



# MIDTOWN MEDICAL TOWER

*911 West 38th St, at the Corner of 38th and Lamar*

## FOR LEASE

3,500 to 14,000 rsf Medical/General  
Office Space

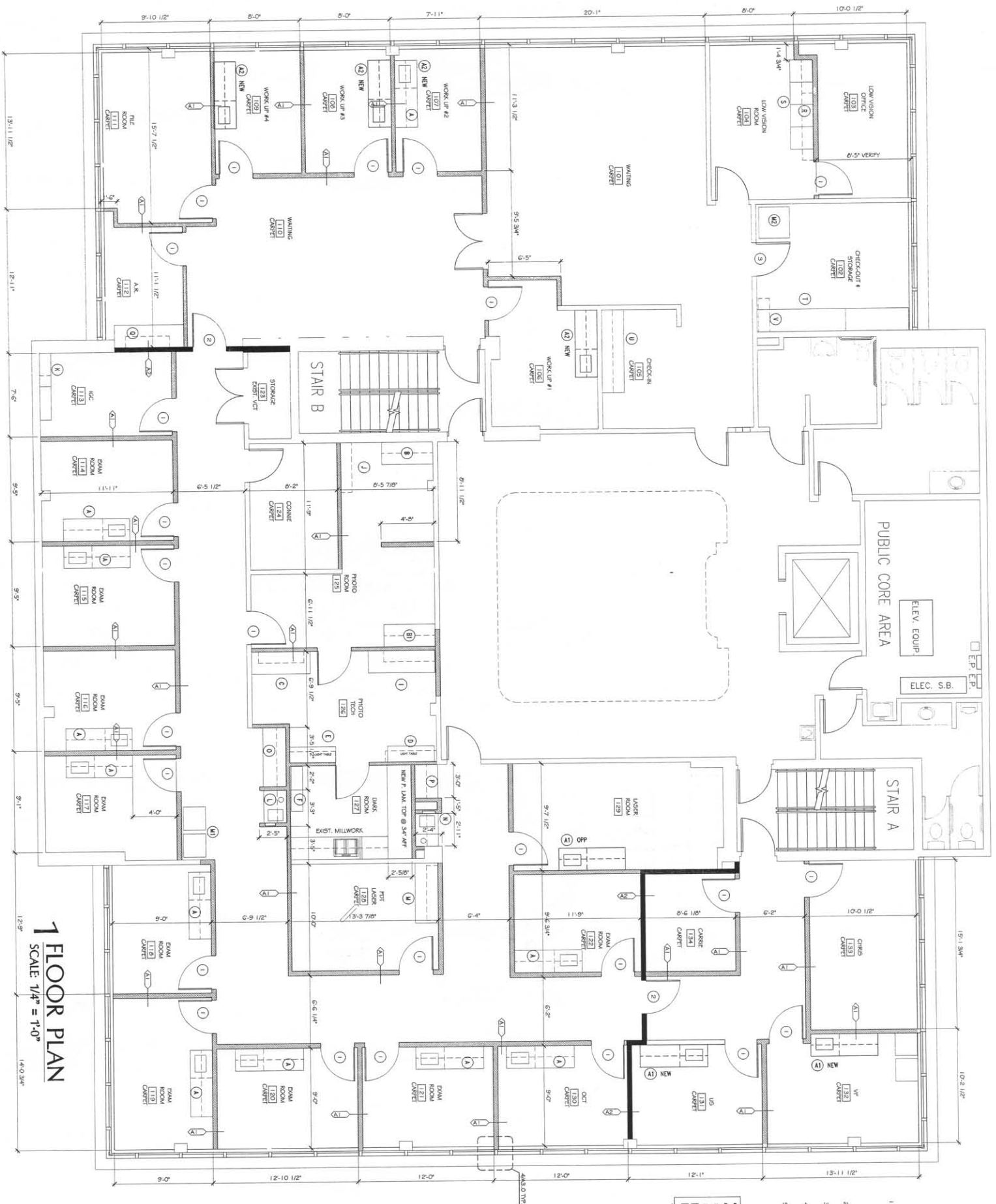
## FEATURES

- Convenient to Seton Hospital and the Heart Hospital
- 1:200 Covered Parking in Adjacent Garage
- Onsite Imaging, Laboratory and Bank
- Call for Rates



