

Professional MOB Lobby

1002 Texas Blvd



Details

A number of large medical suites within the building ranging from 3,223 SF to 9,685 SF are listed. Next to the Wadley Regional Medical Center.

Multiple entry and exit points allow for easy access to and into the building, with ample parking provided around the building. Suites are and have been kept well maintained and up to date.

PRICING AND A CONFIDENTIAL TOUR AVAILABLE UPON REQUEST



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Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Profesional MOB Suite 104

1002 Texas Blvd., Suite 104



Details

Suite 104 contains two lobby/waiting rooms and contains a room fit for image gathering. The suite also comes with two bathrooms and a handful of lab rooms of varying sizes.

Another room within the suite is currently undeveloped and was previously used for storage that can be fitted into whatever the tenant may need if desired.

The total office space of the suite is listed at **3,223 SF.**



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Professional MOB Suite 401

1002 Texas Blvd. Suite 401



Details

Suite 401 contains a central lobby area with offices and exam rooms on both sides accessed from the lobby as well as two other entryways located within the main hallway.

Two half bathrooms along with a full bathroom are provided, as well as a sizable charts room and many more executive office spaces can be found in the suite as well.

The total office space of the suite is listed at **8,156 SF.**



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Professional MOB Suite 501

1002 Texas Blvd., Suite 501



Details

Within Suite 501 is a very comfortably sized Lobby room, with a total of 12 exam rooms listed. Many other rooms for a variety of additional services are provided such as office spaces, space for kitchen amenities, half a dozen smaller rooms, four bathrooms with one shower, and more.

The total area of the suite amounts to, **9,685 SF** of space.



