

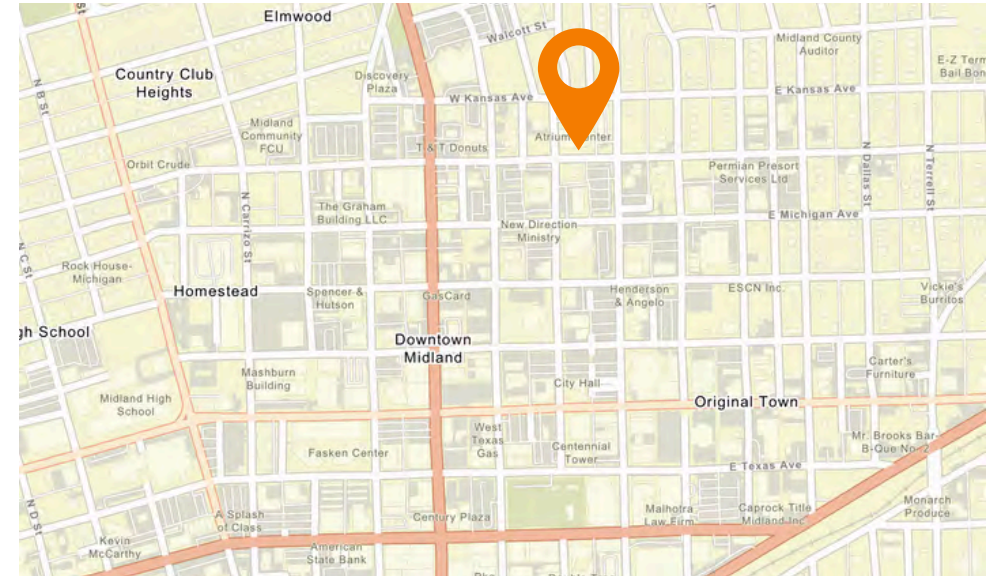


OFFICE FOR LEASE
Atrium Center

110 W LOUISIANA AVE | MIDLAND, TX 79701

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

Property Overview



- Atrium Centre is a 5-story office tower located in the central business district in Midland, Texas.
- The Atrium Centre benefits from its location in Midland and the accessibility to major thoroughfares such as Front Street, which connects to Interstate 20.
- The Property is approximately 77,868 square feet and is situated on 2.06 acres of land.
- The Atrium Center has a generous mix of professional tenants that serve the local market.
- The Property offers ample parking with nearly 200 parking spaces, which include 100 covered parking spaces inside the parking garage.



