

2493 Merritt Drive Make Ready
37,577 sf

- 1. Demo 3 modular office areas as noted on plan
- 2. Clean walls, cobwebs in warehouse
- 3. Remove racking
- T5 lighting in warehouse (mimic layout on other side of demising wall)
- Place all plumbing in good working order
- Replace all HVAC grills
- Remove all abandoned cabling (please make sure it is not tied to anything servicing that space or other tenants in the building)

Warehouse Area

- 6. Demo cabinets and sink in 8X14 room, add door to 11X11 room
- 6. Close opening and add door in 11X11 room
- 6. Demo cabinets in 11X11 room and replace
- 6. Add space for refrigerator
- Paint columns in warehouse Caution Yellow up to 8'
- Replace 3 warehouse doors in back of suite
- 4. Demo mop sink, cap plumbing
- Scrub the warehouse floors
- 8. Warehouse Mens restroom – Demo cabinets, add 1 wall mount sink, 1 urinal, 1 toilet, demo tile and add new partitions
- 8. Warehouse Womens restroom – Demo cabinets, add 2 wall mount sinks, 2 toilets, demo tile and add new partitions

Office Area

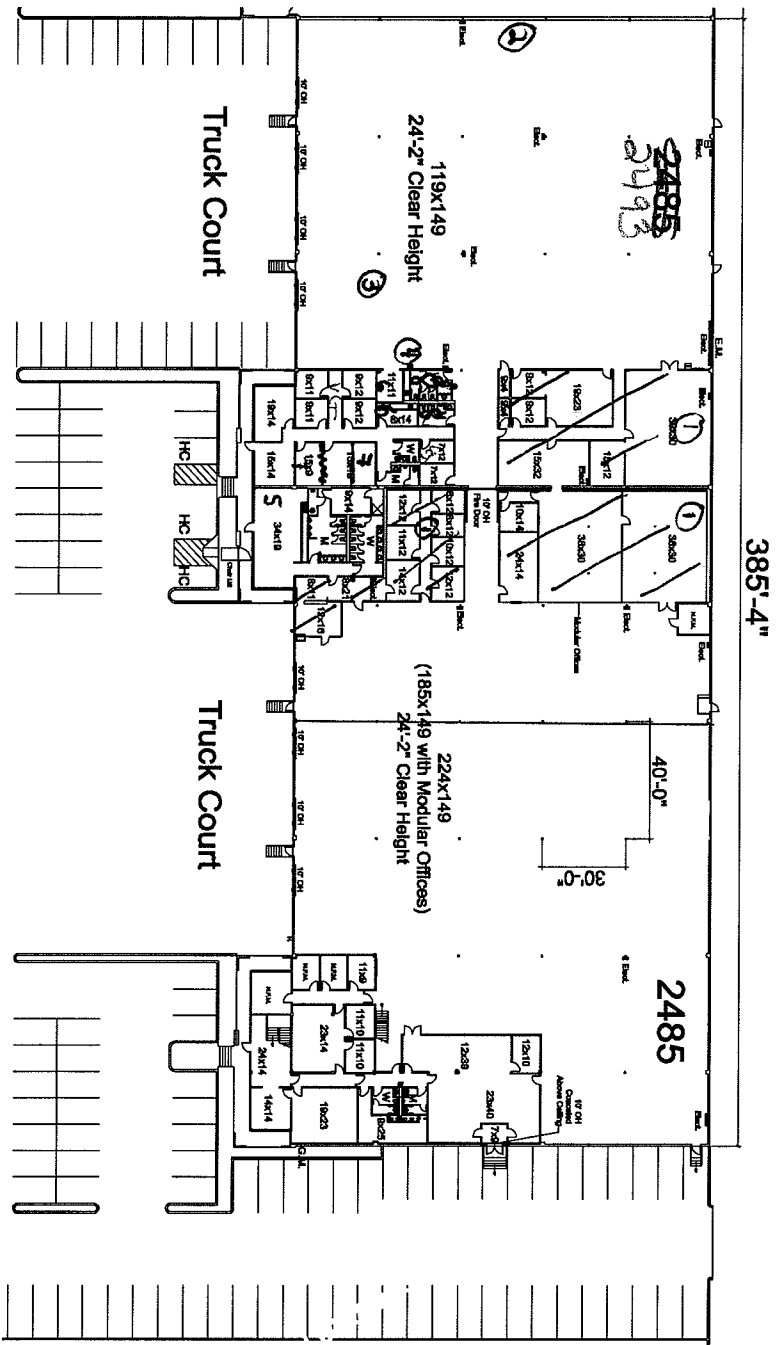
- 7. Demo wall in 15X9 room and create a 15X18 space
- 7. Move door in 15X19 space and create a 15X10 space, relocate door
- Paint and repair ceiling grid as necessary
- Replace all ceiling tiles
- Repair and replace all broken and discolored electrical outlets
- Place all office lighting and in good working order
- Replace all exit lighting and light switches
- Replace carpet/VCT
- Repaint entire office area
- Replace all door hardware to commercial grade non-locking lever handles
- 5. Remove speakers in 34X19 room, remove texture from walls
- Remove water fountain and cap plumbing
- Women restroom – new toilet, sink, exhaust fan, remove soap dispensers
- Men restroom – new toilet, sink, urinal, exhaust fan, new partition, relocate Mens restroom entrance door 3'south

