

FOR SUBLEASE



LAKEWOOD FITNESS CLUB

6464 E MOCKINGBIRD LN | DALLAS, TX 75214



Drexel Realty Partners

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Available:

» 24,011 SF

Rate:

Contact Broker

Highlights:

- » Former Gym
- » Anchor at infill neighborhood center
- » Prominent position at strong intersection
- » Contact broker for economics

Traffic Counts:

Mockingbird Ln: 27,119 VPD ('19)

Local Retailers:



2024 Population

1 Mile	14,910
3 Mile	168,352
5 Mile	463,721



Daytime Pop

1 Mile	11,763
3 Mile	163,377
5 Mile	575,948



Households

1 Mile	6,168
3 Mile	79,398
5 Mile	221,363

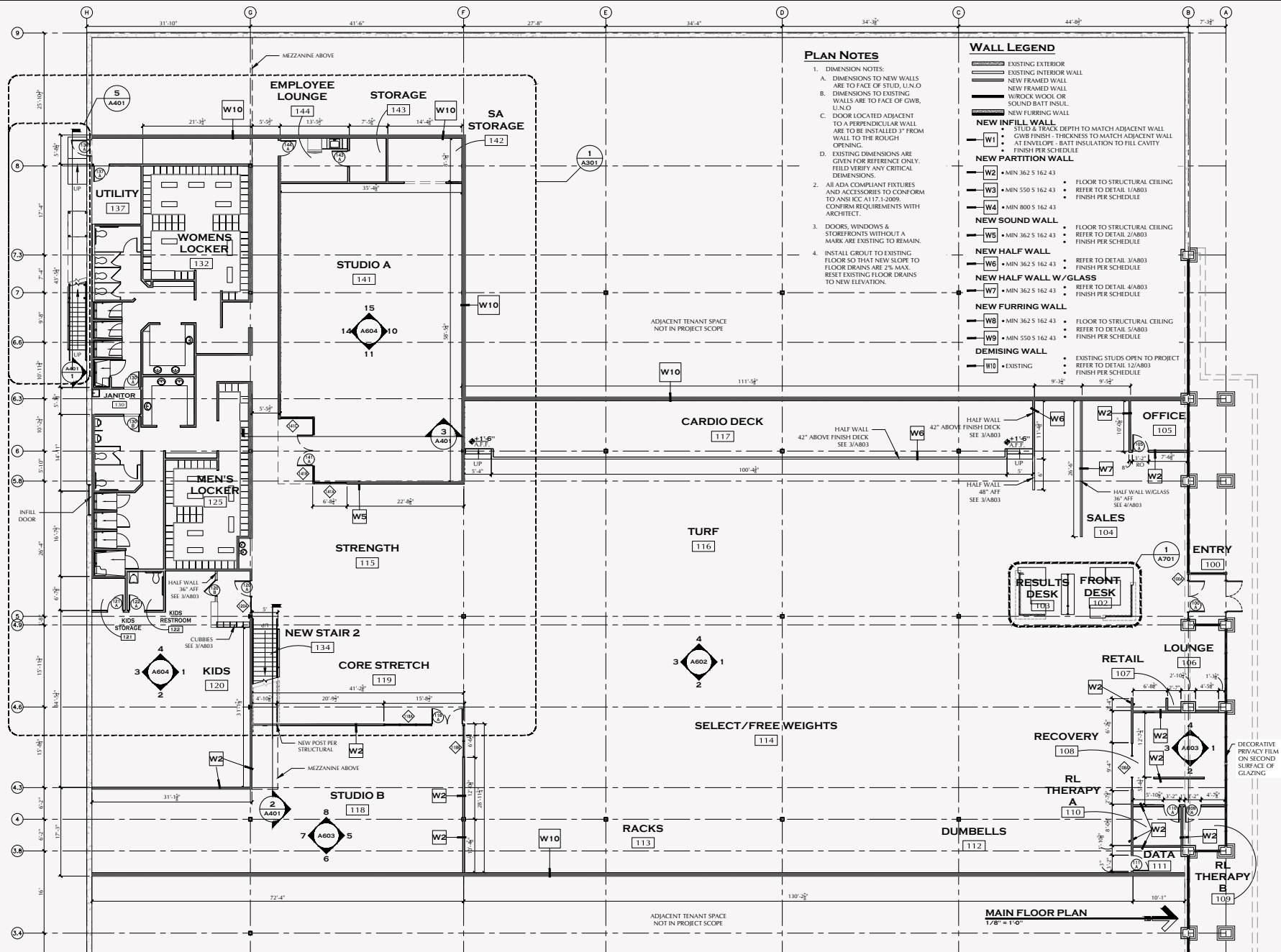


Avg. HH Income

1 Mile	\$253,318
3 Mile	\$154,347
5 Mile	\$140,774

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PLAN NOTES

- DIMENSION NOTES:**
 - DIMENSIONS TO NEW WALLS ARE TO FACE OF STUD, U.N.O