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TX Blvd

State Line Ave

W Dr MLK Jr Blvd

W 7th St

W Dr MLK Jr Blvd

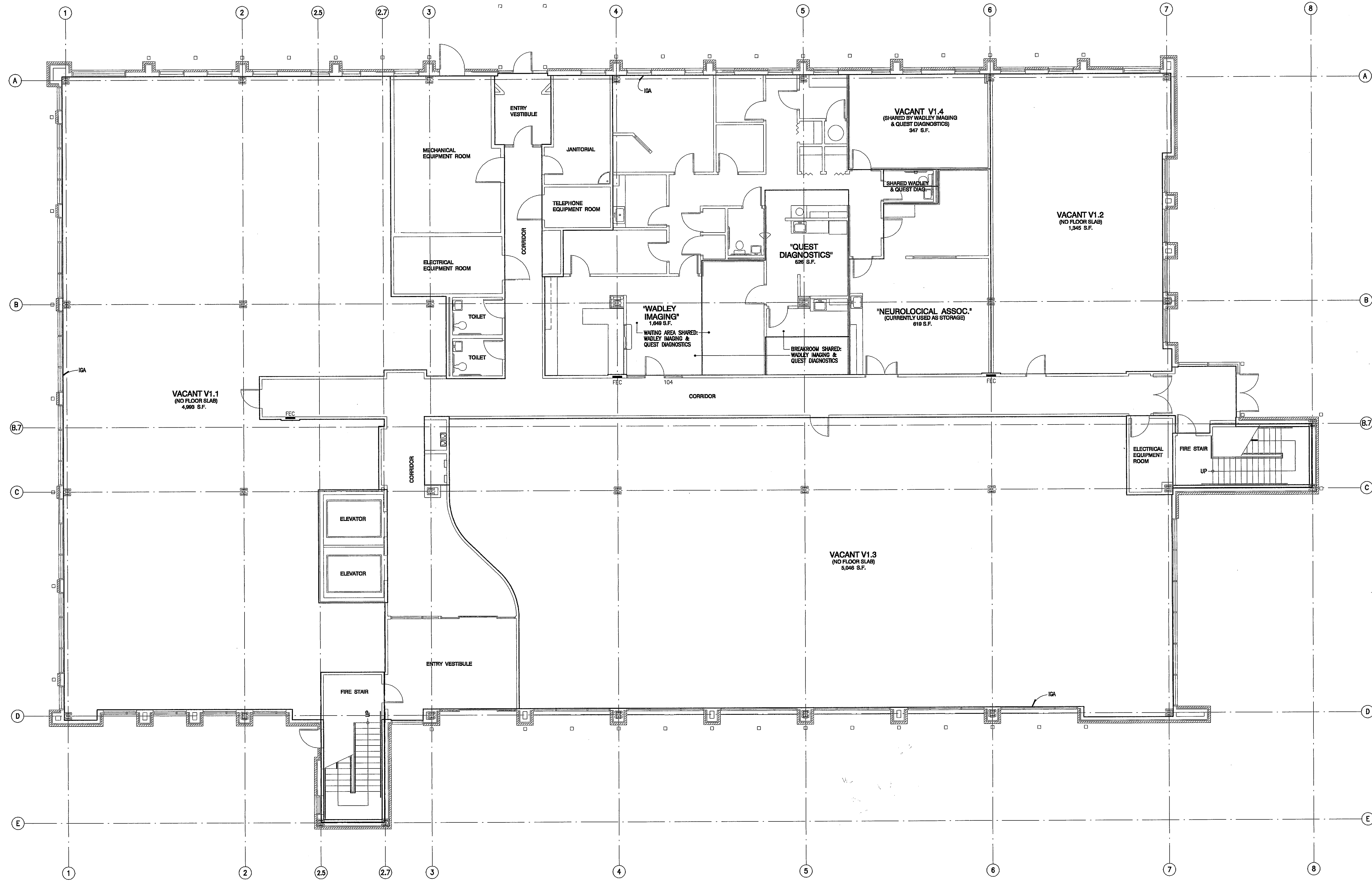
W 7th St

TX Blvd

State Line Ave

COMPUTATION OF SPACES BY FLOOR

FIRST LEVEL:	
INTERIOR GROSS AREA	18,494 S.F.
MAJOR VERTICAL PENETRATIONS	627 S.F.
FLOOR SERVICE AREAS	1,181 S.F.
BASE BUILDING CIRCULATION	2,161 S.F.
WADLEY IMAGING	
QUEST DIAGNOSTICS	526 S.F.
NEUROLOGICAL ASSOCIATES	619 S.F.
VACANT V1.1	4,993 S.F.
VACANT V1.2	1,345 S.F.
VACANT V1.3	5,046 S.F.
VACANT V1.4	347 S.F.



FLOOR PLAN (FIRST LEVEL) 1/8" = 1'-0"

