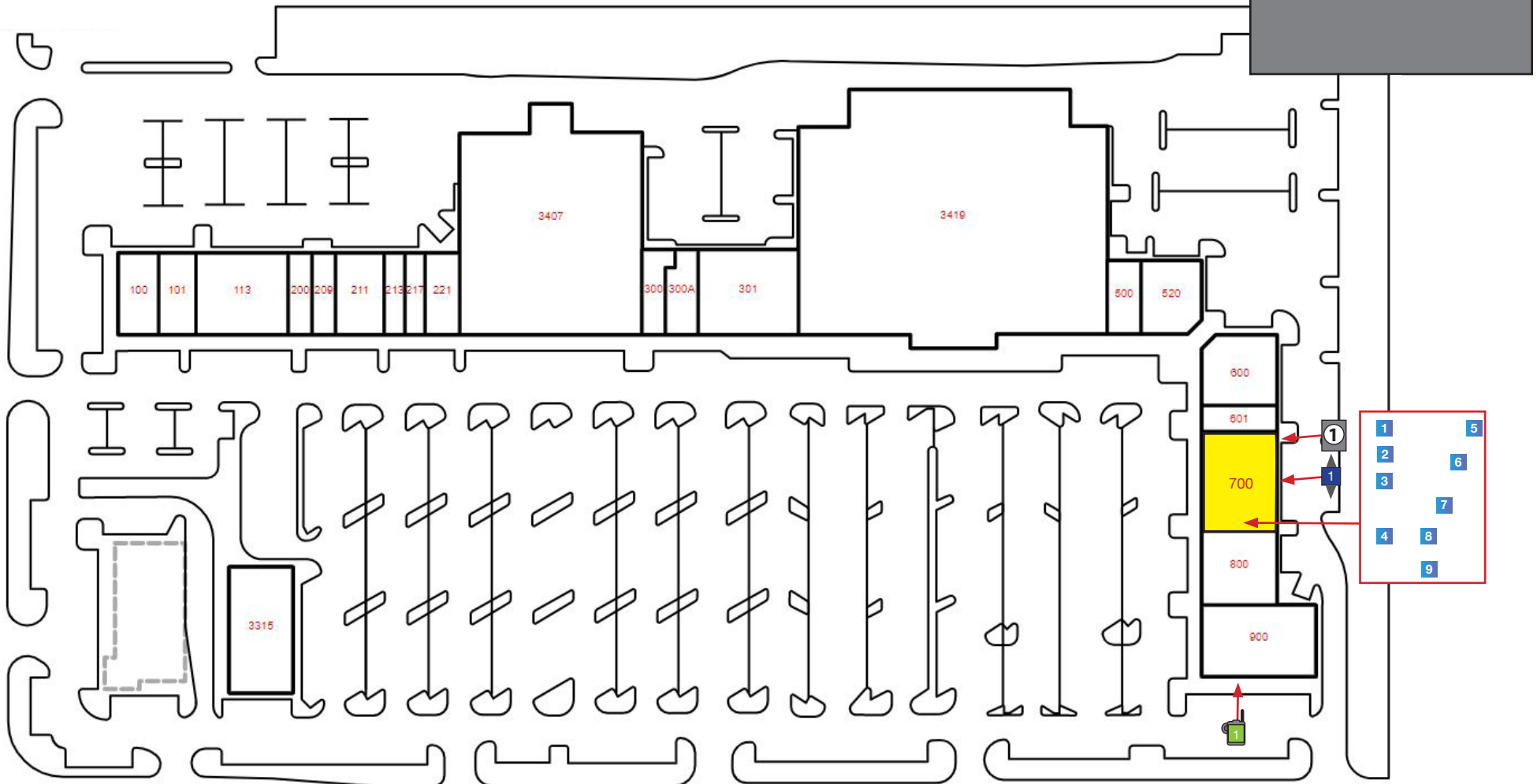


Window Plan-Front
Right



Prepared
03/02/2020

Address
3427 E. Trinity Mills Rd.
Suite 700
Dallas, TX 75334



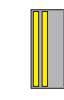
Please See Meter & HVAC Information on the Next Page