Ample parking;
2.5/1,000 sf



Value option for
tenants in Midland



Convenient location
for access around
town

AVAILABLE SF

356 - 16,164 SF

LEASE RATE

CALL FOR PRICING

BUILDING SIZE

77,868 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL POPULATION

9,270

56,274

126,267

TOTAL DAYTIME POPULATION

24,861

84,390

149,907

AVG HOUSEHOLD INCOME

\$86,385

\$106,604

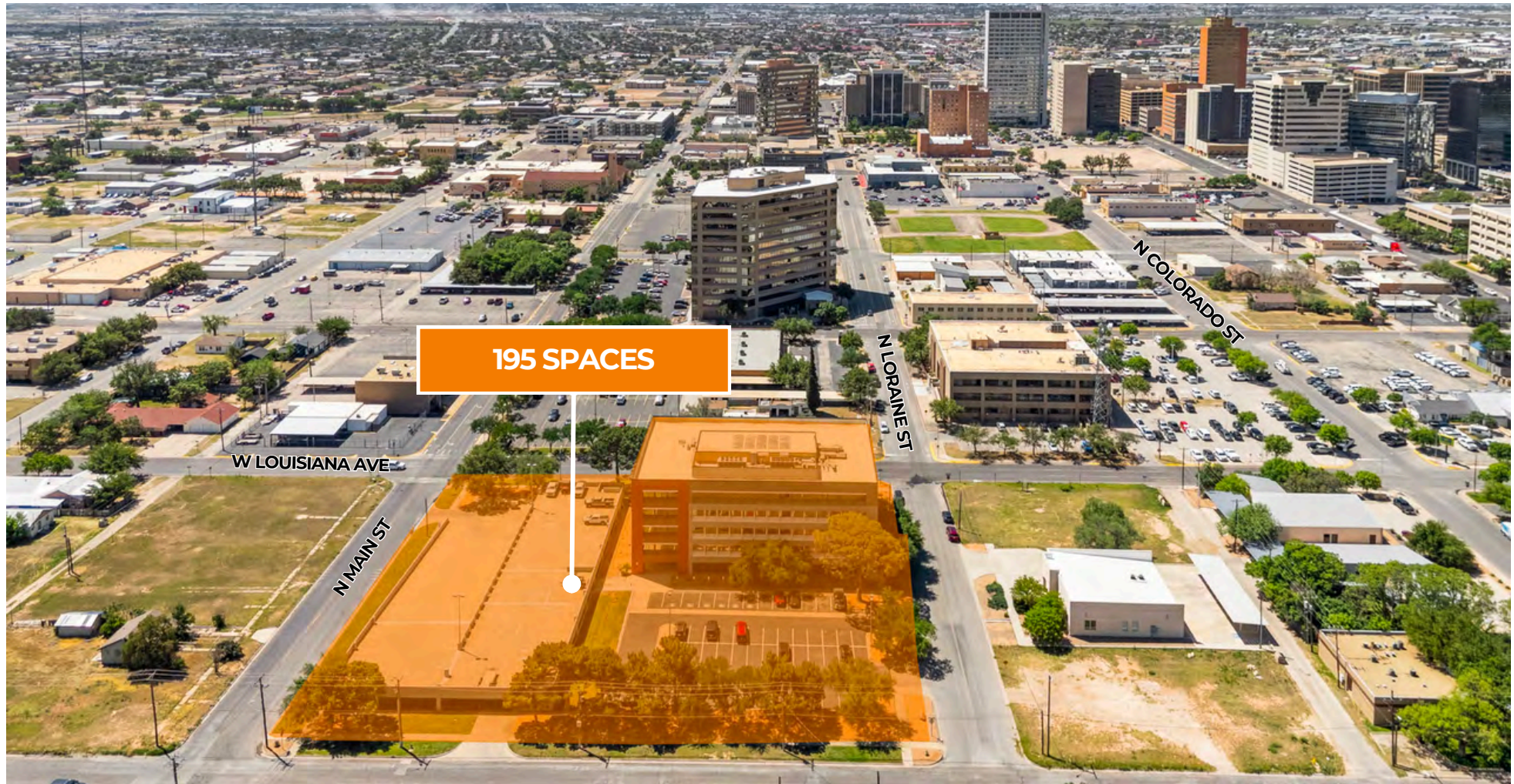
\$113,492

**SOURCE: SITE TO DO BUSINESS 2025*

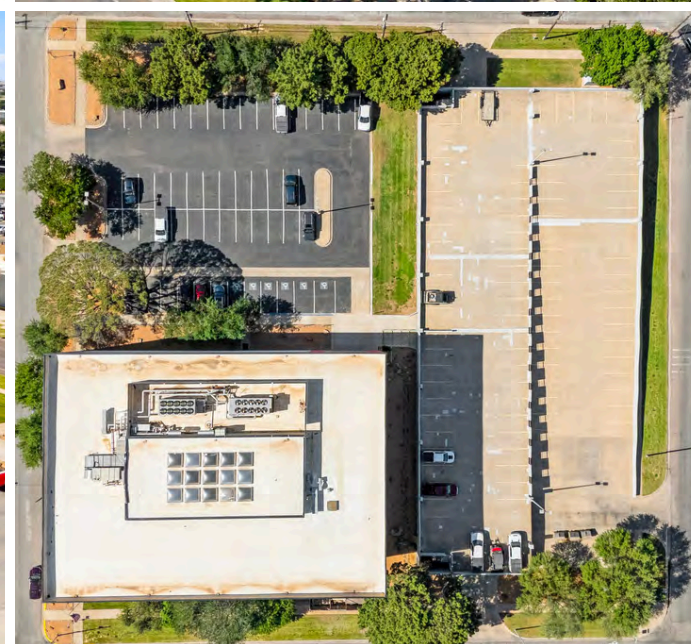
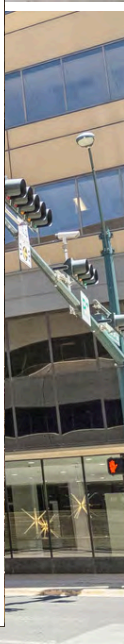
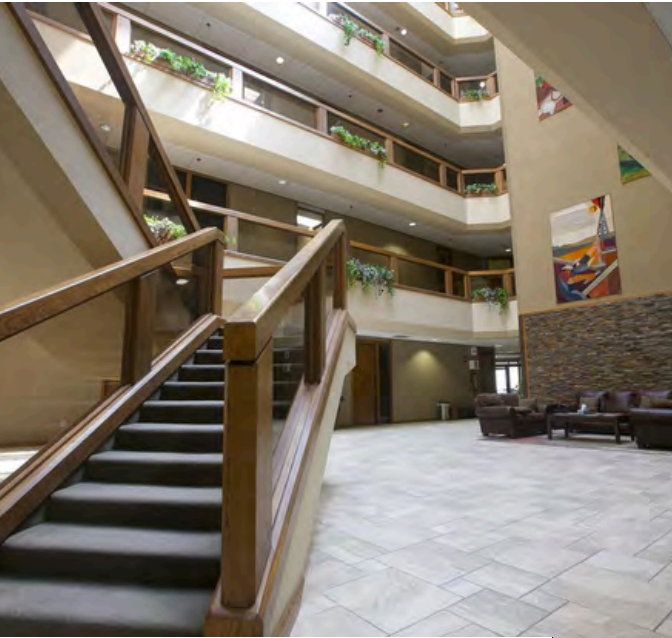
Property Overview

