

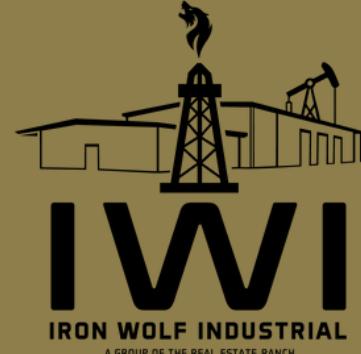
MEDICAL SPACE FOR LEASE: CUSTOM BUILD TO SUIT UP TO 30,000 SF

FOR LEASE

207 TRADEWINDS BLVD, MIDLAND, TX 79706



CONTACT
LARRY NIELSEN
C: 432.260.0088
E: LARRY@IWI.COM



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



CONTACT
BROKER



PROPERTY OVERVIEW / DESCRIPTION



PROPERTY OVERVIEW

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



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

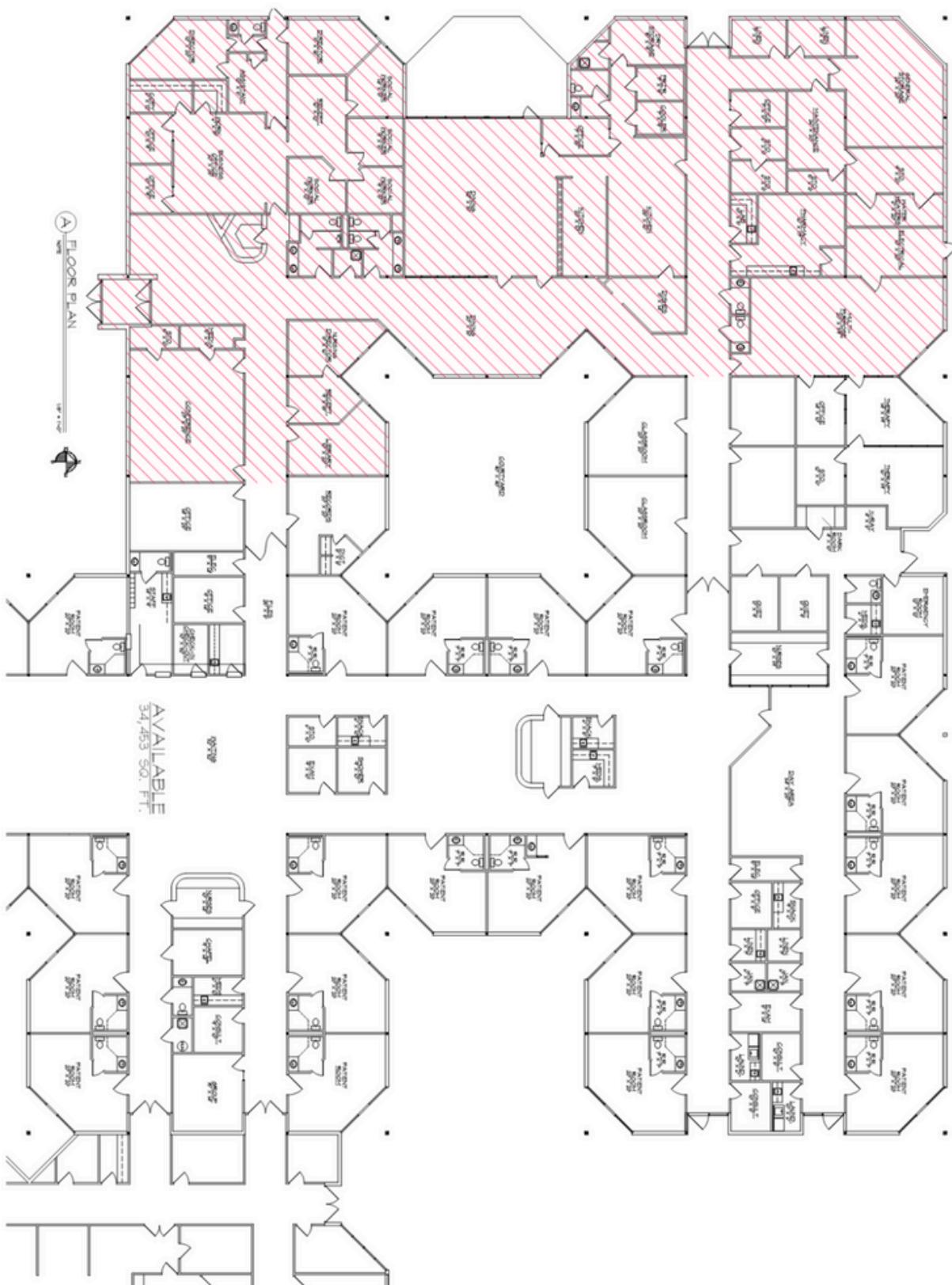
This location is designed to support exceptional patient care in the Midland area. Explore the possibilities for your practice in this prime medical space. Located on Tradewinds Blvd, just off Loop 250 in Midland, TX. Approximately 1.3 miles South of TX-191, 2 miles North of W Hwy 20/Business 20, and 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