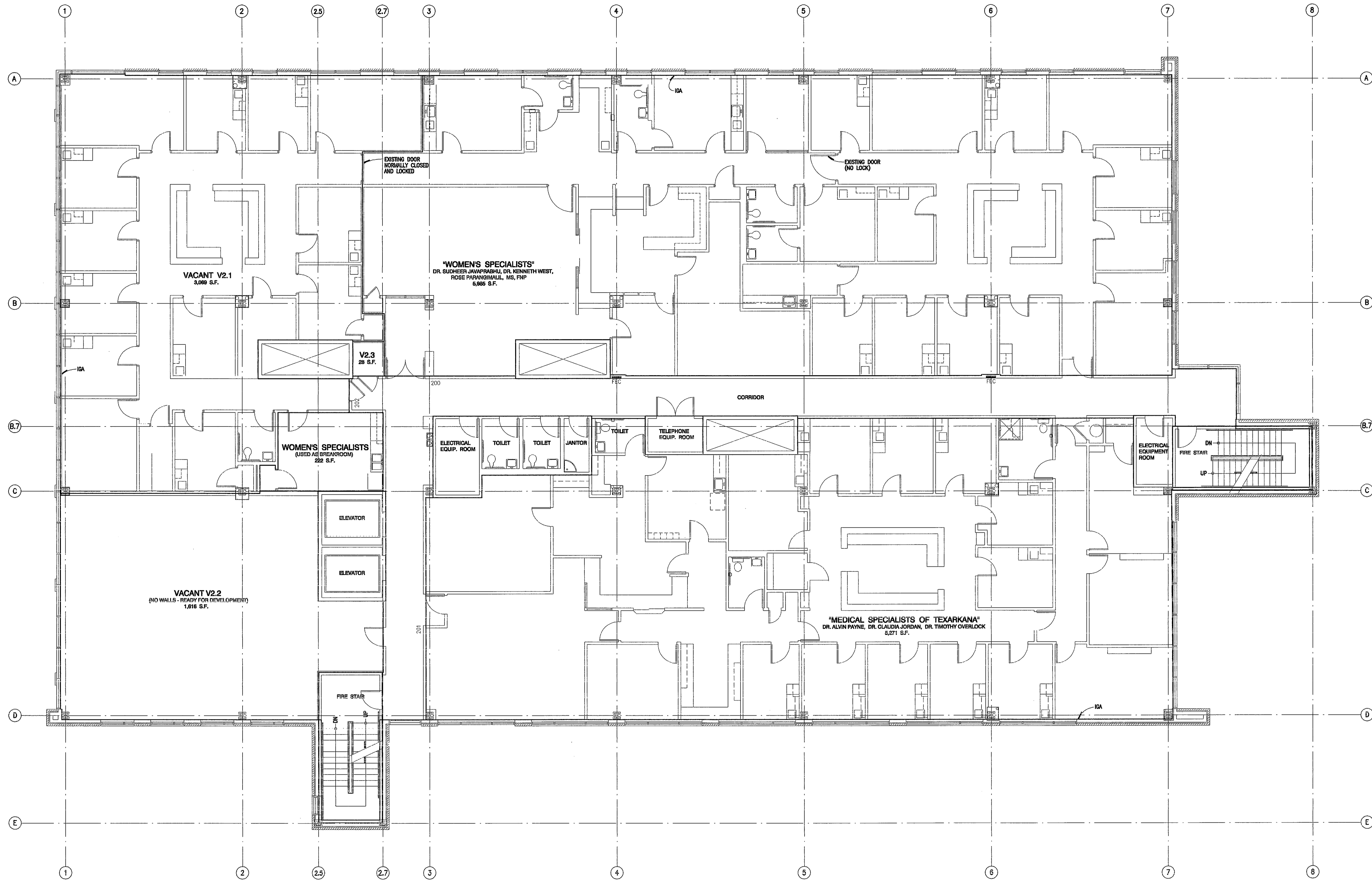
MEDICAL OFFICE BUILDING
 1002 TEXAS BOULEVARD
 TEXARKANA, TEXAS

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HERB CRUMPTON, ARCHITECT
 TX LICENSE NO. 4867
 07 JUN 11

COMPUTATION OF SPACES BY FLOOR

SECOND LEVEL :	
INTERIOR GROSS AREA	18,791 S.F.
MAJOR VERTICAL PENETRATIONS	942 S.F.
FLOOR SERVICE AREAS	397 S.F.
BASE BUILDING CIRCULATION	1,297 S.F.
MEDICAL SPECIALISTS OF TEXARKANA	
WOMEN'S SPECIALISTS	5,271 S.F.
(USED AS BREAKROOM)	5,985 S.F.
VACANT V2.1	222 S.F.
VACANT V2.2	3,069 S.F.
VACANT V2.3	1,616 S.F.
	28 S.F.



FLOOR PLAN (SECOND LEVEL) 1/8" = 1'-0"