**Meter & HVAC
Information**

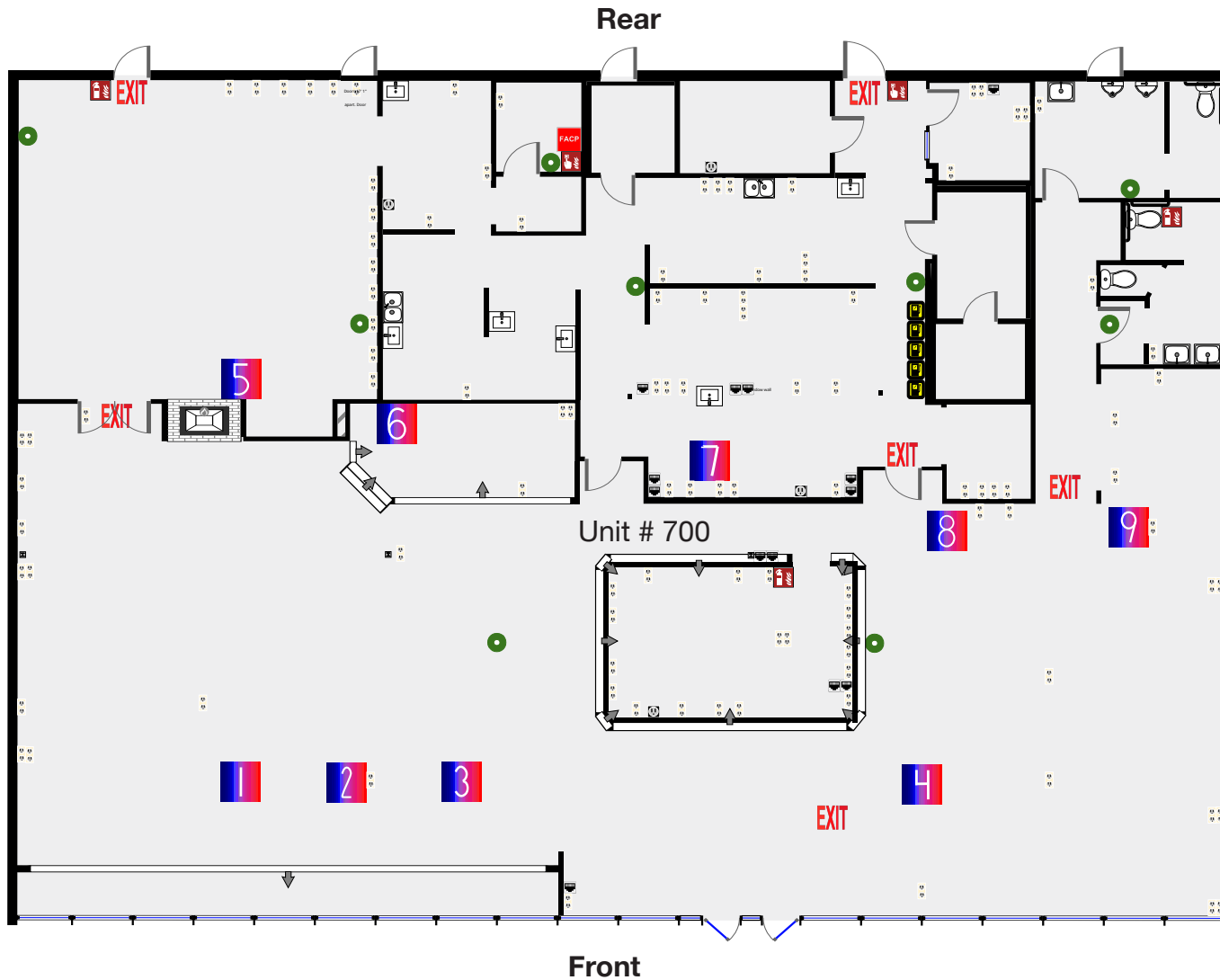
Meter Information	Reference	Meter
	 Electric	118429525
	 Gas	14Y793427C
	 Water (Tenant)	838551

HVAC Units & Information	Unit	Space	Manufacturer	Model	Ton	Serial	Year
	1	700	FUJITSU	AOU24R1	2	T800483	N/A
	2	700	FUJITSU	AOU24R1	2	T80013V	N/A
	3	700	FUJITSU	AOU24R1	2	T800484	N/A
	4	700	FUJITSU	AOU24R1	2	T800485	N/A
	5	700	CARRIER	48TCDD08A2A5A0A0A0	7.5	4114P92005	2014
	6	700	CARRIER	48TCDD14A2A5A0A0A0	12.5	4014P73875	2014
	7	700	CARRIER	48TCDD14A2A5A0A0A0	12.5	3014P70510	2014
	8	700	CARRIER	48TCDD08A2A5A0A0A0	7.5	4114P74270	2014
	9	700	CARRIER	48TCDD12A2A5A0A0A0	10	4114P35611	2014

Legend

	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	Exit Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		Grease Trap
	Disconnect						Grease Trap

Disclaimer: All items may not show on feature pages.