OFFICE LEASE INFORMATION:

BUILDING SIZE	AVAILABLE SF	LEASE TYPE	YEAR BUILT (RENOVATED)	STORIES	LAND AREA	PARKING
77,868 SF	356 - 16,164 SF	NNN	1983 (2017)	5	2.06 AC	195 SPACES 2.5/1,000 SF NRA



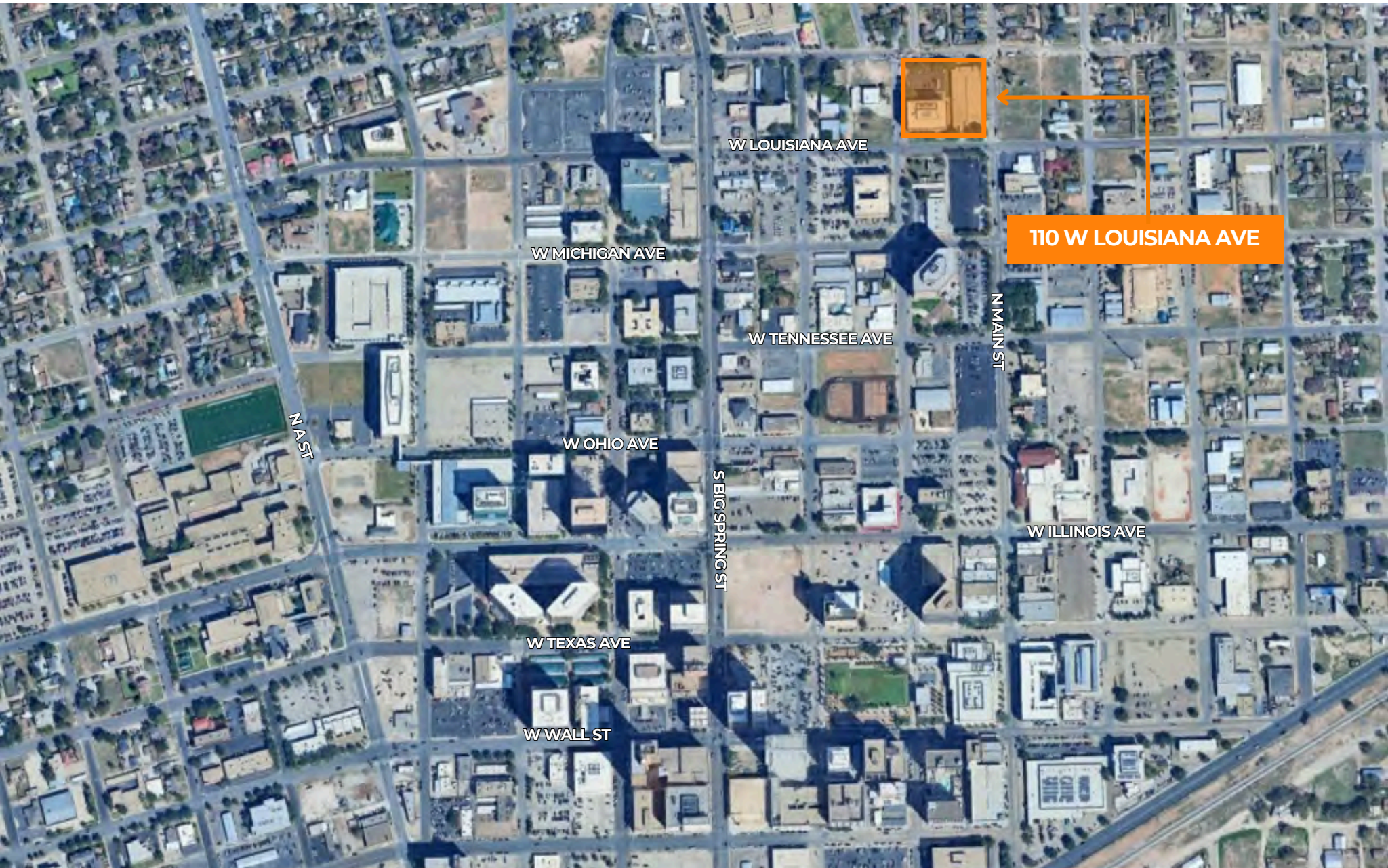
PROPERTY PHOTOS



ATRIUM CENTER
110 W LOUISIANA AVE



Property Parcel Map



110 W LOUISIANA AVE

FOR MORE INFORMATION:

BRANDI SIKES

281-367-2220 EXT 171
brandi.sikes@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

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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. **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