OFFICE FOR LEASE

AMBULATORY SURGICAL CENTER + ADDITIONAL MEDICAL OFFICE AVAILABLE

301 N MUSKINGUM AVE ODESSA, TX 79761

CONTACT BROKERS

AMY BARNETT

432.352.6714 amy.barnett@nrgrealtygroup.com

TUCKER SCHNEEMANN 432.661.4880 tucker@nrgrealtygroup.com







EXECUTIVE SUMMARY

AMBULATORY SURGICAL CENTER + ADDITIONAL MEDICAL OFFICE AVAILABLE

301 N MUSKINGUM AVE, ODESSA, TX 79761



OFFERING SUMMARY

| Lease Rate: | \$25.00 SF/yr (NNN) |
|----------------|---------------------|
| Building Size: | 4,888 SF |
| Lot Size: | 2.066 Acres |
| Year Built: | 2000 |
| Zoning: | Light Commercial |

PROPERTY OVERVIEW

This 4,888 SF medical space, previously used an ambulatory surgical center, offers an ideal place for outpaen t procedures and medical services. The facility includes a waing area with a restroom, a paen t changing room, a large nurse staon , a cath lab, built-in storage, a control room, two ulity rooms, a mechanical closet, and an exterior covered ambulance entrance. Addionally , there are mulple exam rooms for consultaons and follow-ups. Conveniently located near Medical Center Hospital, this center ensures quick access to addional medical services. Designed for both efficiency and comfort, this medical space is an excellent choice for delivering quality healthcare. There is addional medical office space located in the adjacent building for addional rent. Contact Tucker or Amy today for more informaon.

LOCATION OVERVIEW

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

AMY BARNETT

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TUCKER SCHNEEMANN

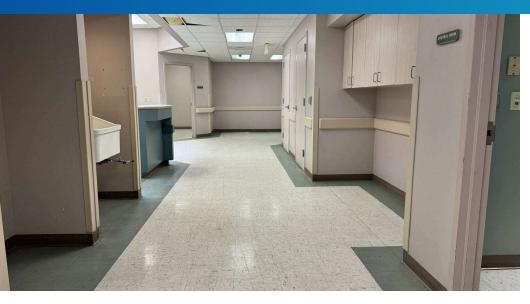
432.661.4880 tucker@nrgrealtygroup.com



PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 4,888 SF Medical Space
- Previously used an Ambulatory Surgical Center
- Waing Ar ea w/ Restroom | Paen t Changing Room
- Large Nurse Staon | Ca th Lab | Control Room
- Mulple Ex am Rooms | 2 Ulity R ooms
- Exterior Covered Ambulance Entrance
- Close Proximity to Medical Center Hospital
- Addional Medic al Office Space Available





TUCKER SCHNEEMANN

432.661.4880 tucker@nrgrealtygroup.com



ADDITIONAL PHOTOS

AMBULATORY SURGICAL CENTER + ADDITIONAL MEDICAL OFFICE AVAILABLE

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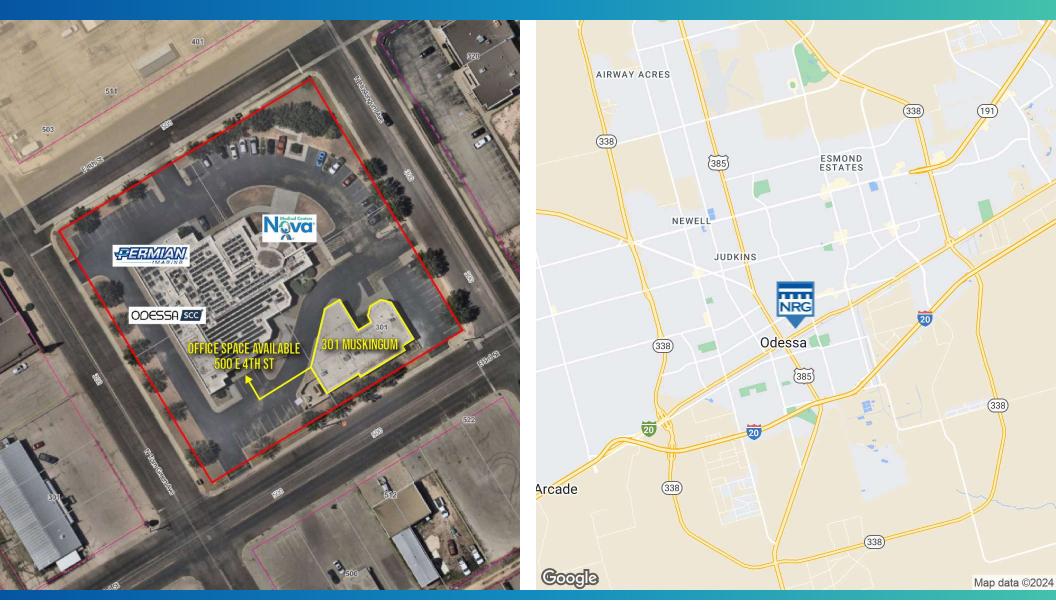
TUCKER SCHNEEMANN 432.661.4880 tucker@nrgrealtygroup.com



CUSTOM PAGE

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AMY BARNETT 432.352.6714 amy.barnett@nrgrealtygroup.com **TUCKER SCHNEEMANN** 432.661.4880

tucker@nrgrealtygroup.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 | 9004023 | Justin@NRGRealtygroup.com | (214)534-7976 | |
|--------------------------------------|-------------|---------------------------|-----------------|--|
| Licensed Broker /Broker Firm Name or | License No. | Email | Phone | |
| Primary Assumed Business Name | | | | |
| Justin Dodd | 0601010 | Justin@NRGRealtygroup.com | (214)534-7976 | |
| Designated Broker of Firm | License No. | Email | Phone | |
| N/A | N/A | N/A | | |
| Licensed Supervisor of Sales Agent/ | License No. | Email | Phone | |
| Associate | | | | |
| Justin Dodd | 0601010 | Justin@NRGRealtygroup.com | (214)534-7976+- | |
| Sales Agent/Associate's Name | License No. | Email | Phone | |

Buyer/Tenant/Seller/Landlord Initials

| Regulated by the | Texas Real Estate Commission | Information available at www.trec.texas.gov | | |
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| NRG Realty Group, LLC, 61 | 91 Highway 161, Suite 430 Irving TX 75038 | Phone: (214)534-7976 | Fax: | Total Directional |
| Justin Dodd | Produced with Lone Wolf Transactions (zipForm Edition) 231 She | arson Cr. Cambridge, Ontario, Canada N11 | 1.15 www.lwolf.com | |

Date



301 N MUSKINGUM AVE 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

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