Detail Plan

← Girders →

Joist

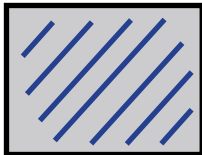
Acoustic Ceiling



Open Ceiling



Metal Ceiling



Freezer Ceiling



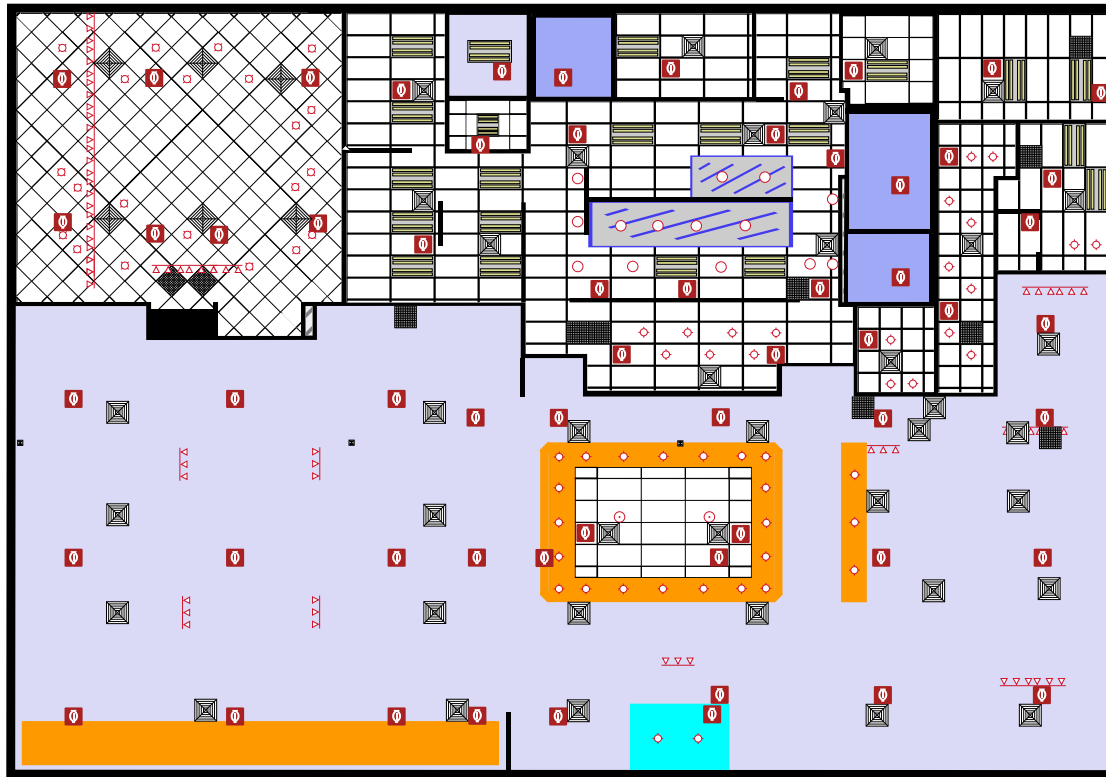
Drywall Ceiling



Decorative Ceiling



Rear



Front

← Girders →

↑
Joist
↓

Reflected Ceiling Plan

Ceiling Specifications

Height from Floor to Ceiling

Front: 10' 7"

Back: 9' 11"

Floor to Bottom of Deck:

Front: 17' 5"

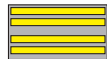
Back: 15' 11"

Floor to Bottom of Joist

Front: 15' 4"

Back: 14'

Lighting

Type	Fixture	Qty
	4 Fluorescent Encased	21
	4 Fluorescent Encased	1
	Recessed Light Bulb	66
	Light Track Bulb	24
	Can Light Bulb	14

Fire Info

Sprinkler Heads	Present	Qty
	Yes	60