

HISTORIC CHARM & MODERN FUNCTIONALITY OFFICE SPACE

OFFICE FOR SALE AND FOR LEASE

102 S G ST

MIDLAND, TX 79701

CONTACT BROKERS:

DYLAN TODD

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$950,000
Price/SF:	\$193.64/SF
Lease Rate:	\$8,176.67/Mo (NNN)
Lease PSF/Yr	\$20.00/SF/Yr
Building Size:	4,906 SF
Lot Size:	0.263 Acres
Year Built:	1960
Zoning:	O1

PROPERTY OVERVIEW

Nestled in the heart of Midland, 102 South G Street is a one-of-a-kind commercial office building that seamlessly blends early 1900s character with modern updates. Renovated in 2016, this space offers an inviting atmosphere with rich wood floors, abundant natural light, and timeless architectural details. Featuring 9 private offices, 3 restrooms, a spacious conference room, a welcoming lobby, and a fully equipped kitchen. The property includes several covered parking spaces and a gorgeous tree on the corner to enhance curb appeal. This office space is sure to impress while offering a workspace that fosters creativity and collaboration. Contact Dylan Todd for more details.

LOCATION OVERVIEW

The property is located on the corner of Wall St and G Street in Midland, TX. The lot has entrances from Wall St or Missouri Ave, about 4 blocks from downtown and 4 miles to Interstate 20. This property experiences the benefits of being close to downtown Midland without the hassle of gridlock traffic.

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PROPERTY HIGHLIGHTS

- 4,906 SF Renovated Office Building
- 9 Offices, 3 Restrooms, Conference Room
- Welcoming Lobby, Full Kitchen
- Historic Charm & Modern Functionality
- Wood Floors, Natural Light, Curb Appeal
- New HVAC in Rear of Property
- New HVAC for 2nd Floor
- Enterprise Internet Services Available
- Separate Storage or Apartment Available
- Server & Storage Room Generator Powered by Propane



