

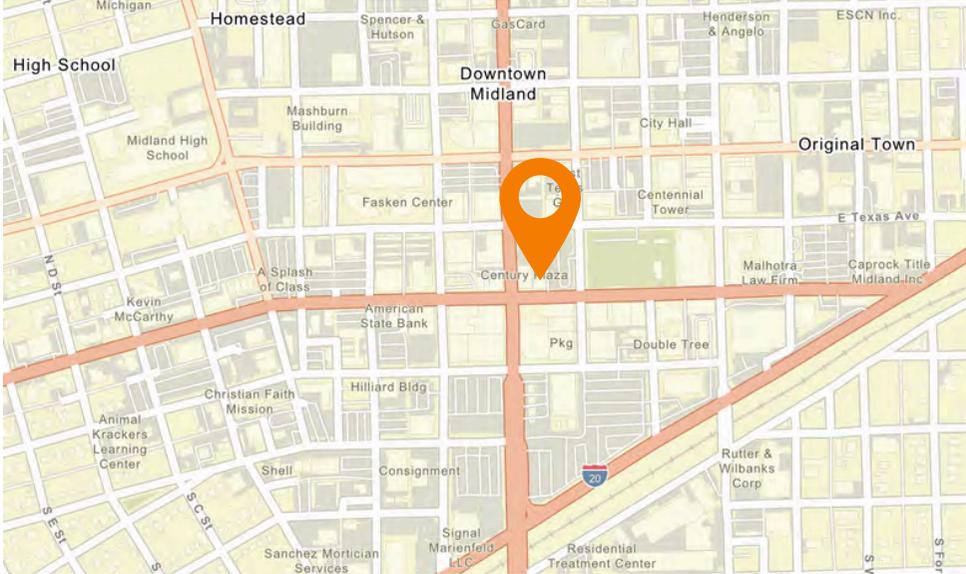


OFFICE FOR LEASE
One Wall Plaza

306 WEST WALL ST. MIDLAND, TX 79701

303 W WALL ST | SUITE 1005 | 281-367-2220 | JBEARDCOMPANY.COM

Property Overview



- One Wall Plaza is a Class B, 14-story office tower located in the central business district of Midland, Texas. The Property is approximately 102,234 square feet and is situated on 1.93 acres of land. Additionally, One Wall Plaza benefits from surface parking surrounding the building. The Property is occupied by a mix of tenants that serve the local and regional areas.
- Built in 1960, One Wall Plaza has been undergoing significant upgrades including fully modernized elevators, a new energy management system, and a renovated lobby. Parking for the property is located in the adjacent surface lot or in the Bank of America Building's parking garage and have access to the property's fitness facility.

AVAILABLE SF	261 - 28,698 SF
LEASE RATE	CALL FOR PRICING
BUILDING SIZE	102,234 SF



Well Situated in Midland's Central Business District



Renovated lobby, elevators, and energy management system

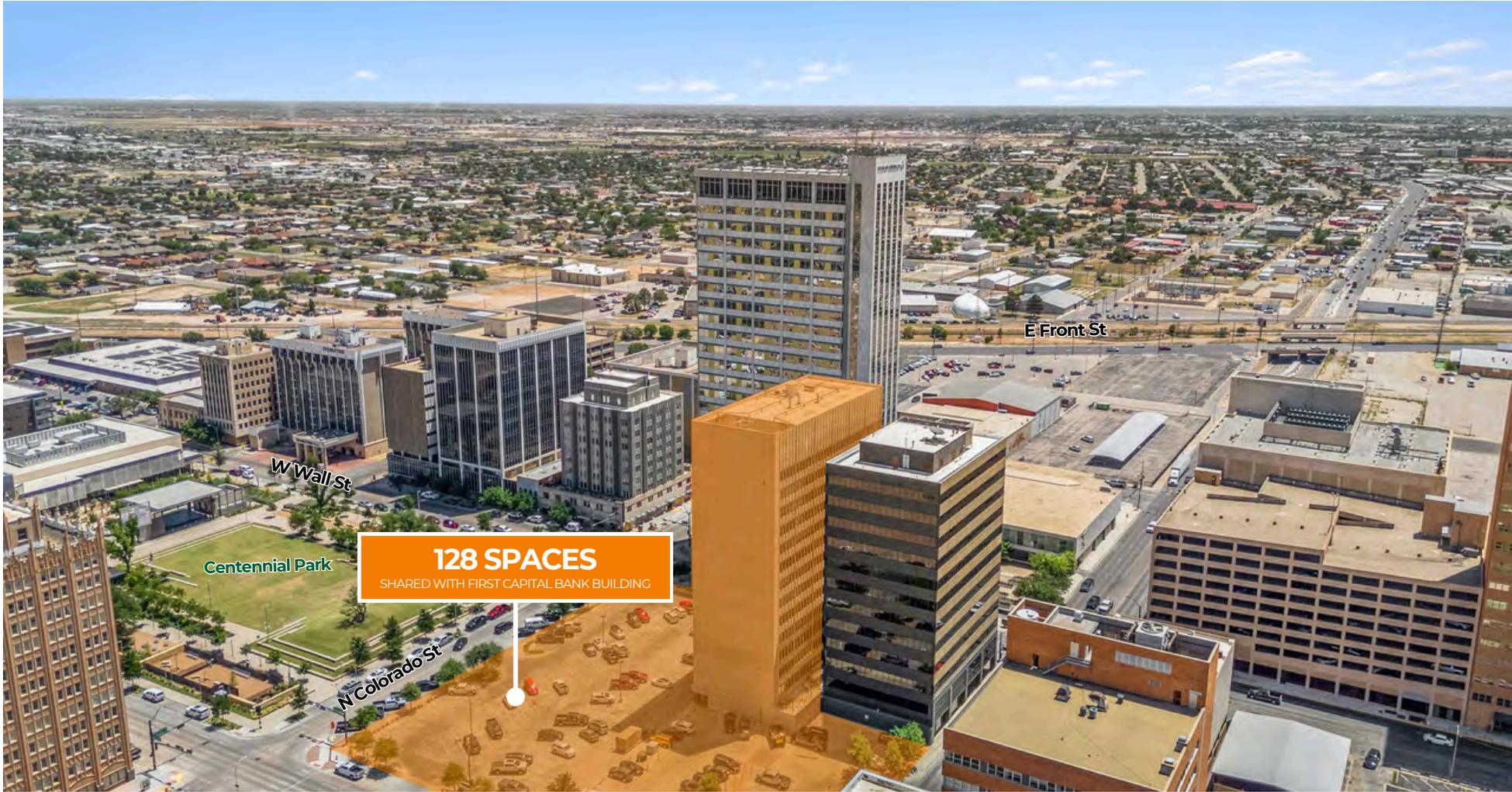
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,707	58,248	122,192
TOTAL DAYTIME POPULATION	25,883	86,365	149,703
AVG HOUSEHOLD INCOME	\$92,220	\$105,980	\$112,457