REVISED:
07 JUN 11

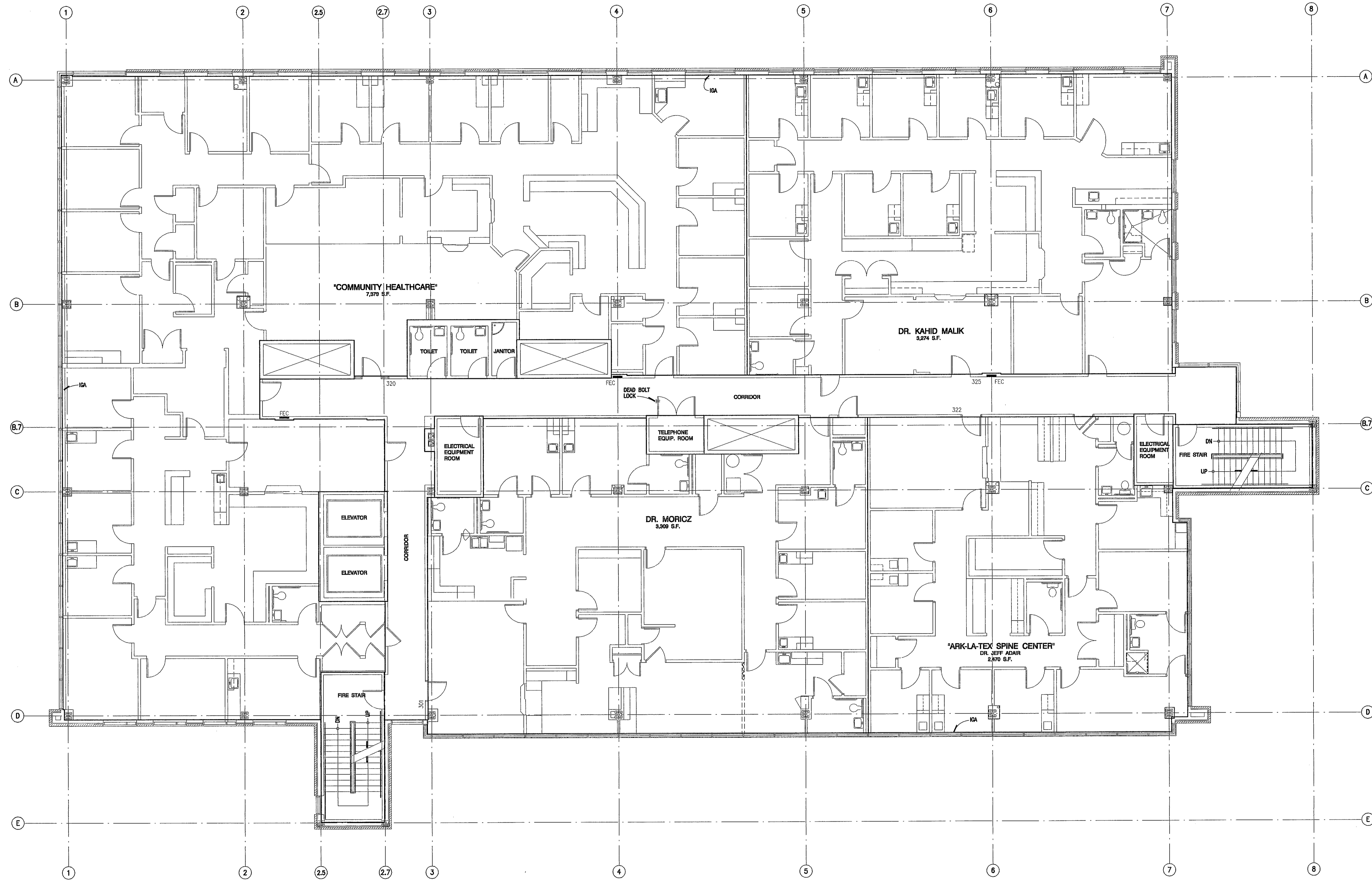
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COMPUTATION OF SPACES BY FLOOR

THIRD LEVEL:	
INTERIOR GROSS AREA	19,173 S.F.
MAJOR VERTICAL PENETRATIONS	945 S.F.
FLOOR SERVICE AREAS	404 S.F.
BASE BUILDING CIRCULATION	1,392 S.F.
ARK-LA-TEX SPINE CENTER	
COMMUNITY HEALTHCARE	2,470 S.F.
DR. KAHID MALIK	7,379 S.F.
DR. MORICZ	3,274 S.F.



FLOOR PLAN (THIRD LEVEL) 1/8" = 1'-0"