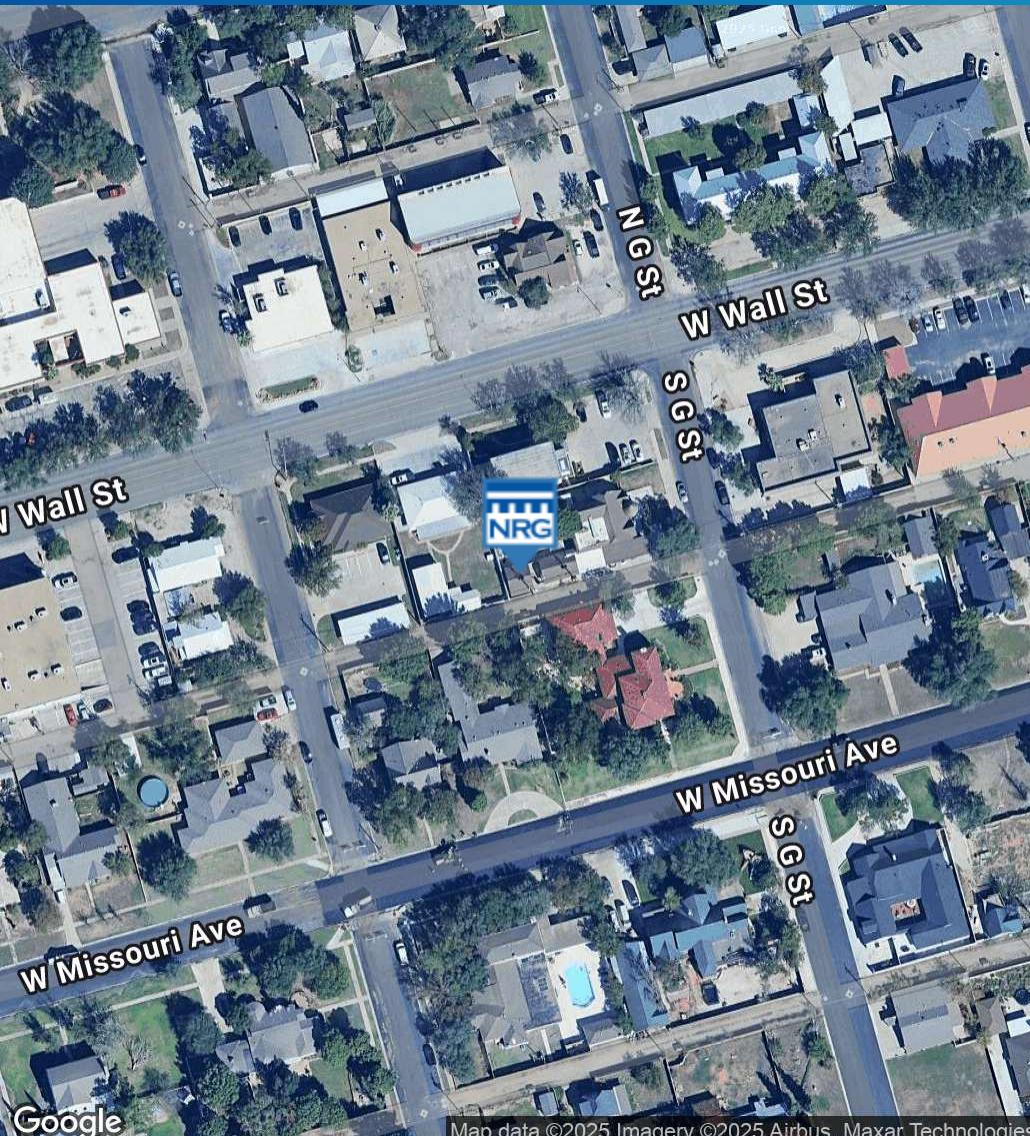
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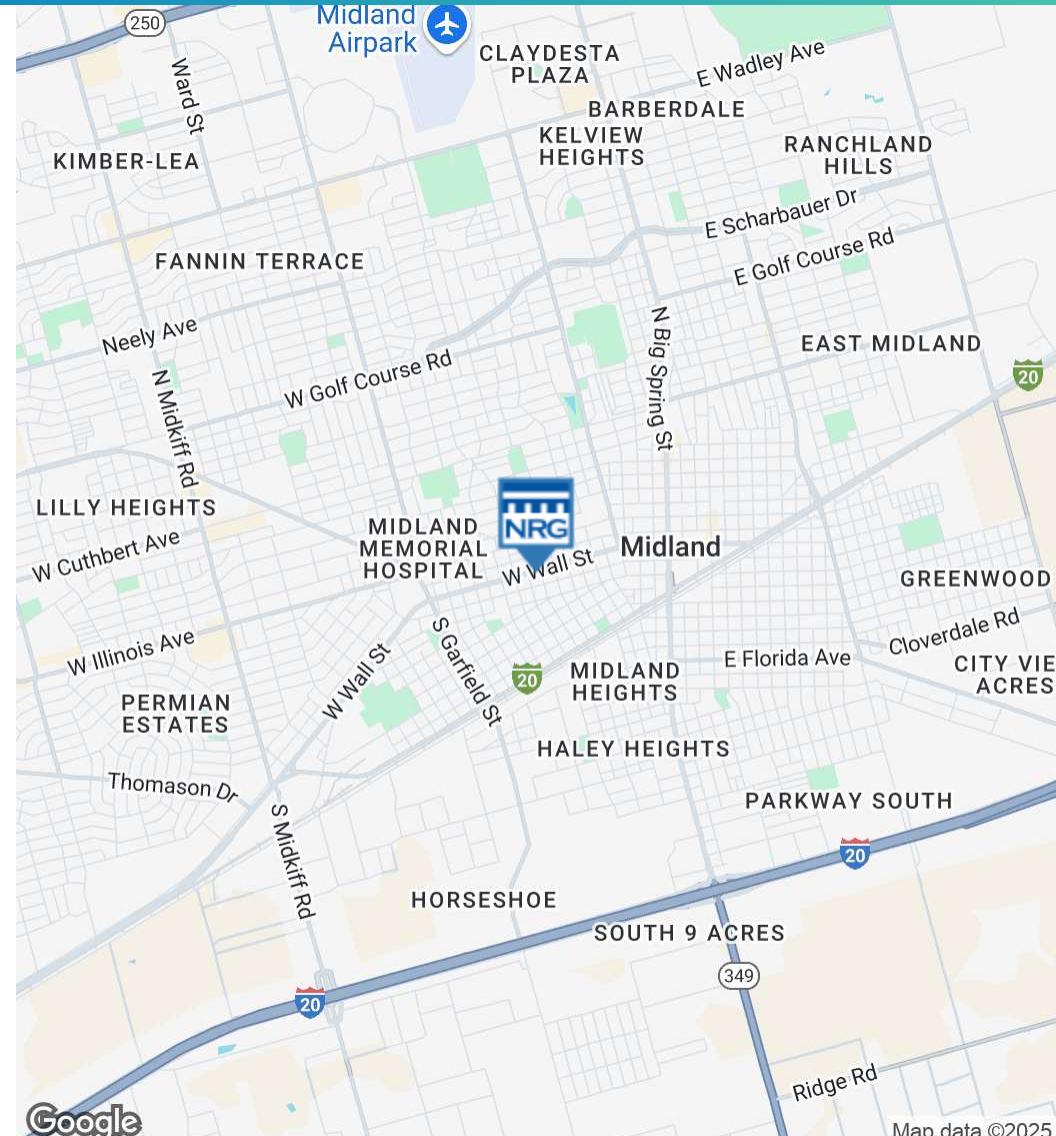
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Information About Brokerage Services

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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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