*SOURCE: SITE TO DO BUSINESS 2025

Property Overview

OFFICE LEASE INFORMATION:

BUILDING SIZE	AVAILABLE SF	LEASE TYPE	YEAR BUILT (RENOVATED)	STORIES	LAND AREA	PARKING
102,234 SF	231 - 14,913 SF	NNN	1960 (2017)	14	1.93 ACRES	182 SPACES 1.8/1,000 SF NRA



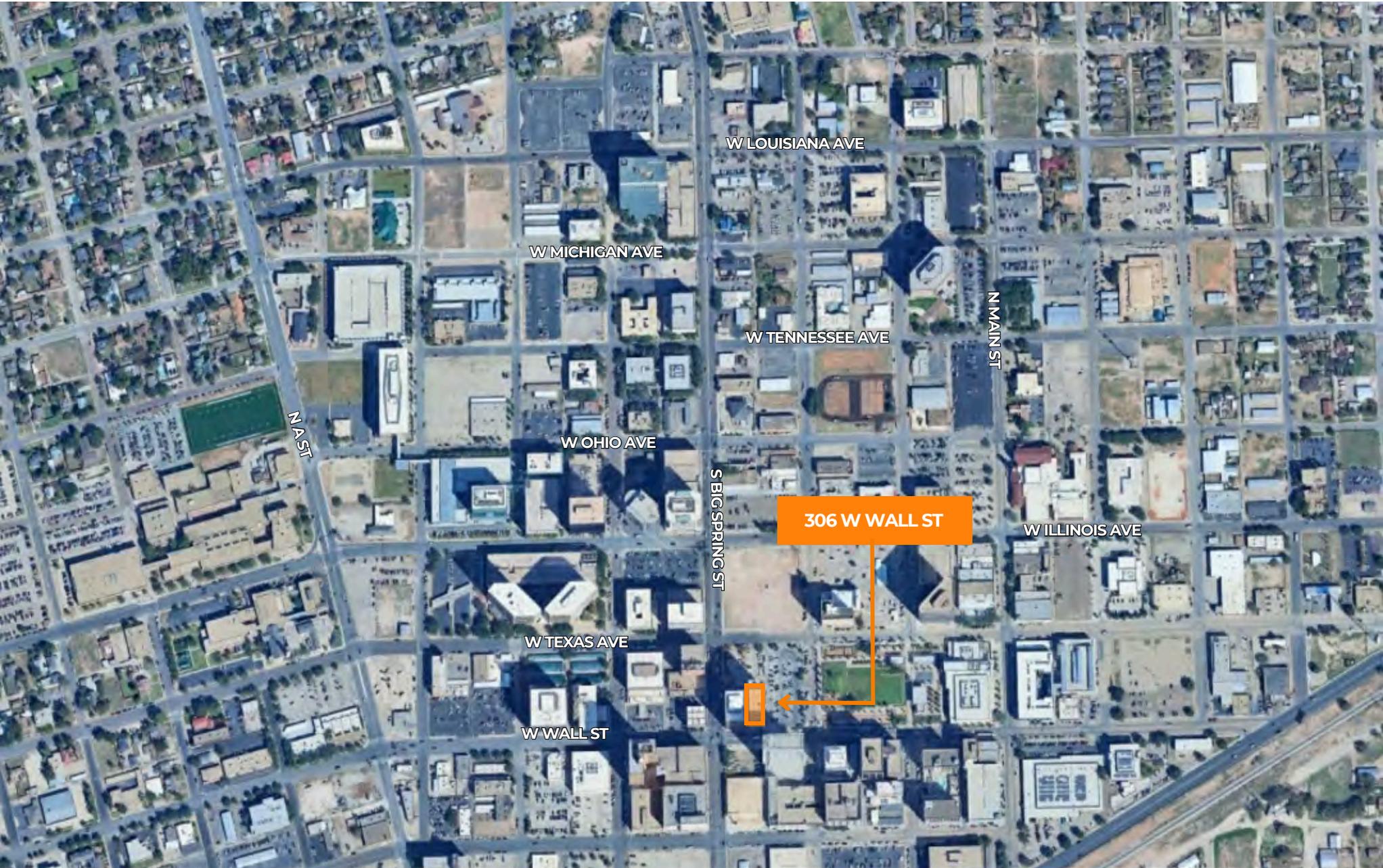
PROPERTY PHOTOS



ONE WALL PLAZA
306 W WALL STREET



Property Parcel Map



FOR MORE INFORMATION:

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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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date