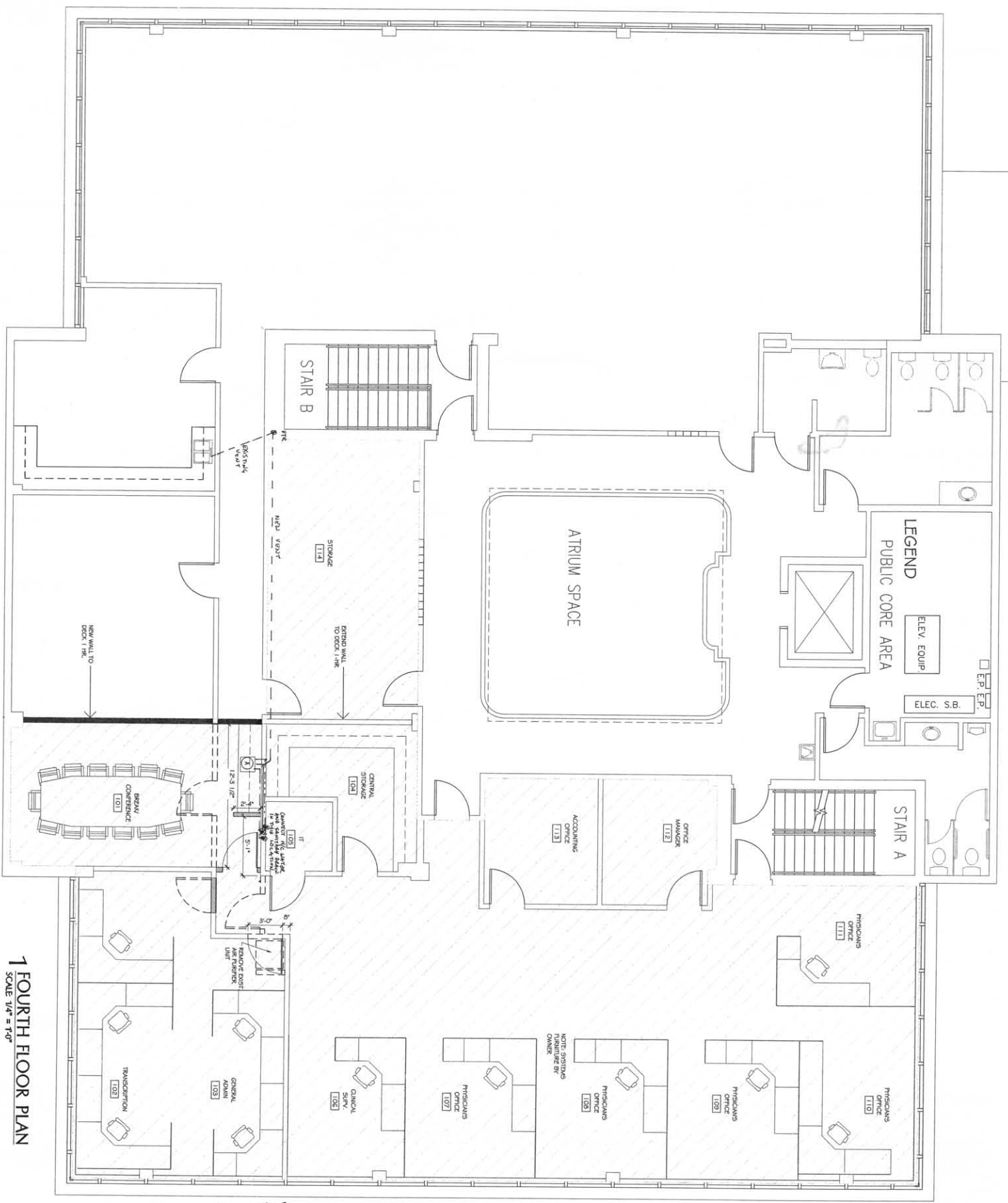
FOR MORE INFORMATION  
CONTACT

HTH CAPITAL, LTD.  
(512) 327-6586  
WWW.HTHCAPITAL.COM



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

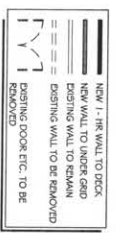
- GENERAL NOTES**
1. ALL NEW WALLS 5/8" NET MINIMUM @ 24" O.C. WITH 50% TYPE X GYP. BOHM WITH 5/8" TYPE X GYP. BOHM PAINT. COLOR SELECTED BY OWNER.
  2. CABINET AND DOOR AS SELECTED BY OWNER.
  3. NEW DOORS AND FRAMES TO MATCH DESIGN.
  4. VERIFY DOOR HARDWARE RECOMMENDS WITH OWNER.
  5. ALL NEW DOORS AND BUILDING STANDARDS.
- NEW 1" THK WALL TO BECK  
NEW 5/8" THK WALL TO BEHAIN  
EXISTING WALL TO BEHAIN  
EXISTING DOOR ETC. TO BE REMOVED



**1 FOURTH FLOOR PLAN**  
SCALE 1/4" = 1'-0"

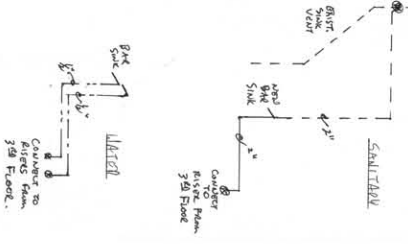
**GENERAL NOTES**

1. REMOVE ALL WALLS SHOWN DASHED.
2. REMOVE ALL DOORS, FRAMES AND SHOW DASHED.
3. REMOVE CARPET AND BASE AS REQUIRED.
4. REMOVE VINYL COME TILE FLOORING AND RESIL. BASE WHERE INDICATED OR REQUIRED.
5. REMOVE ALL SHELVING, CABINETS, AS REQUIRED FOR NEW LAYOUT AND CONSTRUCTION.
6. ACQUISITION CEILING TILES AND CEILING GRID ARE TO REMAIN AND SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED FOR NEW LAYOUT AND CONSTRUCTION.
7. REMOVE ALL ELECTRICAL SERVICES (NOT OTHERWISE) AND AS REQUIRED SWITCHES AND CIRCUITS TO BE REMOVED AND ALL EXISTING DEVICES TO REMAIN.
8. REMOVE ALL WALL, SCHEMS, PARTITIONS ETC. AS REQUIRED AT FACILITY SERVICES TO REMAIN.
9. EXISTING HVAC DUCTWORK TO REMAIN. PROTECT DURING DEMOLITION.
10. VERIFY ALL EXISTING CONDITIONS IN THE FIELD BEFORE ANY DISCREPANCIES FOUND TO ANY DEMOLITION WORK.



**GENERAL NOTES**

1. ALL NEW WALLS 3/4\"/>



*Handwritten signature: Linda Rivels*

Consult to  
RIVERS PLAN  
3rd Floor.