

ONE PROFESSIONAL PLAZA

6005 Eastridge Road
Odessa, Tx 79762



ONE
PROFESSIONAL
PLAZA

JANICE HAVENS
Broker / Owner
Phone: (432) 582-2250
Janice.Havens@havensgroup.net



6010 East Hwy 191, Ste. 145 | Odessa, TX 79762 | Office: 432.582.2250 | www.havensgroup.net

DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.

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Lease Space Available

Two Story Class A Office Building

Property Highlights

Lease Type:	Full Service Lease Includes Utilities	
Office Suites:	4 Suites Available	
Suite 125:	±2,052 Gross SF	\$3,762.00/Month
Suite 205:	±4,385 Gross SF	In Negotiations
Suite 235:	±1,682 Gross SF	\$3,084.00/Month
Suite 250:	±1,557 Gross SF	\$2,855.00/Month

- Private Parking Available
- High Traffic Area
- Easy Access to Loop 338 & Highway 191
- Zoned Retail District

Property Location

Property is Located Near the Northeast corner of Loop 338 and Eastridge Road, Adjacent to DK Convenience Store.

Executive Suites: 7 Single Offices Available for Lease

Price Ranges: **\$450.00 - \$625.00 Per Month**

- See Page 5 For Executive Office Availability*
- Internet & Janitorial Included (Executive Suites Only)
- Can Rent Multiple Executive Suites
- Can be Furnished at Extra Cost

Building Area: 48,412 SF

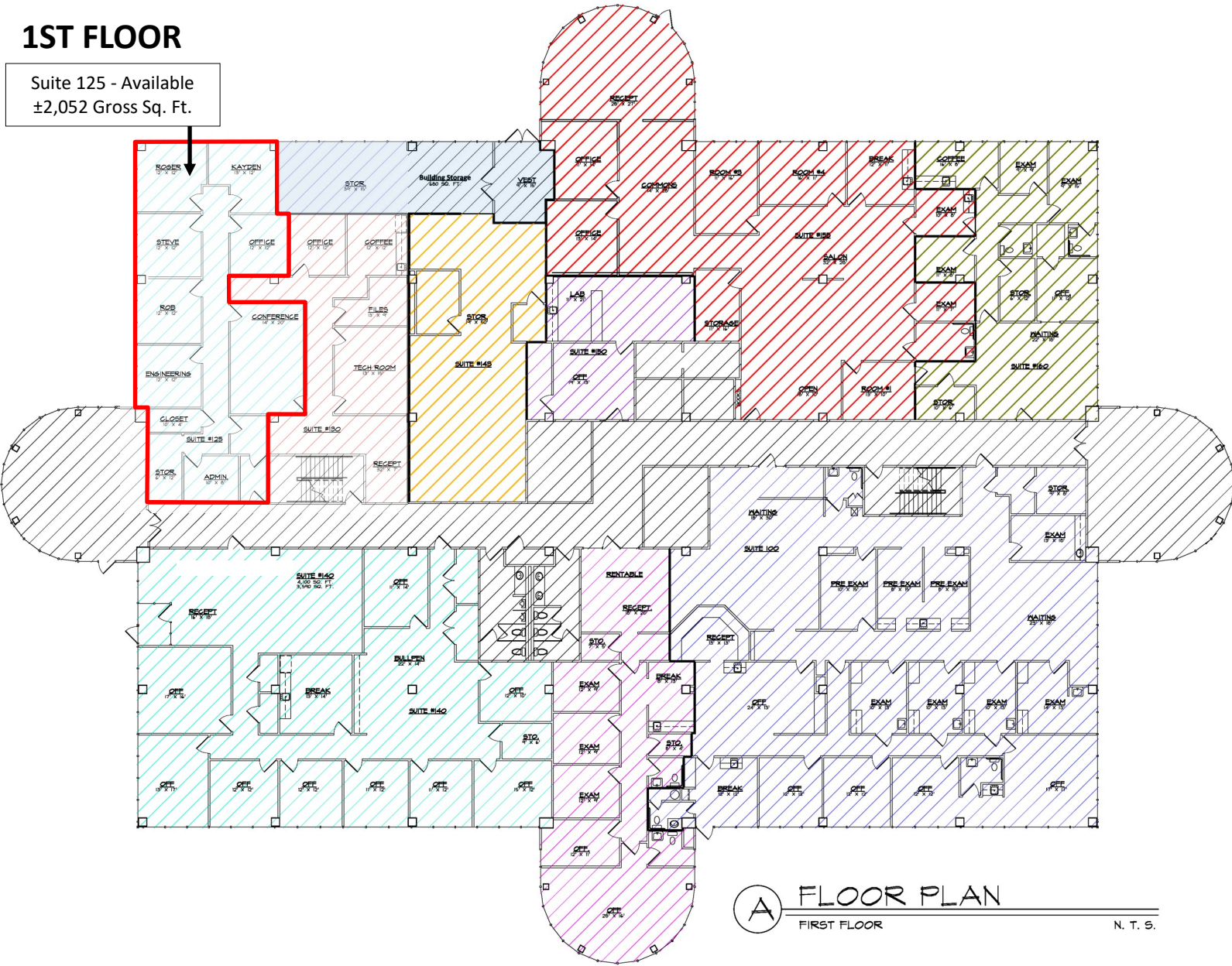
Lot Size: 2.84 AC



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1ST FLOOR

Suite 125 - Available
±2,052 Gross Sq. Ft.