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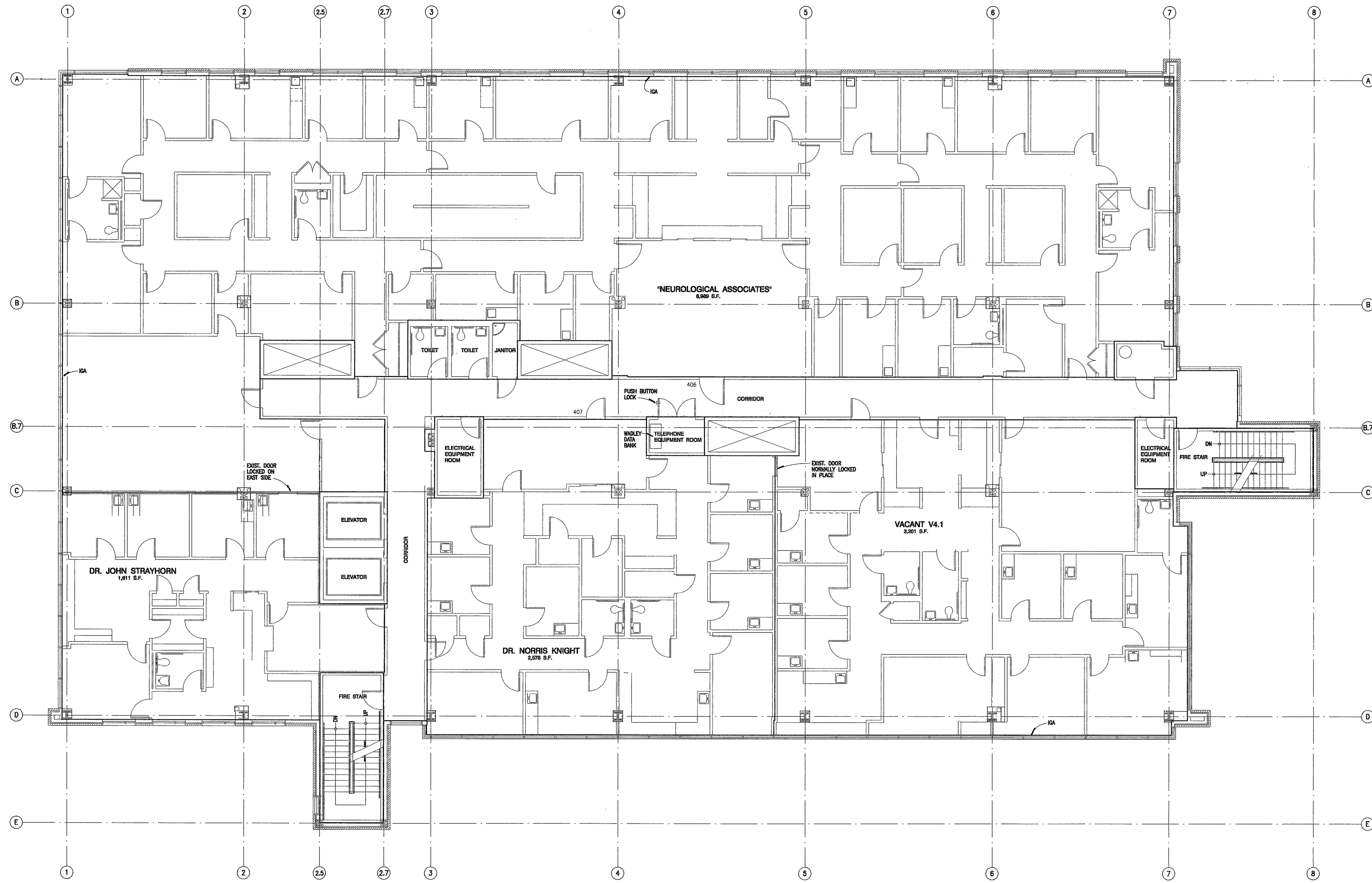
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COMPUTATION OF SPACES BY FLOOR

FOURTH LEVEL :

INTERIOR GROSS AREA	19,175 S.F.
MAJOR VERTICAL PENETRATIONS	945 S.F.
FLOOR SERVICE AREAS	464 S.F.
BASE BUILDING CIRCULATION	1,387 S.F.

NEUROLOGICAL ASSOCIATES	8,889 S.F.
DR. JOHN STRAYHORN	1,811 S.F.
DR. NORRIS KNIGHT	2,578 S.F.
VACANT V4.1	3,201 S.F.