 - DIMENSIONS TO EXISTING WALLS ARE TO FACE OF GWB, U.N.O
 - DOOR LOCATED ADJACENT TO A PERPENDICULAR WALL ARE TO BE INSTALLED 3" FROM WALL TO THE ROUGH OPENING.
 - EXISTING DIMENSIONS ARE GIVEN FOR REFERENCE ONLY. FIELD VERIFY ANY CRITICAL DIMENSIONS.
- ALL ADA COMPLIANT FIXTURES AND ACCESSORIES TO CONFORM TO ANSI ICC A17.1-2009. CONFIRM REQUIREMENTS WITH ARCHITECT.
- DOORS, WINDOWS & STOREFRONTS WITHOUT A MARK, ARE EXISTING TO REMAIN.
- INSTALL GROUT TO EXISTING FLOOR SO THAT NEW SLOPE TO FLOOR DRAINS ARE 2% MAX. RESET EXISTING FLOOR DRAINS TO NEW ELEVATION.

WALL LEGEND

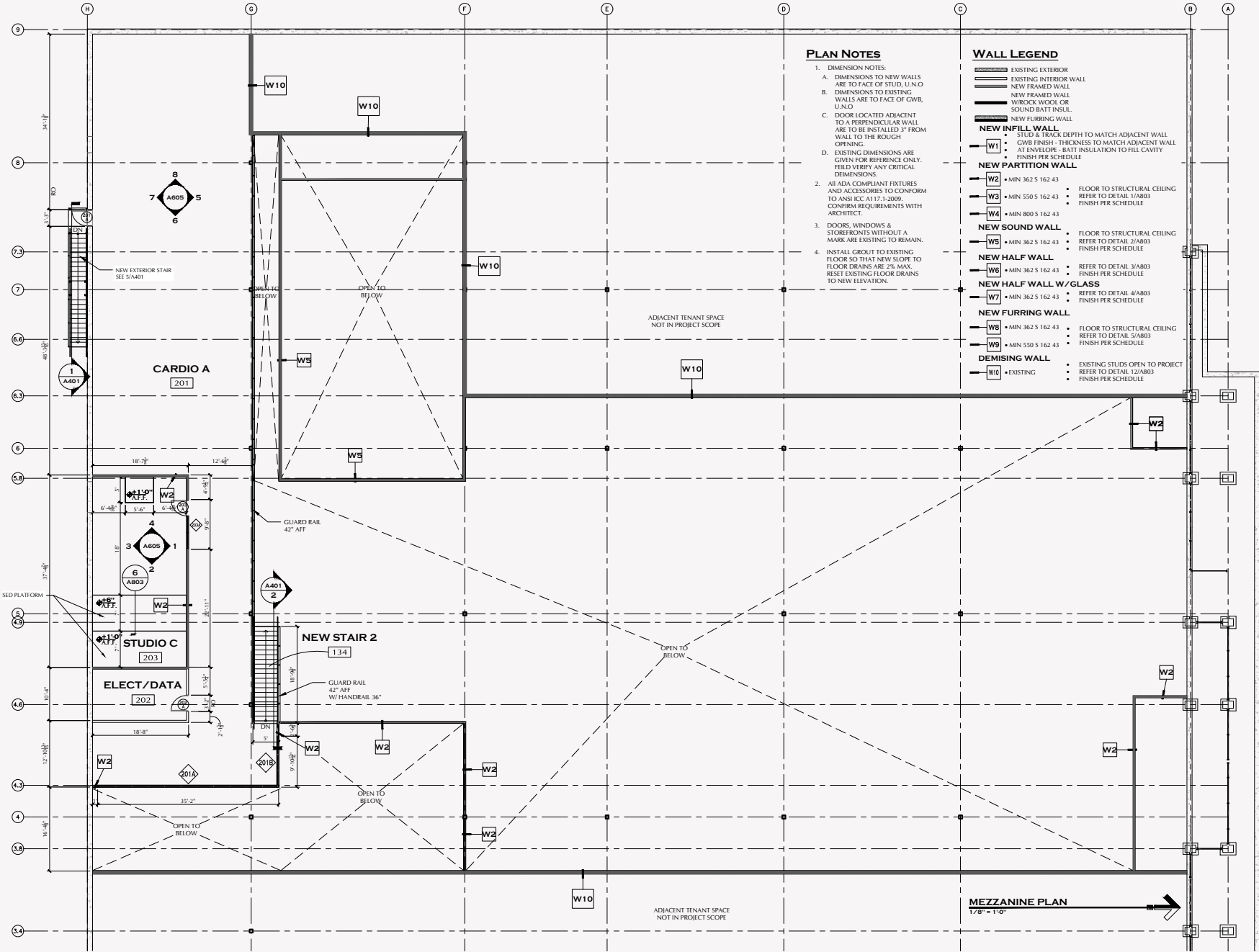
- EXISTING EXTERIOR WALL
 - EXISTING INTERIOR WALL
 - NEW FRAMED WALL
 - NEW FRAMED WALL
 - W/ROCK WOOL OR SOUND BATT INSUL
 - NEW FURRING WALL
- NEW INFILL WALL**
- STUD & TRACK DEPTH TO MATCH ADJACENT WALL
 - GWB FINISH - THICKNESS TO MATCH ADJACENT WALL