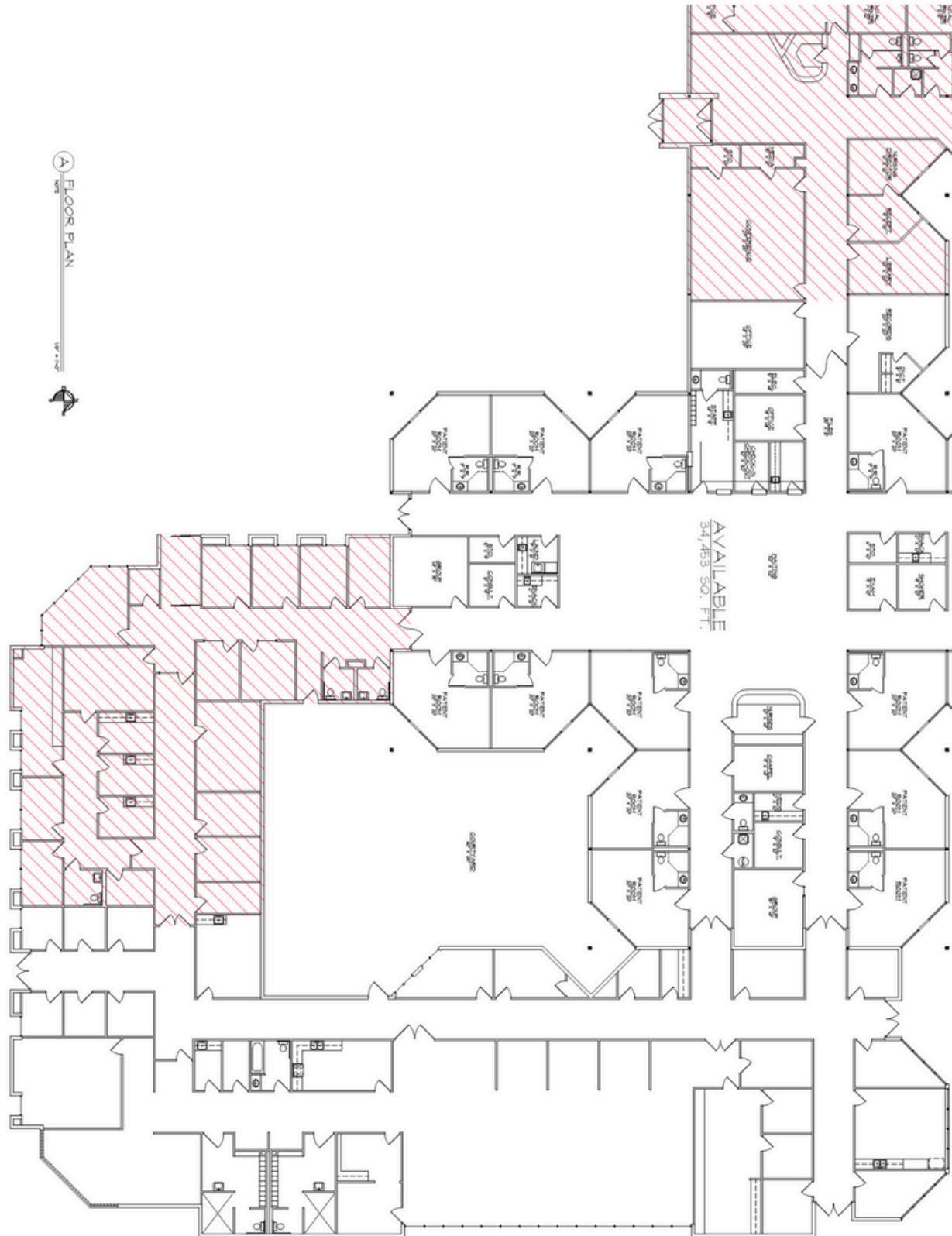
THE ORIGINAL CONTRACTOR/CONSTRUCTION MANAGER AND/OR ALL SUBCONTRACTORS OR THEIR REPRESENTATIVES WORKING PRIOR TO THESE PLANS AND SPECIFICATIONS, SHALL NOT SCALE INFORMATION PROVIDED, CHANGES, BUT FIRST CONTACT THE DESIGNER REGARDING ALL REQUIREMENTS. IF SUCH REQUIREMENTS DO NOT APPEAR CORRECT OR ADD UP CORRECTLY TO THE INDICATED SIZE, IT SHALL ALSO BE THE RESPONSIBILITY OF THE DESIGNER AND THE SUBCONTRACTORS TO PROVIDE ALL NOTED AND TEST IN THE DRAWINGS PRIOR TO BIDDING AND OR PROCEEDING WITH ANY WORK, AND CONTACT THE DESIGNER REGARDING ALL REQUIREMENTS PRIOR TO INITIATION OF ANY WORK FOR MATERIALS BETWEEN SUBCONTRACTORS, PRICES, AND DELIVERY DATES, AND ANY WORK, AND CONTACT THE DESIGNER REGARDING ALL REQUIREMENTS PRIOR TO INITIATION OF ANY WORK FOR MATERIALS

