

FOR LEASE

# 805 W. WADLEY

805 W Wadley Ave, Midland, TX 79705



## PROPERTY DESCRIPTION

An exceptional 4,171 SF Medical/Office building ideally located at 805 W. Wadley Avenue in Midland, Texas. Boasting ample space with a versatile layout and in close proximity to key amenities, business services and residential areas. The Class A Medical Office space includes a large Reception Area and Waiting Room, Administration Area, 8 Large Exams Rooms, 5 Small Exam Rooms, Break Room and 2 Restrooms.

## PROPERTY HIGHLIGHTS

- Prominent location with excellent visibility
- Spacious and versatile layout
- Ample parking for customers and employees
- Modern amenities for convenience
- Ideal for Medical office space
- Highly functional and adaptable space
- Exceptional opportunity for any Medical use

## OFFERING SUMMARY

Lease Rate:	\$22.44 SF/yr (NNN)
Number of Units:	1
Available SF:	4,117 SF
Lot Size:	15,260 SF
Building Size:	4,117 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	638	2,675
Total Population	200	1,342	6,482
Average HH Income	\$116,555	\$118,610	\$113,169

## BILL SCOTT

432.682.1111  
bill@midlandtexasrealestate.com



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Building Name	805 W. Wadley
Property Type	Office
Property Subtype	Medical
APN	100100030011
Building Size	4,117 SF
Lot Size	15,260 SF
Building Class	A
Year Built	1986
Year Last Renovated	2020
Number of Floors	1
Parking Spaces	23
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number of Buildings	1

