

MEDICAL SPACE FOR LEASE: CUSTOM BUILD TO SUIT UP TO 30,000 SF

# FOR LEASE

207 TRADEWINDS BLVD,MIDLAND,TX 79706



CONTACT  
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IRON WOLF INDUSTRIAL IS A GROUP  
OF THE REAL ESTATE RANCH LLC



CONTACT  
BROKER





# PROPERTY OVERVIEW /DESCRIPTION



## PROPERTY OVERVIEW

<b>Lease Rate</b>	<b>\$26.00 /SF/YR</b>
<b>Available SF</b>	<b>Up to 30,000 SF</b>
<b>Zoning</b>	<b>01- Office District</b>
<b>Building Use</b>	<b>Medical</b>



**Iron Wolf Industrial is excited to list this Medical facility with up to +/- 30,000 square feet of customizable medical office space for lease! This versatile space is ideal for various healthcare operations, including medical patient visits, pharmaceutical sales, dentistry, optometry, rehabilitation, and similar practices.**

**Current tenants include esteemed organizations such as DaVita Midland Dialysis, Permian Basin Kidney Center, and Healing Hands Midland Clinic. The facility is strategically located near several residential developments, apartment complexes, hotels, and retail centers, ensuring a high volume of foot traffic and accessibility.**

## LOCATION OVERVIEW

This location is designed to support exceptional patient care in the Midland area. Explore the possibilities for your practice in this prime medical space. Located on Tradewinds Blvd, just off Loop 250 in Midland, TX. Approximately 1.3 miles South of TX-191, 2 miles North of W Hwy SO/Business 20, and 3 miles to Interstate 20. The intersection TX-191 & Loop 250 is bustling with hotels, schools, gas stations, a sport complex, and grocery stores like H-E-B & Sam's Club.

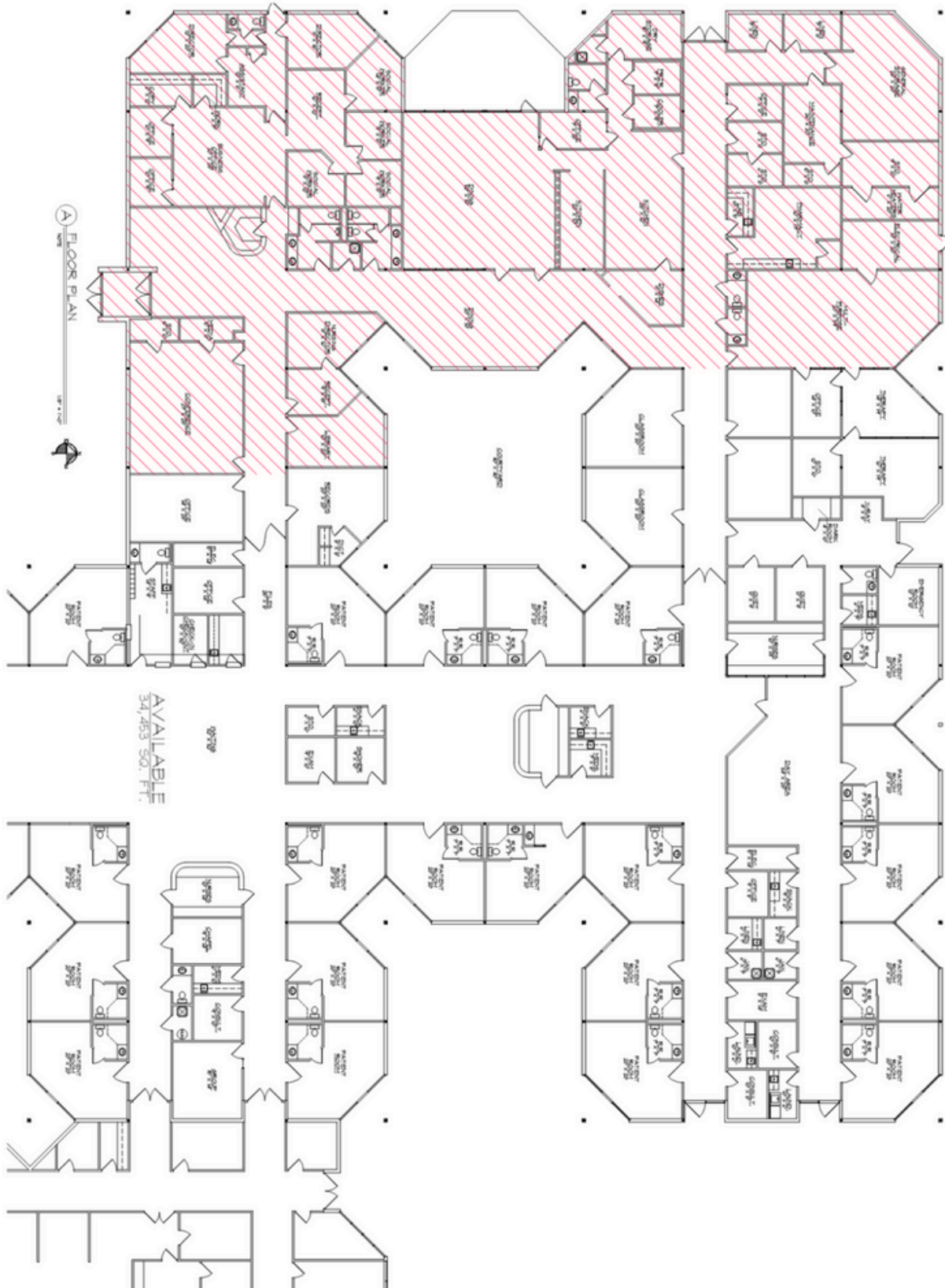




# FLOOR PLAN



FLOORPLAN



A FLOOR PLAN  
1/8" = 1'-0"

AVAILABLE  
34,453 SQ. FT.

