



*Professional Office Space  
For Lease*

*3004 Moores Lane  
Moores Lane at Cowhorn  
Creek Drive  
3,208 +/- sq.ft. available.  
Located just 0.5 miles  
from Christus St.  
Michaels and Collom &  
Carney Clinic. High  
traffic area with great  
visibility.*

SCHIMMING COMPANY  
REAL ESTATE SERVICES

6004 Summerfield Drive, Ste B  
Texarkana, Texas 75503  
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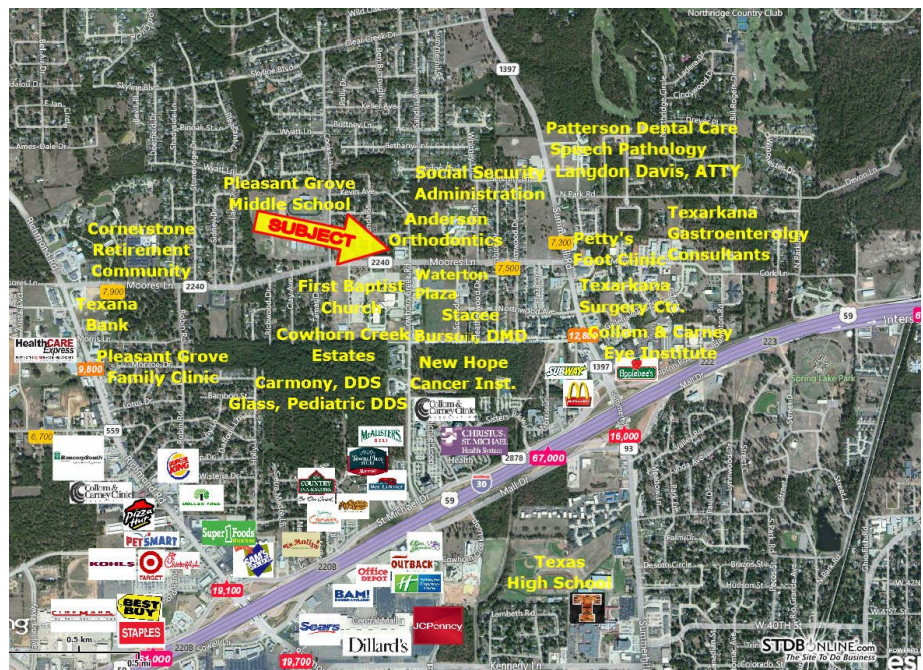
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**Great location convenient to banking, doctors, hospitals and clinics.  
Easy access to I-30, area shopping and restaurants.**

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## 3004 Moores Lane Floor Plan

## PROJECT DATA

SCOPE OF WORK:  
INTERIOR TOWNT IMPROVEMENTS

BUILDING CODE:  
2008 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:  
(NEW & EXISTING) VS UNSPRINKLED  
ALL ACCESSIBLE TO BE NON-LOAD BEARING

OCCUPANCY CLASSIFICATION:  
BUSINESS GROUP B

OCCUPANT LOAD TABULATION:  
GROSS FLOOR AREA 3,947 S.F. / 100 = 39 PERSONS

### ROOM FINISH SCHEDULE

ROOM NO.	NO.	TYPE	FLOOR	BASE	WALLS	CEILING
101	101	WATER AND SEWER AREA	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
102	102	OFFICE	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
103	103	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
104	104	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
105	105	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
106	106	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
107	107	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
108	108	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
109	109	CORRIDOR	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
110	110	CORRIDOR	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
111	111	CORRIDOR	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
112	112	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
113	113	OFFICE	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
114	114	CORRIDOR	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
115	115	CONFERENCE ROOM	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
116	116	PHOTOGRAPHY ROOM	CMPT	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
117	117	WASH. TUB	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)
118	118	WASH. TUB	WFL PLANK	POB CMBS	1/2" DPF	SLIP. ADDITIONAL TILE (2) (2)

**DOOR SCHEDULE**

SWK	DOOR SIZE	THRESHOLD TYPE	FRAME	W/DOORWAY	REMARKS
01	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
02	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
03	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
04	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
05	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
06	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
07	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
08	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 2
09	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 1
10	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 2
11	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 3
12	3'-0" x 6'-0"	1 3/4"	SC BRCH	HOMEL GADING	SET 3

DOOR HARDWARE

3 HINGES	3 HINGES	3 HINGES
1 OFFICE LOCK	1 STOREROOM LOCK	1 DOOR PULL
1 WALL STOP	1 WALL STOP	1 PUSH PLATE
		1 DOOR CLOSER
		1 KICK PLATE
		1 WALL STOP

**DOOR HARDWARE NOTES:**

STANDARD (10) REQUIREMENTS.

## 06 PLBG. RISER DIAGRAM



## 04 LARGE SCALE PLAN $1/4" = 1'-0"$

NOTES:

1. PLUMBING FIXTURE & ACCESSORY DIMENSIONS ARE FROM FACE OF DRYWALL (NOT STUDS).
2. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL TEXAS ACCESSIBILITY STANDARDS (TAS) PLUMBING FIXTURE AND TOILET ACCESSORY LOCATION REQUIREMENTS.
3. PROVIDE SOUND ATTENUATION BATTIS IN TOILET ROOM WALLS IF REQUESTED BY OWNER.