A FLOOR PLAN
FIRST FLOOR
N. T. S.

Current Tenants

Accent Care	Blackwing Logistics	Doll Aesthetics
Dr Matthew B. Furst	FMCPs Midland	Global Personnel
Human Bean Office	InkRx - Paramedical Tattoo	Mirror Image
Mod & Black Salon	ORC Utility and Infrastructure Land	State of Texas - Comptroller
State of Texas Attorney General	Z Rose Beauty & Spa	

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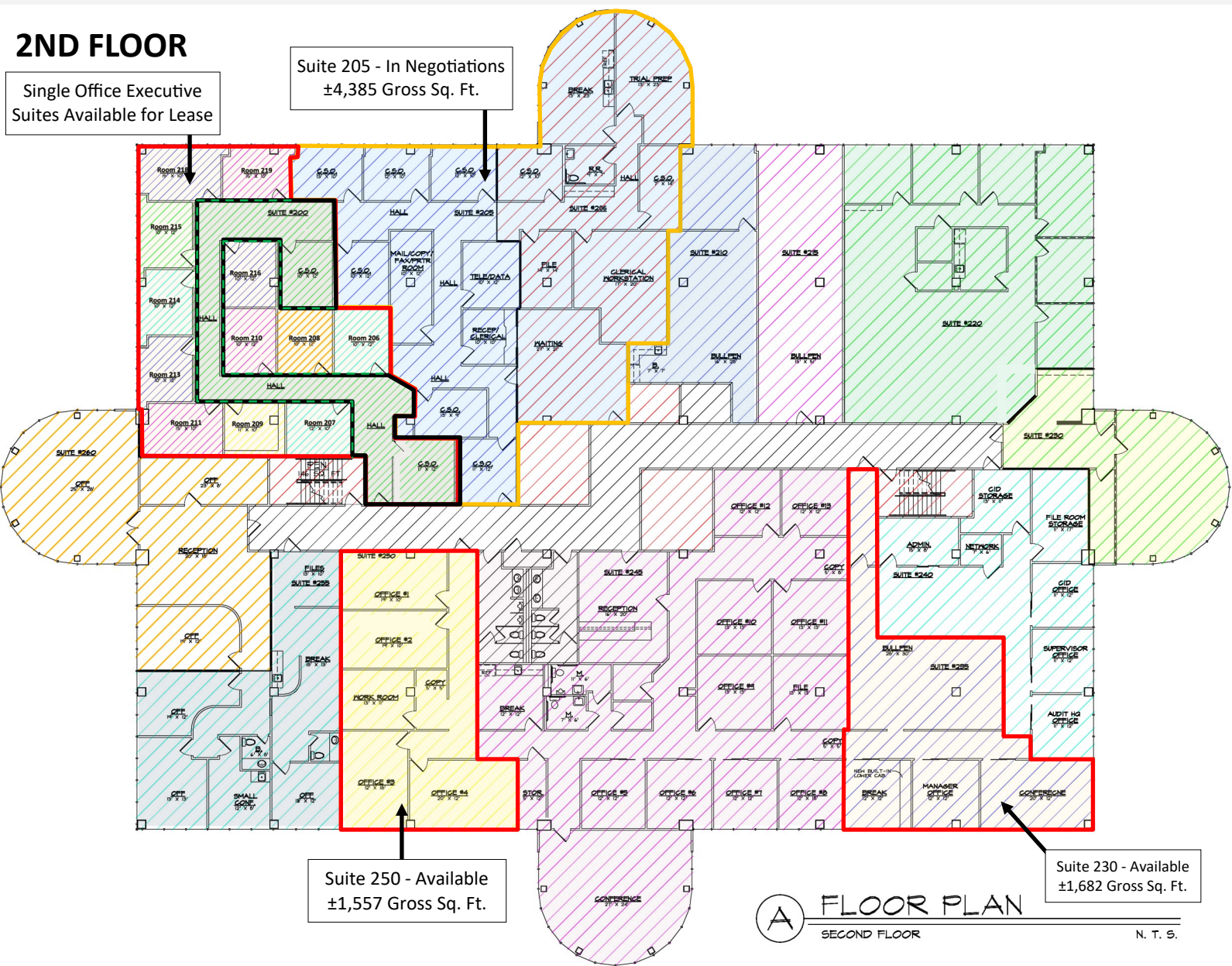
2ND FLOOR

Single Office Executive Suites Available for Lease

Suite 205 - In Negotiations
±4,385 Gross Sq. Ft.

Suite 250 - Available
±1,557 Gross Sq. Ft.

