

MEDICAL OFFICE SUITE FOR LEASE

500 E 4TH ST

ODESSA, TX 79761

CONTACT BROKERS

AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtgroup.com



NRG REALTY GROUP

NRGREALTYGROUP.COM



MEDICAL OFFICE SUITE FOR LEASE

500 E 4TH ST, ODESSA, TX 79761



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Building Size: | 2,764 SF |
| Lot Size: | 2.066 Acres |
| Year Built: | 2000 |
| Zoning: | Light Commercial |

PROPERTY OVERVIEW

This medical office suite offers convenient access and a range of functional amenities sure to fit your needs. Located at the South Entrance of the building, the space ensures easy access to parking and an ambulatory center (4,888 SF) also available for lease. Key features include a well-equipped kitchen, an over-sized conference room, and a restroom. The executive office stands out with wooden baseboards, wooden shutters, coat closet, floor-to-ceiling built-ins giving a library vibe, and a large sitting area with faux wood vinyl laminate flooring. There are 3 additional carpeted offices providing ample space for staff or additional functions. Contact Tucker or Amy for more details or to schedule a tour!

LOCATION OVERVIEW

This medical facility is located in the heart of the Odessa Medical District near Downtown Odessa. From the Midland International Airport, travel west on Business I-20, merging into 2nd St, for 9.0 miles. At the intersection of 2nd St. and Muskingum in Odessa, turn North on Muskingum. The property begins at the intersection of N Muskingum and E 3rd St.

AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtgroup.com



MEDICAL OFFICE SUITE FOR LEASE

500 E 4TH ST, ODESSA, TX 79761

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 2,764 SF Medical Office Suite
- South Entrance of Office Building
- Easy Access to Parking & an Ambulatory Center
- Kitchen, Over-sized Conference Room
- Executive Office with Sitting Area w/ Wooden Accents & Floor-to-ceiling Built-ins
- 3 Additional Offices w/ Carpet
- Ambulatory Center next door also available, ask for details!



AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com

TUCKER SCHNEEMANN

432.661.4880

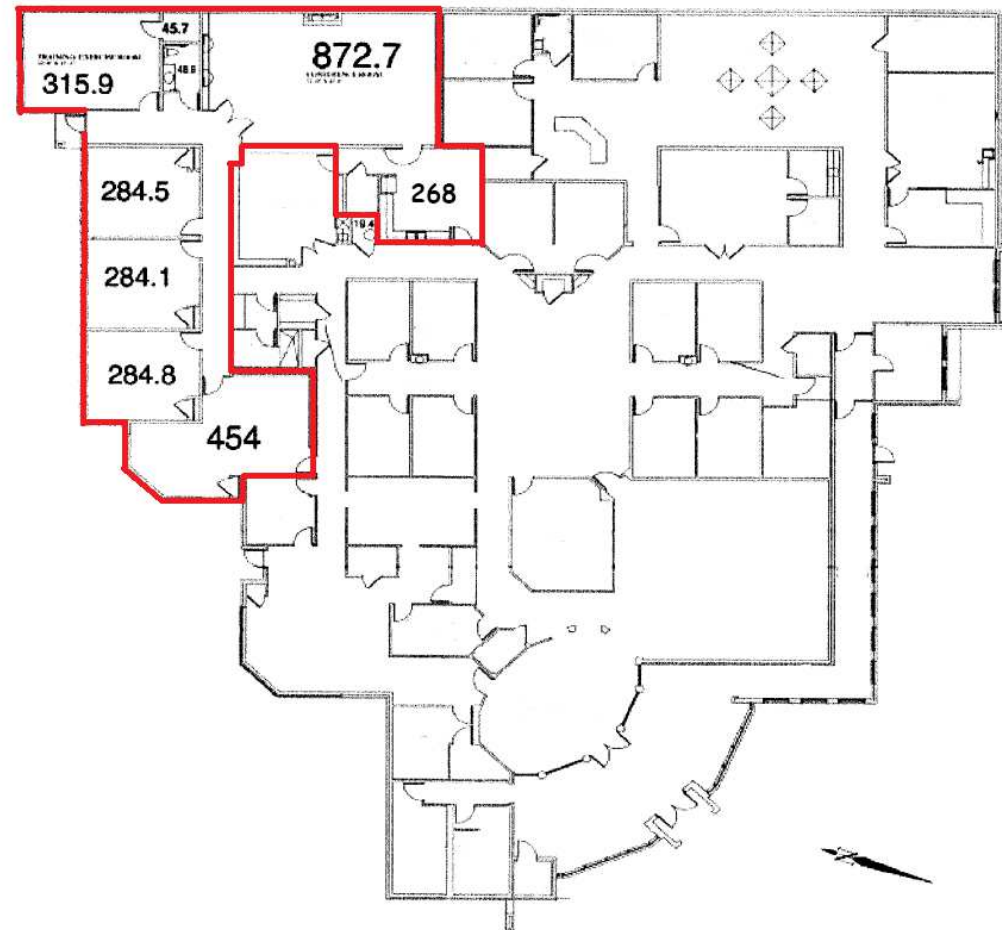
tucker@nrgrealtgroup.com



MEDICAL OFFICE SUITE FOR LEASE

500 E 4TH ST, ODESSA, TX 79761

ADDITIONAL PHOTOS



AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com

TUCKER SCHNEEMANN

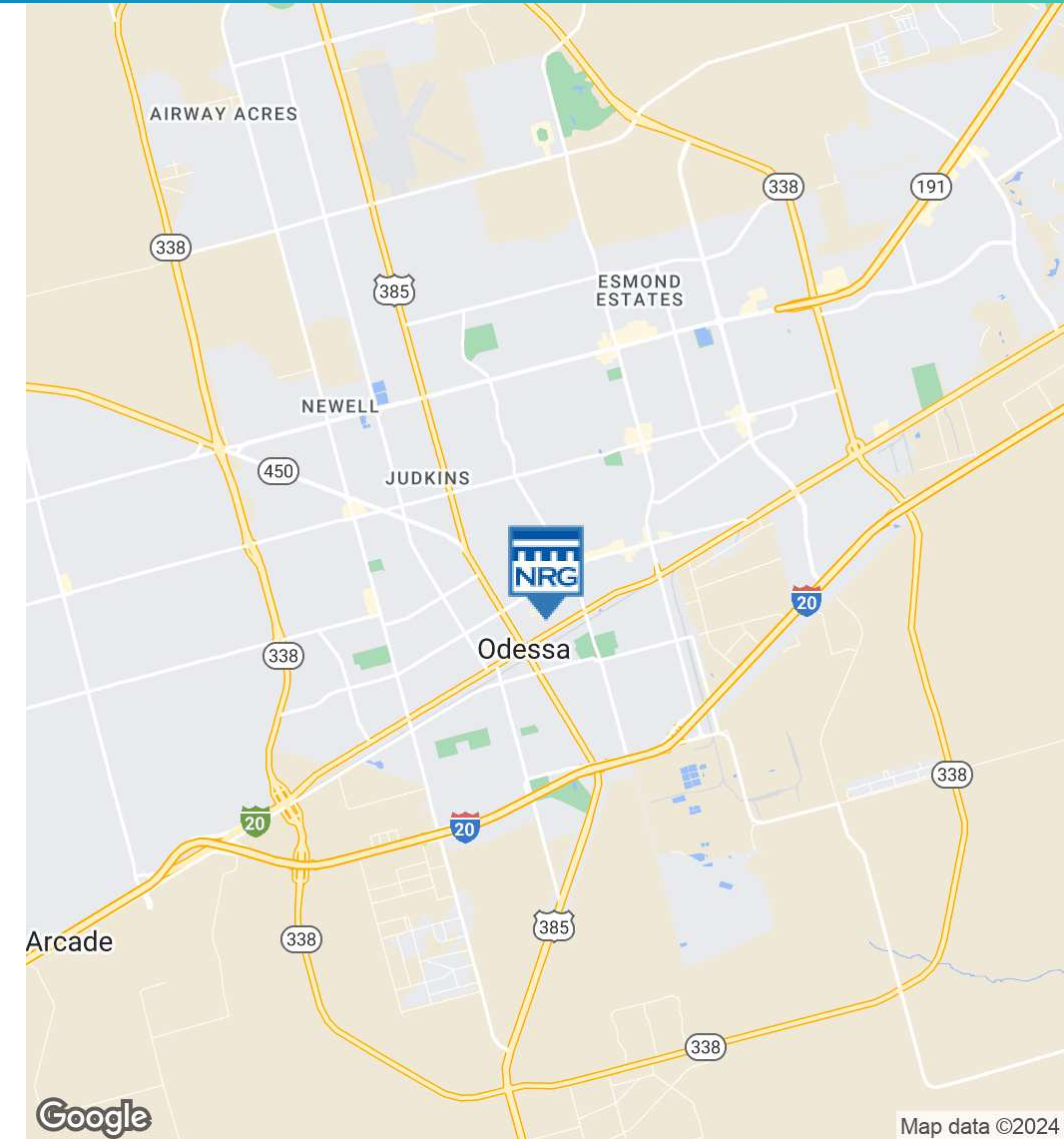
432.661.4880

tucker@nrgrealtgroup.com



MEDICAL OFFICE SUITE FOR LEASE

500 E 4TH ST, ODESSA, TX 79761



AMY BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtgroup.com





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

| | | | |
|---|-------------------------------|--|-------------------------------|
| NRG Realty Group, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 9004023 License No. | justin@nrgrealttygroup.com Email | (214)534-7976 Phone |
| Justin Dodd Designated Broker of Firm | 0601010 License No. | Justin@nrgrealttygroup.com Email | (214)534-7976 Phone |
| John W.B. McDaniel Licensed Supervisor of Sales Agent/ Associate | 0405514 License No. | john@nrgrealttygroup.com Email | (214)325-4851 Phone |
| Tucker Schneemann Sales Agent/Associate's Name | 767730 License No. | tucker@nrgrealttygroup.com Email | (432)661-4880 Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038

Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

3610 SCR 1232

Phone: (214)534-7976

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



500 E 4TH ST ODESSA, TX 79761

CONTACT BROKERS:

LARRY NIELSEN

432.260.0088
larry@nrgrealtygroup.com

AMY BARNETT

432.352.6714
amy.barnett@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtygroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.