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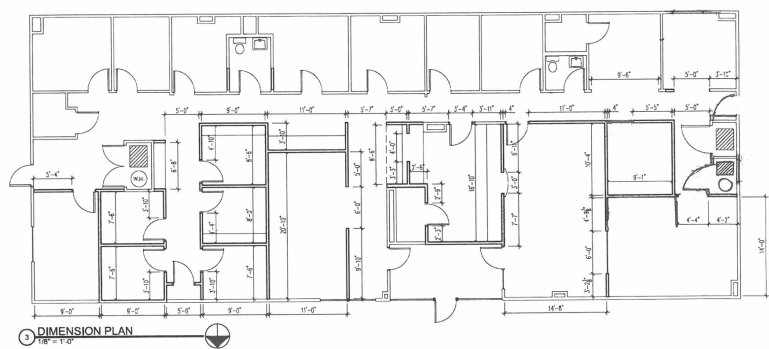
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LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,117 SF	Lease Rate:	\$22.44 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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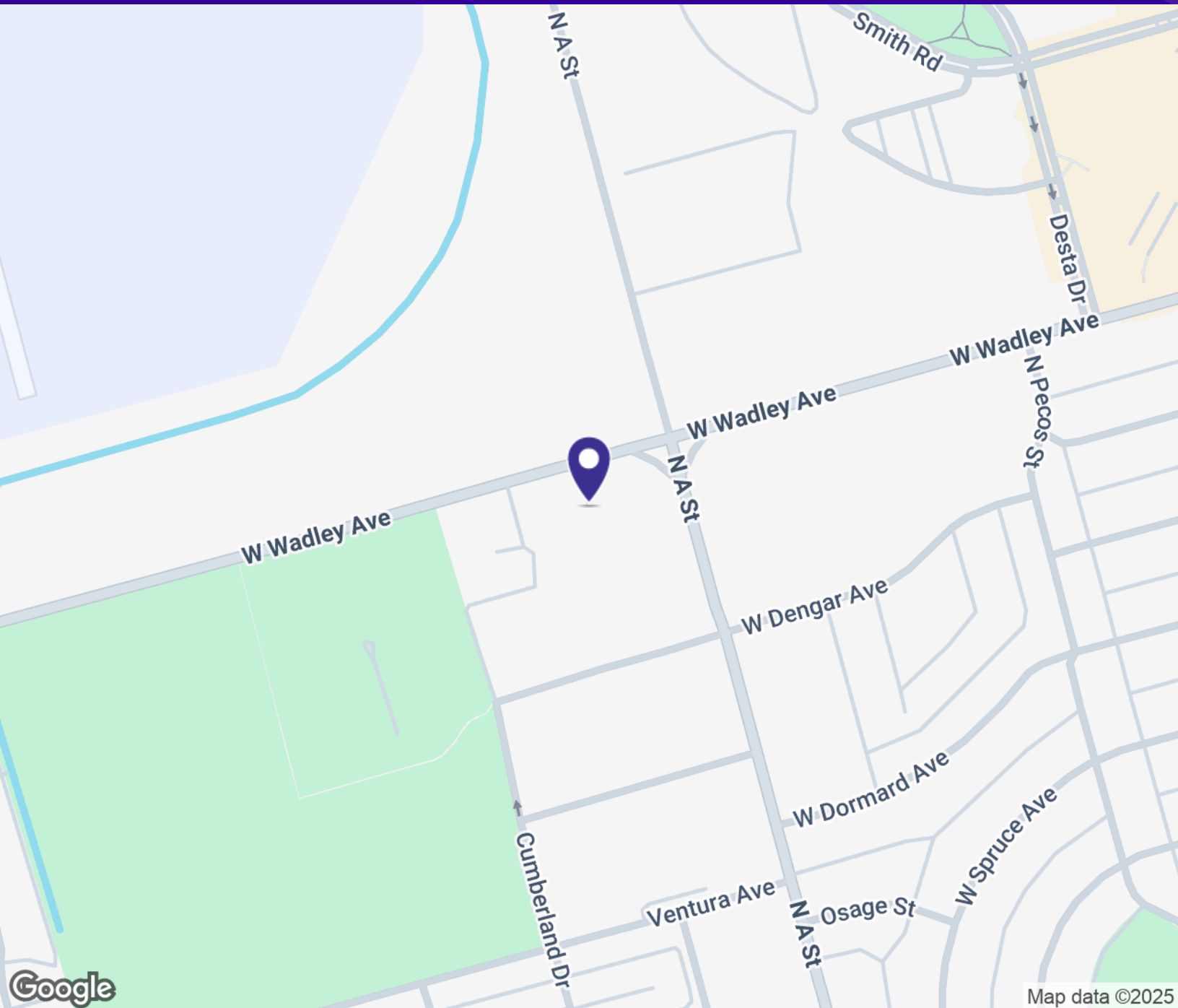
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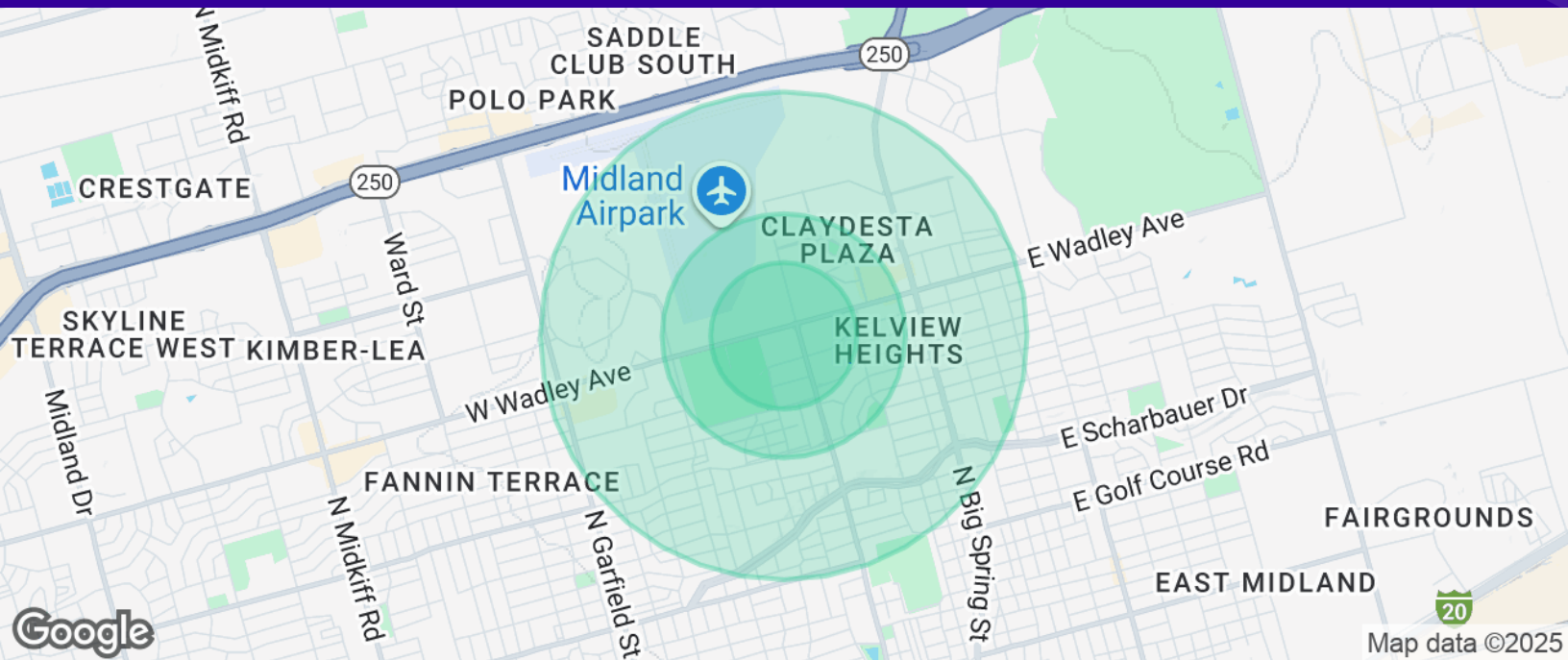
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	200	1,342	6,482
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	638	2,675
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$116,555	\$118,610	\$113,169
Average House Value	\$337,797	\$343,097	\$317,863

Demographics data derived from AlphaMap

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