Alternate – replace ceiling grid in office area

2485 Merritt Drive

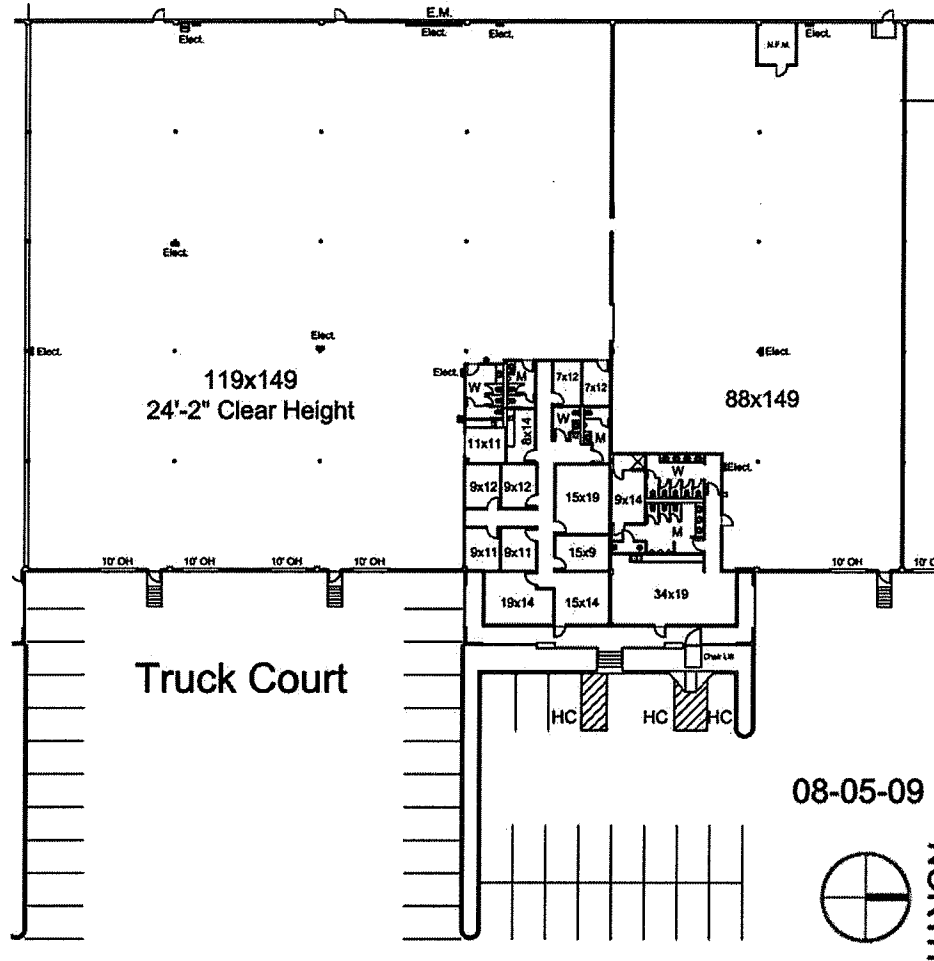
Garland, Texas 75041

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2493 Merritt Dr. Garland, TX

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37,577 S.F. TOTAL / 4,342 S.F. OFFICE AREA

For further information call:
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