Suite 230 - Available
±1,682 Gross Sq. Ft.



A FLOOR PLAN
SECOND FLOOR
N. T. S.

Current Tenants

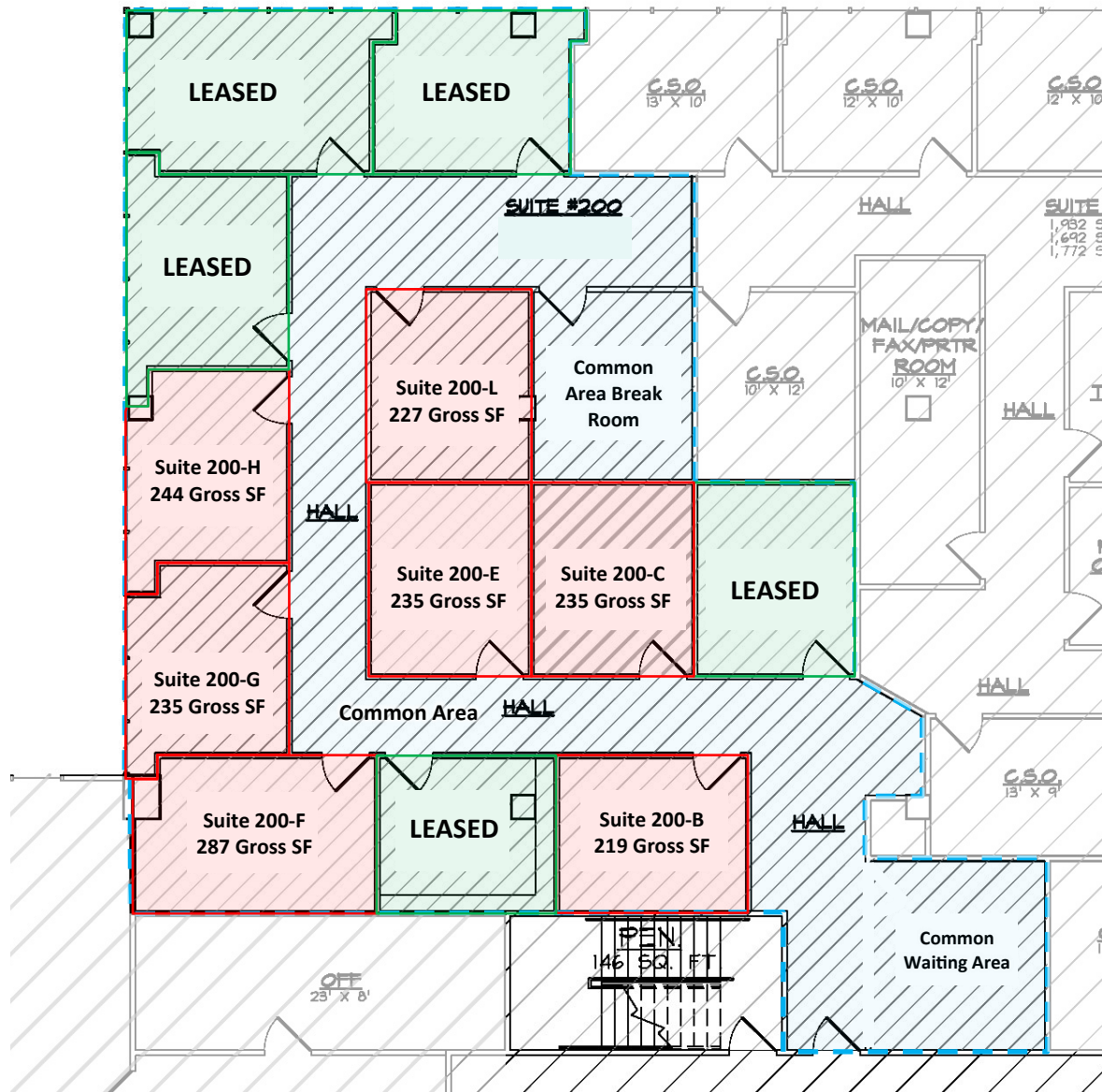
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Suite 200 - Executive Offices



Lease Rates

Suite 200-A: LEASED	Suite 200-G: \$550 / Month
Suite 200-B: \$450 / Month	Suite 200-H: \$550 / Month
Suite 200-C: \$450 / Month	Suite 200-I: LEASED
Suite 200-D: LEASED	Suite 200-J: LEASED
Suite 200-E: \$450 / Month	Suite 200-K: LEASED
Suite 200-F: \$550 / Month	Suite 200-L: \$450 / Month

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

The Havens Group Inc.	523430		(432)582-2250
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Janice Havens	441019	Janice.Havens@havensgroup.net	(432)582-2250
Designated Broker of Firm	License No.	Email	Phone
Janice Havens	441019	Janice.Havens@havensgroup.net	(432)582-2250
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janice Havens	441019	Janice.Havens@havensgroup.net	(432)582-2250
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date