AS-BUILT DRAWING FOR:	JOB # J-20056	DATE ISSUED:
MMH TRADEWINDS BLVD.		APRIL 06, 2005
201 TRADEWINDS BLVD.		REVISED
HELAND	TEXAS	DRAWN BY: JAH

FLOOR PLAN



FLOORPLAN



The logo for J M Drafting & Design. It features a stylized 'J' and 'M' intertwined, with a crossbar through the 'J'. To the left of the logo is the text 'SHEET NO.' above 'A-2' and 'OF 24 SHEETS'. To the right is the company name 'J M DRAFTING & DESIGN' above the address 'P.O. BOX 4981 MIDLAND, TX 79704' and contact information 'CELL: (432) 425-5247' and 'EMAIL: jmertink@gmail.com'.

© COPYRIGHT J M DRAFTING & DESIGN
FOR FEDERAL COMPENSATION PROTECTION
EXTENDING TO DERIVATIVE PLANS
IS APPLICABLE TO INVESTMENT AND
LIFE INSURANCE POLICIES AND CONTRACTS
AND PROVIDED FOR SPECIFIC
STATUTORY EXEMPTIONS BOTH
CIVIL AND CRIMINAL UNAUTHORIZED
REPRODUCTION IN ANY FORM IS
STRICTLY PROHIBITED AND FORBIDDEN

AS-BUILT DRAWING FOR:	JOB # J-42000	DATE ISSUED: APRIL 06, 2005
MMH TRADEWINDS BLVD.		REVISED:
201 TRADEWINDS BLVD.		
HOLLAND	TEXAS	DRAWN BY: JAH

PROPERTY PICTURES



PROPERTY PICTURES



INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015



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.

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.

The Real Estate Ranch LLC	9007202	realestateranch@aol.com	432-688-8200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Johnston	0542176	realestateranch@aol.com	432-934-3333
Designated Broker of Firm	License No.	Email	Phone
Thomas Johnston	0542176	realestateranch@aol.com	432-934-3333
Licensed Supervisor of Sales Agent/Associate	License No.		
Larry Nielsen	680101	Larry@iwirealty.com	432-688-8200
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

IABS 1-0



IRON WOLF INDUSTRIAL

A GROUP OF THE REAL ESTATE RANCH

CONTACT

Larry Nielsen
President
Phone No.432-688-8200
Email Address: Larry@iwirealty.com
Website: iwirealty.com
Lic. No. 680101



BROKERAGE

The Real Estate Ranch
6 Desta Drive Suite 1260, Midland, TX 79705
Phone No.:432-934-3333
Website:www.therealestateranch.com
Lic. No. 9007202