 - AT ENVELOPE - BATT INSULATION TO FILL CAVITY
 - FINISH PER SCHEDULE
- NEW PARTITION WALL**
- W1 • MIN 3/2 5 162 43
 - W2 • FLOOR TO STRUCTURAL CEILING
 - W3 • MIN 5/5 5 162 43
 - W4 • MIN 8/5 5 162 43
 - W5 • FLOOR TO STRUCTURAL CEILING
 - W6 • MIN 3/2 5 162 43
 - W7 • FLOOR TO STRUCTURAL CEILING
 - W8 • MIN 3/2 5 162 43
 - W9 • MIN 5/5 5 162 43
- NEW SOUND WALL**
- W5 • FLOOR TO STRUCTURAL CEILING
 - W6 • REFER TO DETAIL 2/A803
 - W7 • FINISH PER SCHEDULE
- NEW HALF WALL**
- W6 • MIN 3/2 5 162 43
 - W7 • REFER TO DETAIL 3/A803
- NEW HALF WALL W/GLASS**
- W7 • MIN 3/2 5 162 43
 - W8 • REFER TO DETAIL 4/A803
- NEW FURRING WALL**
- W8 • FLOOR TO STRUCTURAL CEILING
 - W9 • REFER TO DETAIL 5/A803
 - W10 • FINISH PER SCHEDULE
- DEMISING WALL**
- W10 • EXISTING STUDS OPEN TO PROJECT
 - W10 • REFER TO DETAIL 12/A803
 - W10 • FINISH PER SCHEDULE

