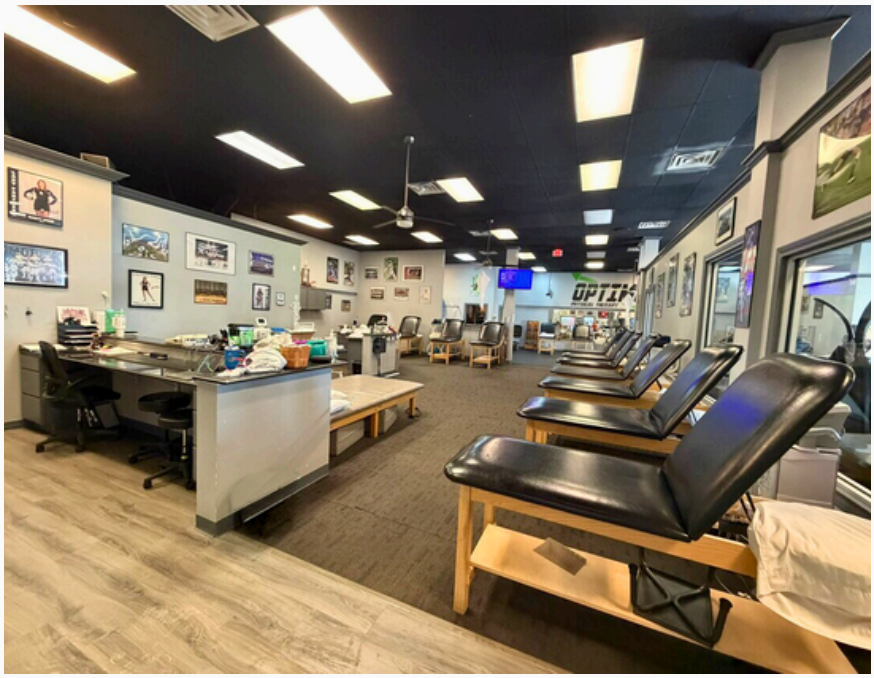
GRANDVIEW PLAZA

2760 N GRANVIEW AVE SUITE A ODESSA, TX

FOR LEASE



Property Details

SPACE SIZE:	5,100 SQ. FT.
LEASE RATE:	S21 PER SQ. FT.
LEASE TYPE	NNN LEASE
ZONING:	RETAIL DISTRICT

Property Details

Waiting Room
Reception Office
(3) Offices or Exam Rooms
Men's and Women's Restrooms
(1) Break Room

6010 E Highway 191 Ste 145
Odessa, TX 79762
www.havensgroup.net

Anthony Ibarra
Broker Associate
Mobile: 432-438-8578
Office: 432-582-2250
anthony.ibarra@havensgroup.net

DISCLAIMER
The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.

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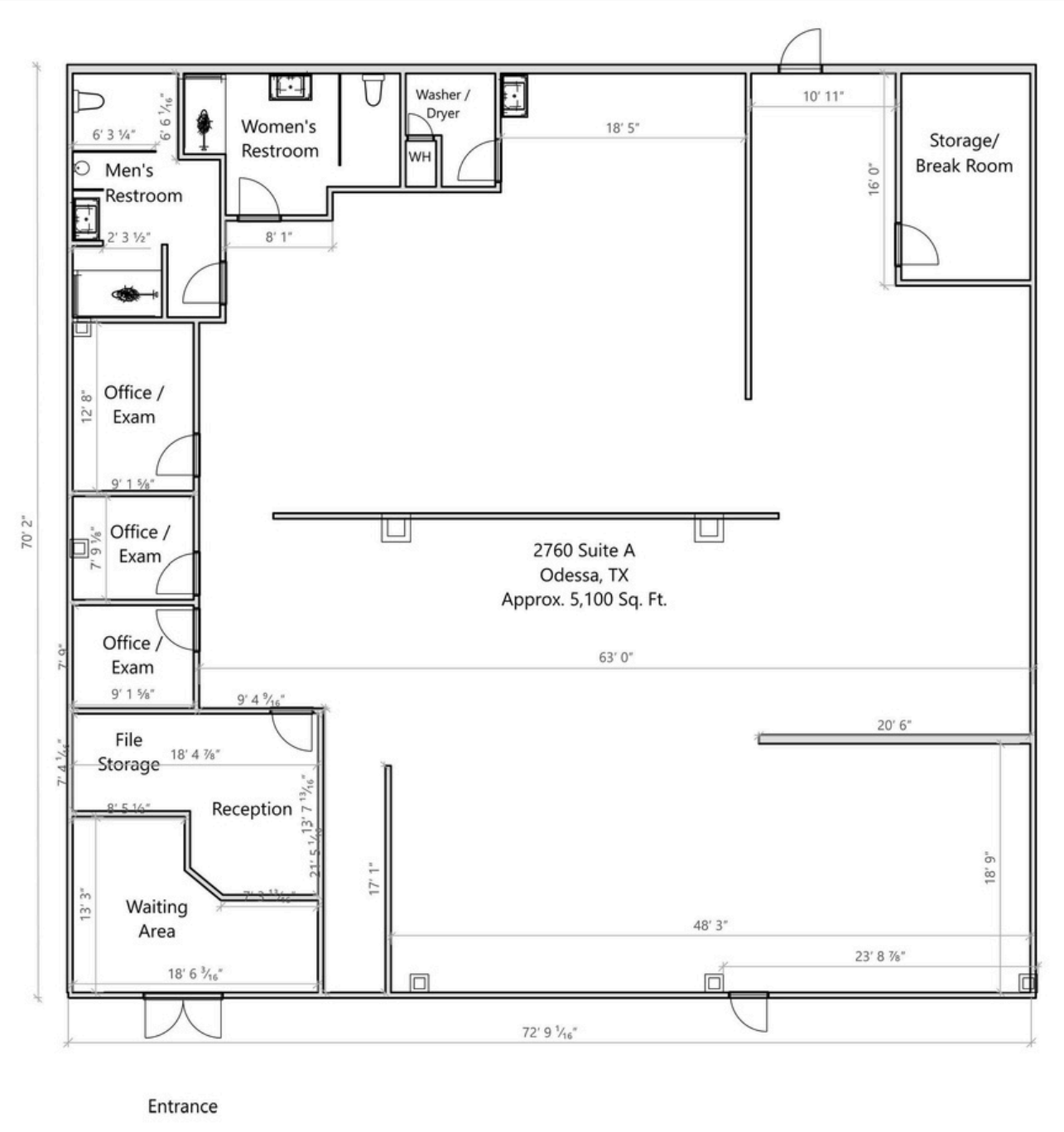
Floor Plan



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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires allreal estatelicense holders togivethefollowing information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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):

- Putthe interests of the client aboveallothers, including thebroker'sowninterests;
- 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 becomesthe propertyowner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner'sagent 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 tothe 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 representationagreement.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 dutiesand responsibilitiestoyou, and yourobligations 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 Havens Group, Inc.	**523430**		**(432)582-2250**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Janice Havens	**441019**	**janice.havens@havensgroup.net**	**(432)582-2250**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Ibarra	**637805**	**anthony.ibarra@havensgroup.net**	**(432)582-2250**
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**

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Janice Havens

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