

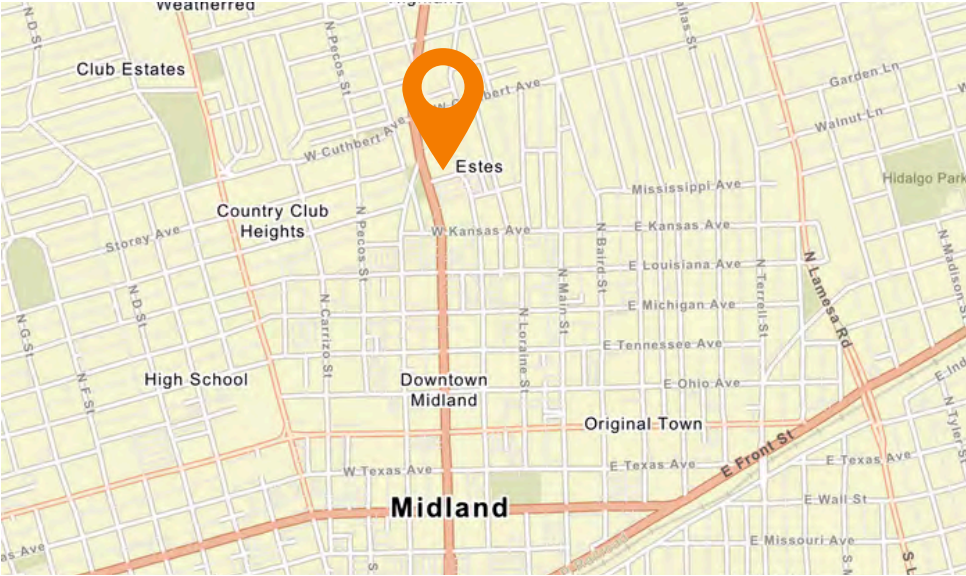


OFFICE FOR LEASE
Dinero Plaza

1004 N BIG SPRING ST | MIDLAND, TX 79701

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

Property Overview



- Dinero Plaza is a 6-story office tower located just north of the central business district in Midland, Texas.
- Dinero Plaza benefits from its location and offers ample parking with over two hundred parking spaces, including fifty covered spaces.
- The Property is approximately 125,258 square feet and is situated on 5.44 acres of land.
- Dinero Plaza is occupied by a mix of local professional tenants.

AVAILABLE SF	423 - 9,659 SF
LEASE RATE	CALL FOR PRICING
BUILDING SIZE	125,258 SF



Situation on the outskirts of Downtown Midland with close proximity to residential areas



Notable national tenants



Ample parking; 2.5/1,000 sf

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,393	61,270	129,732
TOTAL DAYTIME POPULATION	23,934	87,691	152,491
AVG HOUSEHOLD INCOME	\$94,542	\$108,875	\$114,882
*SOURCE: SITE TO DO BUSINESS 2025			

Property Overview

OFFICE LEASE INFORMATION:

BUILDING SIZE	AVAILABLE SF	LEASE TYPE	YEAR BUILT (RENOVATED)	STORIES	LAND AREA	PARKING
125,258 SF	423 - 9,659 SF	NNN	1982 (2017)	6	5.44 ACRES	294 SPACES 2.5/1,000 SF NRA



PROPERTY PHOTOS



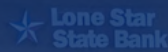
Property Aerial



Property Parcel Map



FOR MORE INFORMATION:



BRANDI SIKES

281-367-2220 EXT 171
brandi.sikes@svn.com

KATHERINE BOWLER

281-367-2220 EXT 175
katherinebowler@svn.com

LIZ WESTCOTT

281-367-2220 EXT 146
liz.westcott@svn.com



281.367.2220
JBEARDCOMPANY.COM

9320 LAKESIDE BLVD | STE. 250
THE WOODLANDS, TX 77381

825 TOWN & COUNTRY LN, | 12TH FLOOR
HOUSTON, TX 77024

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date