MAIN FLOOR PLAN
1/8" = 1'-0"



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 - B. DIMENSIONS TO EXISTING WALLS ARE TO FACE OF GWB, U.N.O
 - C. DOOR LOCATED ADJACENT TO A PERPENDICULAR WALL ARE TO BE INSTALLED 3" FROM WALL TO THE ROUGH OPENING.
 - D. EXISTING DIMENSIONS ARE GIVEN FOR REFERENCE ONLY. FIELD VERIFY ANY CRITICAL DIMENSIONS.
2. ALL ADA COMPLIANT FIXTURES AND ACCESSORIES TO CONFORM TO ANSI ICC A117.1-2009. CONFIRM REQUIREMENTS WITH ARCHITECT.
3. DOORS, WINDOWS & STOREFRONTS WITHOUT A MARK ARE EXISTING TO REMAIN.
4. INSTALL GROUT TO EXISTING FLOOR SO THAT NEW SLOPE TO FLOOR DRAINS ARE 2% MAX. RESET EXISTING FLOOR DRAINS TO NEW ELEVATION.

WALL LEGEND

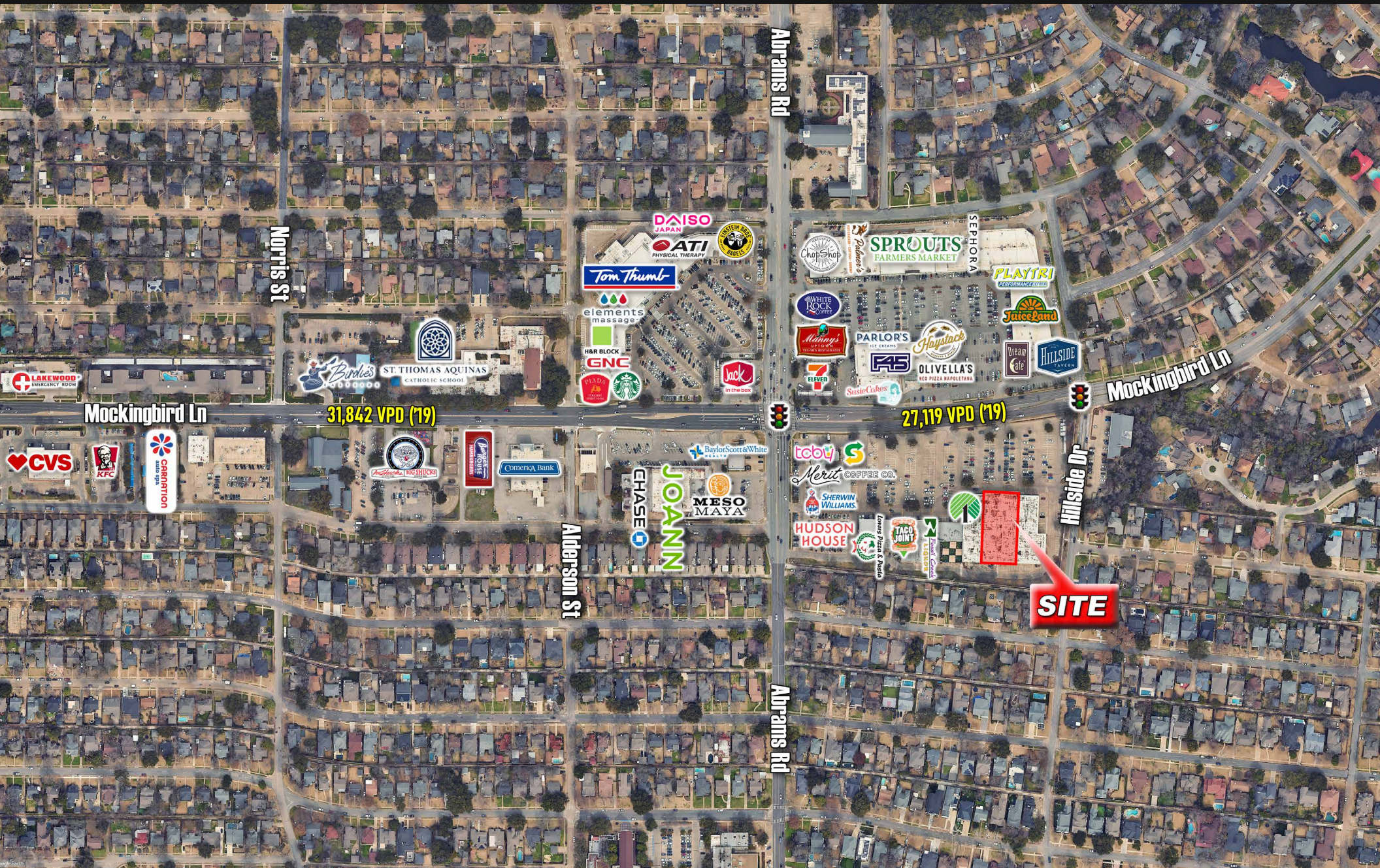
- EXISTING EXTERIOR
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 - GWB FINISH - THICKNESS TO MATCH ADJACENT WALL
 - AT ENVELOPE - BATT INSULATION TO FILL CAVITY
 - FINISH PER SCHEDULE
- NEW PARTITION WALL**
- W1 • MIN 362 S 162 43
 - W2 • MIN 362 S 162 43
 - W3 • MIN 550 S 162 43
 - W4 • MIN 800 S 162 43
- NEW SOUND WALL**
- W5 • FLOOR TO STRUCTURAL CEILING
 - W6 • MIN 362 S 162 43
 - W7 • REFER TO DETAIL 2/A803
- NEW HALF WALL**
- W8 • REFER TO DETAIL 3/A803
 - W9 • MIN 362 S 162 43
- NEW HALF WALL W/GLASS**
- W10 • REFER TO DETAIL 4/A803
- NEW FURRING WALL**
- W11 • FLOOR TO STRUCTURAL CEILING
 - W12 • MIN 362 S 162 43
 - W13 • MIN 550 S 162 43
- DEMISING WALL**
- W14 • EXISTING STUDS OPEN TO PROJECT
 - W15 • REFER TO DETAIL 12/A803
 - W16 • FINISH PER SCHEDULE

MEZZANINE PLAN
1/8" = 1'-0"



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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

Information available at www.trec.texas.gov