### TOILET ACCESSORY SCHEDULE

(7)	DISP	DISPOSER	B-9068-30 X 42"	PROMOTE CONGLOMOL REMOVING WITH SET SCREWS AND CONCEALED ANCHOR PLATE FOR STED WALL.
(8)	GAB SHV			
(9)	GAB SHV	DISPOSER	B-9068-30 X 36"	PROMOTE CONGLOMOL REMOVING WITH SET SCREWS AND CONCEALED ANCHOR PLATE FOR STED WALL.
(10)	TWEL TISSUE DISPOSER		B-2862	MOUNT BOTTOM EDGE 48" A.F.F.
(11)	TOWEL DISPOSER		B-2862	MOUNT BOTTOM EDGE 48" A.F.F.
(12)	SOAP DISPOSER		B-5000	MOUNT BOTTOM EDGE 48" A.F.F.
(13)	MIRROR	DISPOSER	B-590 1630	MOUNT BOTTOM OF REFLECTING SURFACE 3'-4" MAX. A.F.F.

**NOTE:**

- TOILET ACCESSORY SUBSTITUTIONS COMPLYING WITH TEXAS ACCESSIBILITY STANDARDS OR FINE ALLOWED. SUBSTITUTIONS MAY ALTER INSTALLATION MEASUREMENTS SHOWN ON PLAN.

### 03 SCHEMATIC LIGHTING PLAN

NOTES:

1. CIRCUITS TO BE DETERMINED BY CONTRACTOR.
2. LOCATE RECEPTACLES & PHONE/DATA OUTLETS AS DIRECTED BY OWNER.

**LIGHTING FIXTURE SCHEDULE:**


WAVE	DESCRIPTION	MOUNTING	ACCESSORIES & REMARKS
A	Z34 TRIGGER W/ ACRULIC LENS	CEILING REDUCED	
AC	SMALL 18 PICTURE "M" ECHOPT W/ EMERGENCY BATTERY	CEILING REDUCED	
BC	Z34 TRIGGER W/ ACRULIC LENS & EMERGENCY BATTERY	CEILING REDUCED	
C	EXISTING EXTERIOR PICTURE	WALL/CLS. MOUNTED	THE INFO EMERGENCY LIGHTING SYSTEM OR PROVIDE POWER TO BATTERY SO THAT PICTURE ACTIVATES WHEN POWER IS SHORTLY LOST
X	ILLUMINATED DET SIGNAL EDGE LT, BOMB BATTERY	UNIVERSAL MOUNTING	

NOTES:

1. ALL EMERGENCY FIXTURES AND EXIT SIGNS SHALL BE OF THE SELF-TESTING TYPE.

## 01 INTERIOR IMPROVEMENTS PLAN

**IMPROVEMENTS PLAN LEGEND:**

	EXISTING METAL STUDS -SEE FINISH SCHEDULE FOR NEW WALL FINISHES.
	NEW 3 1/2" METAL OR WOOD STUDS AT 16" O.C. -SEE FINISH SCHEDULE FOR WALL FINISHES.

## 02 REFLECTED CEILING PLAN

NOTES:

1. HPAO GRILLES NOT SHOWN. LOCATIONS TO BE DETERMINED BY CONTRACTOR

**07 ELEV.**

**08 ELEV.**

**09 ELEV.**

NOTE:  
1. DIMENSIONS SHOWN ARE FROM FACE OF DRYWALL (NOT STUDS)

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INTERIOR TENANT IMPROVEMENTS FOR  
**New York Life  
Insurance Company**  
3000 MOORES LANE  
TEXARKANA, TEXAS

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Preliminary CD Review	17 Mar 16
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PROJECT NUMBER  
SCALE AS NOTED  
INT. IMPROVEMENTS PLAN  
REFLECTED CLG. PLAN  
SCH. LIGHTING PLAN  
PLUMBING & DETAILS **A 1**

## **PROPERTY INFORMATION**

- LOCATION:** 3004 Moores Lane is located at the corner of Moores Lane and Cowhorn Creek, directly across from First Baptist Church on Moores Lane. Moores Lane is approximately 0.3 miles north of Interstate 30 if driving from Summerhill Road. This location is near many other physicians offices, health care facilities, insurance offices and in close proximity to Christus St. Michael Health Care Center.
- SITE:** 3004 Moores Lane is approximately 3,208 +/- SF of available space. Ample parking and easy access from both Moores Lane and Kevin Street.
- TRAFFIC:** According to the Texarkana Metropolitan Planning Organization (MPO) traffic counts are 6,001 - 15,000 VPD.
- ZONING:** Zoned PD-O, Planned Development - Office, permitted uses include general office use, medical and dental facilities and neighborhood services.
- TRAFFIC GENERATORS:** In this facility is Dr. Kurt Anderson, Texarkana Orthodontics. Across Moores Lane is First Baptist Church, Waterton Plaza Assisted Living and East Funeral Home. In close proximity is Cowhorn Creek Estates, New Hope Cancer Institute, Dr. Stacey Burson DDS, and several insurance offices. Moores Lane is the primary arterial access from Richmond Road to Summerhill Road.
- The new Texas A&M University at Texarkana (TAMU) located at Bringle Lake northwest of the subject property will provide further growth opportunities for the area. The 375 acre campus' first phase, a 42,000 sq. ft. Science & Technology Building was completed in 2008 and the new four story 183,000 sq. ft. University Center was completed in July 2010.
- TAMU-T has recently completed construction of a 294 bed, 86,000 sq. ft. on campus living facility, Bringle Lake Village. The residence hall will enhance campus life at A&M - Texarkana and expand the university's outreach across the four state region.





### DISCLAIMER

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