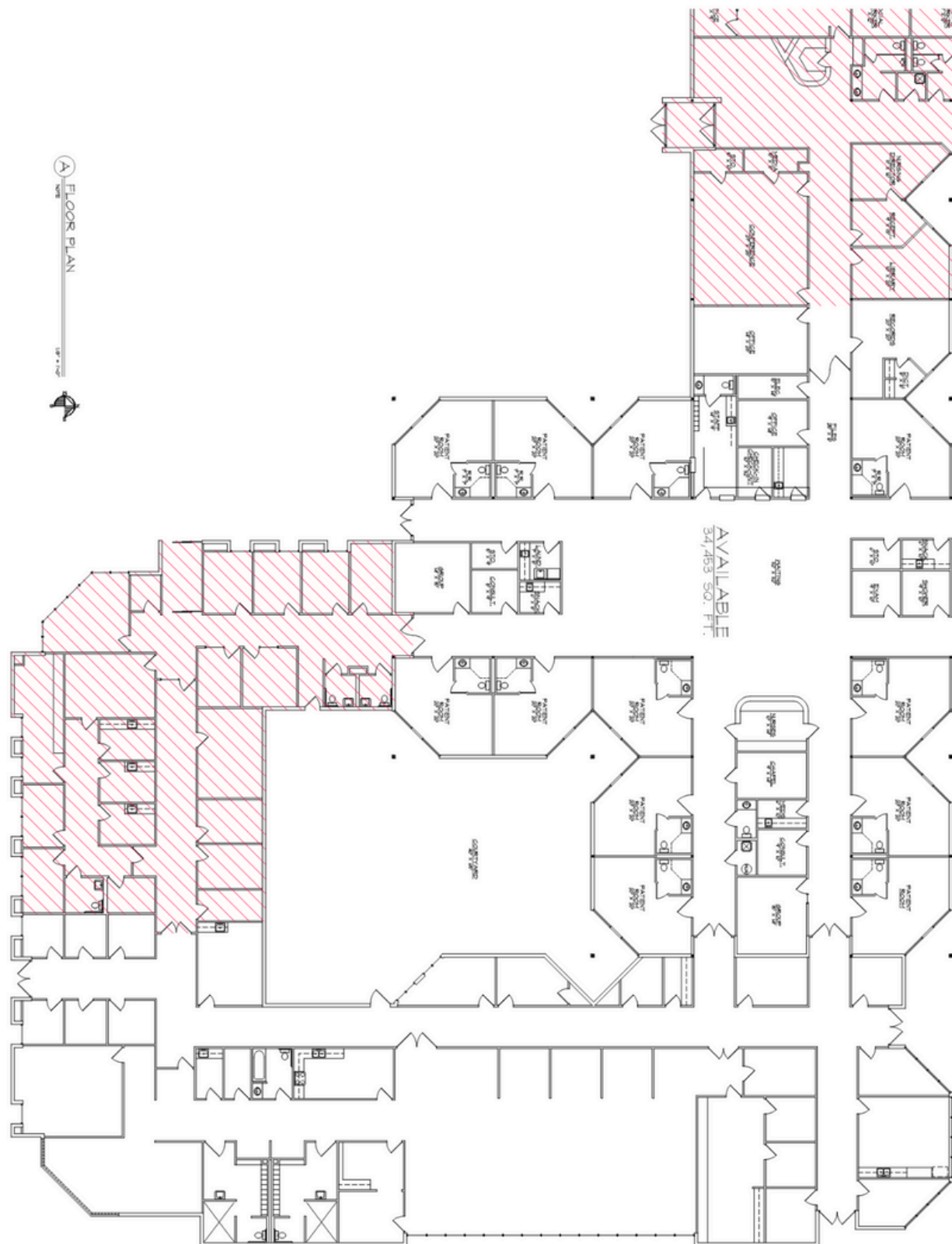
REF NO: A-1  
 DRAFTING & DESIGN  
 P.O. BOX 408 MIDLAND, TX 79704  
 TEL: (409) 408-4087  
 EMAIL: jmartin@midland.com

I, JERRY L. MARTIN, A PROFESSIONAL ARCHITECT, CERTIFICATE NO. 10000, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE PROJECT AND I AM NOT PROVIDING THIS PROJECT TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

DESIGNED FOR: M-H TRADEWINDS BLVD.  
 201 TRADEWINDS BLVD.  
 MIDLAND, TEXAS  
 DATE ISSUED: APRIL 01, 2005  
 DRAWN BY: JLM



# FLOORPLAN



BYETWEEN SUBCONTRACTORS PRIOR TO PROCEEDING

SHEET NO. <b>A-2</b> OF 34 SHEETS	BY:  <b>DRAFTING &amp; DESIGN</b> P.O. BOX 4018 MIDLAND, TX. 79704 CELL: (432) 424-5247 EMAIL: jmartink@gmail.com
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AD-BUILT DRAWINGS FOR		JOB # J-125050	DATE ISSUED: APRIL 06, 2005
MMH TRADEWINDS BLVD.			REVISED:
307 TRADEWINDS BLVD.			
HOLAND	TEXAS	DRAWN BY: JAH	

# PROPERTY PICTURES



PROPERTY PICTURES





# INFORMATION ABOUT BROKERAGE SERVICES



## 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.*

11-2-2015



### 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 Real Estate Ranch LLC	9007202	realestateranch@aol.com	432-688-8200
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Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

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Phone

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/  
Associate

License No.

Larry Nielsen

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Larry@iwirealty.com

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



# IWI

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### BROKERAGE

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