FLOOR PLAN (FOURTH LEVEL) 1/8" = 1'-0"

REVISED:
07 JUN 11

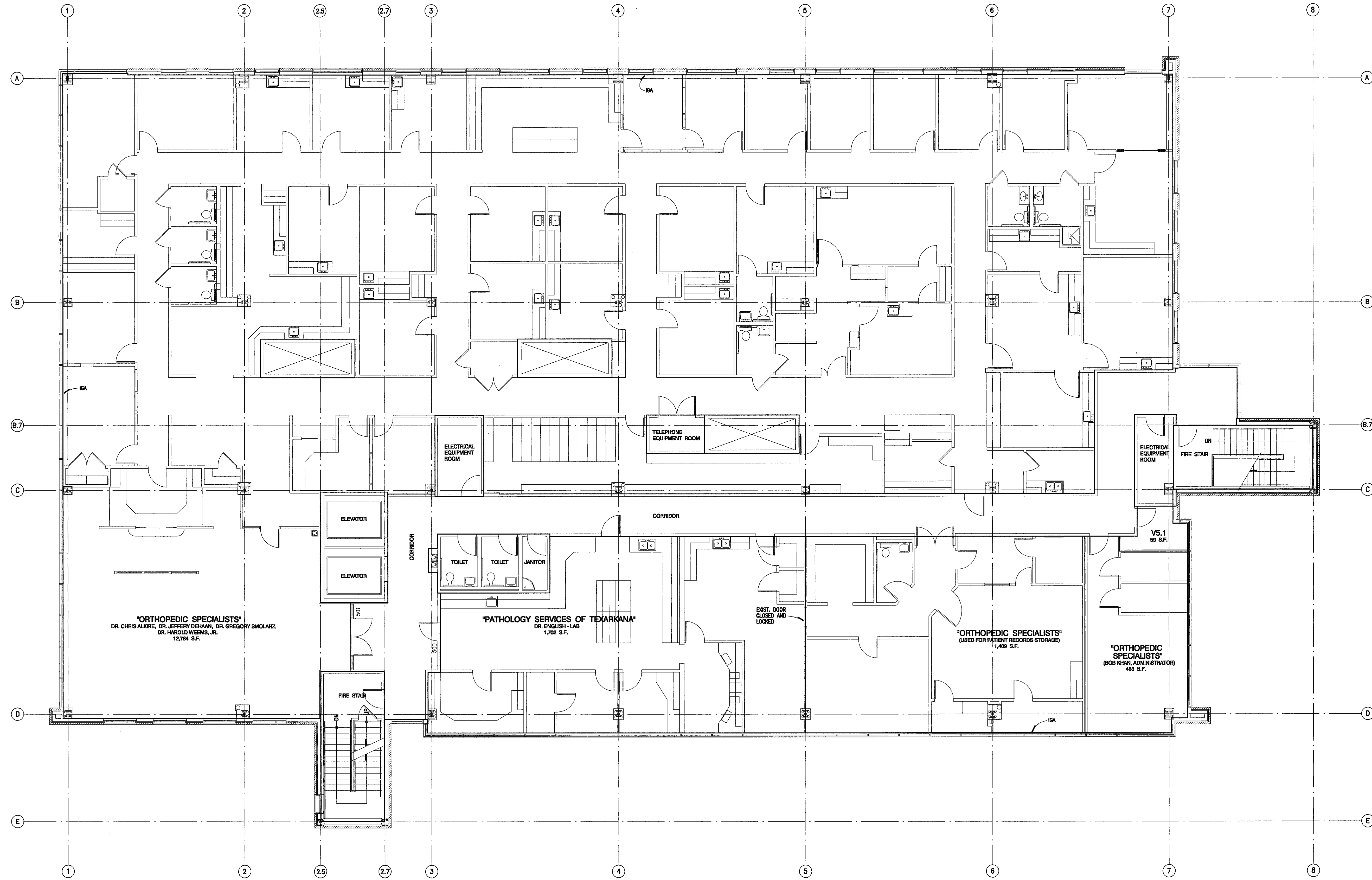
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COMPUTATION OF SPACES BY FLOOR

FIFTH LEVEL :	
INTERIOR GROSS AREA	19,175 S.F.
MAJOR VERTICAL PENETRATIONS	943 S.F.
FLOOR SERVICE AREAS	428 S.F.
BASE BUILDING CIRCULATION	1,361 S.F.
ORTHOPEDIC SPECIALISTS	
(USED FOR PATIENT RECORDS STORAGE)	1,409 S.F.
(BOB KAHN, ADMINISTRATOR)	486 S.F.
PATHOLOGY SERVICES OF TEXARKANA	1,702 S.F.
VACANT V5.1	59 S.F.



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