



2402 W. Wall Street | Midland, TX 79701

Dub House, MAI, CCIM, Broker

dubhouse@thisrealty.com

432.570.0705

www.thisrealty.com

Executive Summary

This Medical office building contains +/- 10,280 square feet across three suites. Space is now vacant and available for occupancy.

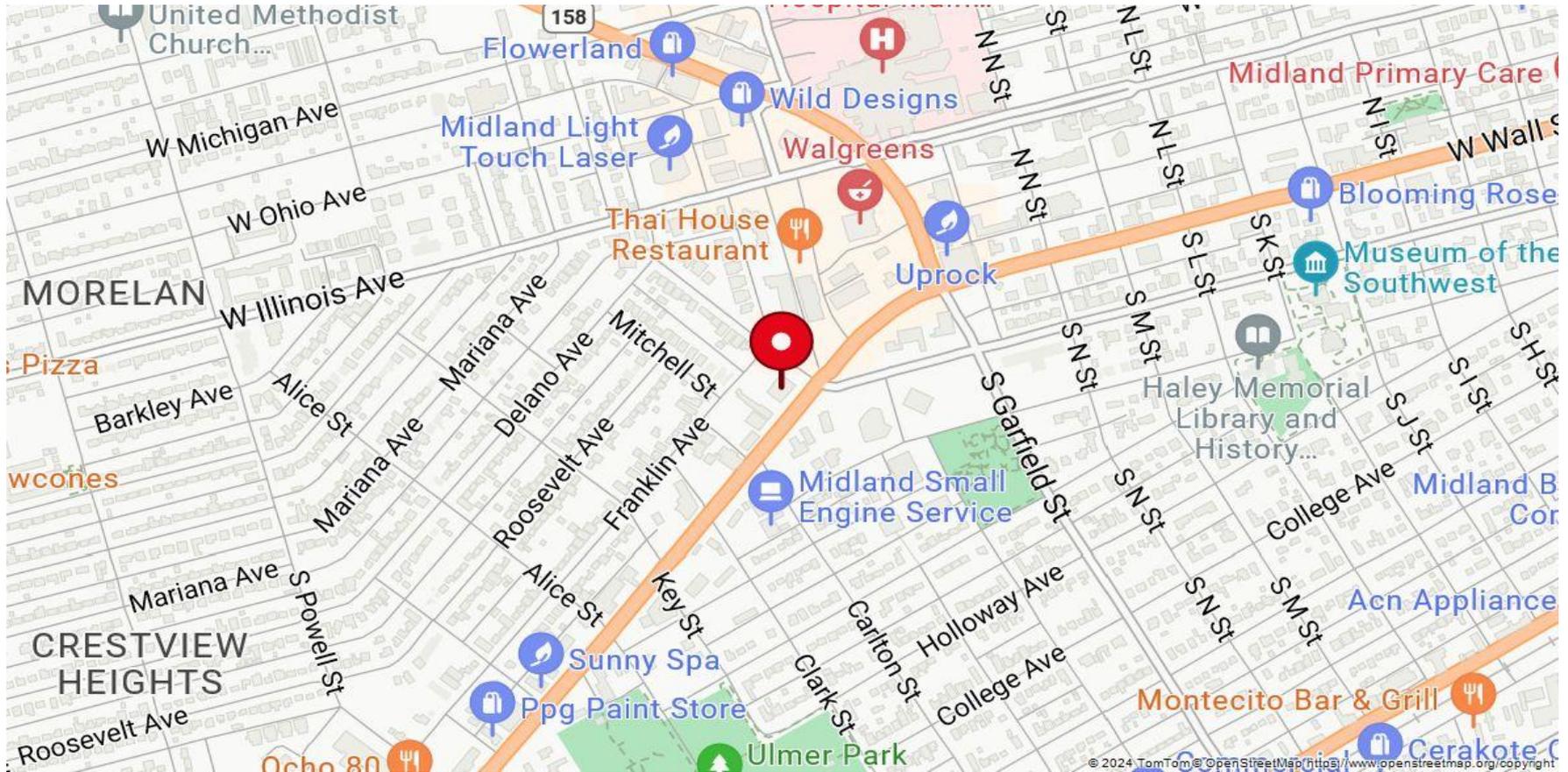
Highlights:

- +/- 28,000 sq ft site
- +/- 10,687 sq ft Medical Facility
- Currently leased by one tenant through 12-31-24

Schedule a tour today or view it virtually on our website.

**This property is listed as unpriced - price is available upon request, just not on a public forum.*

Map



2402 W. Wall Street | Midland, TX 79701

this **Realty**



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 - o that the owner will accept a price less than the written asking price;
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 - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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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

Regulated by the Texas Real Estate Commission

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IABS 1-0

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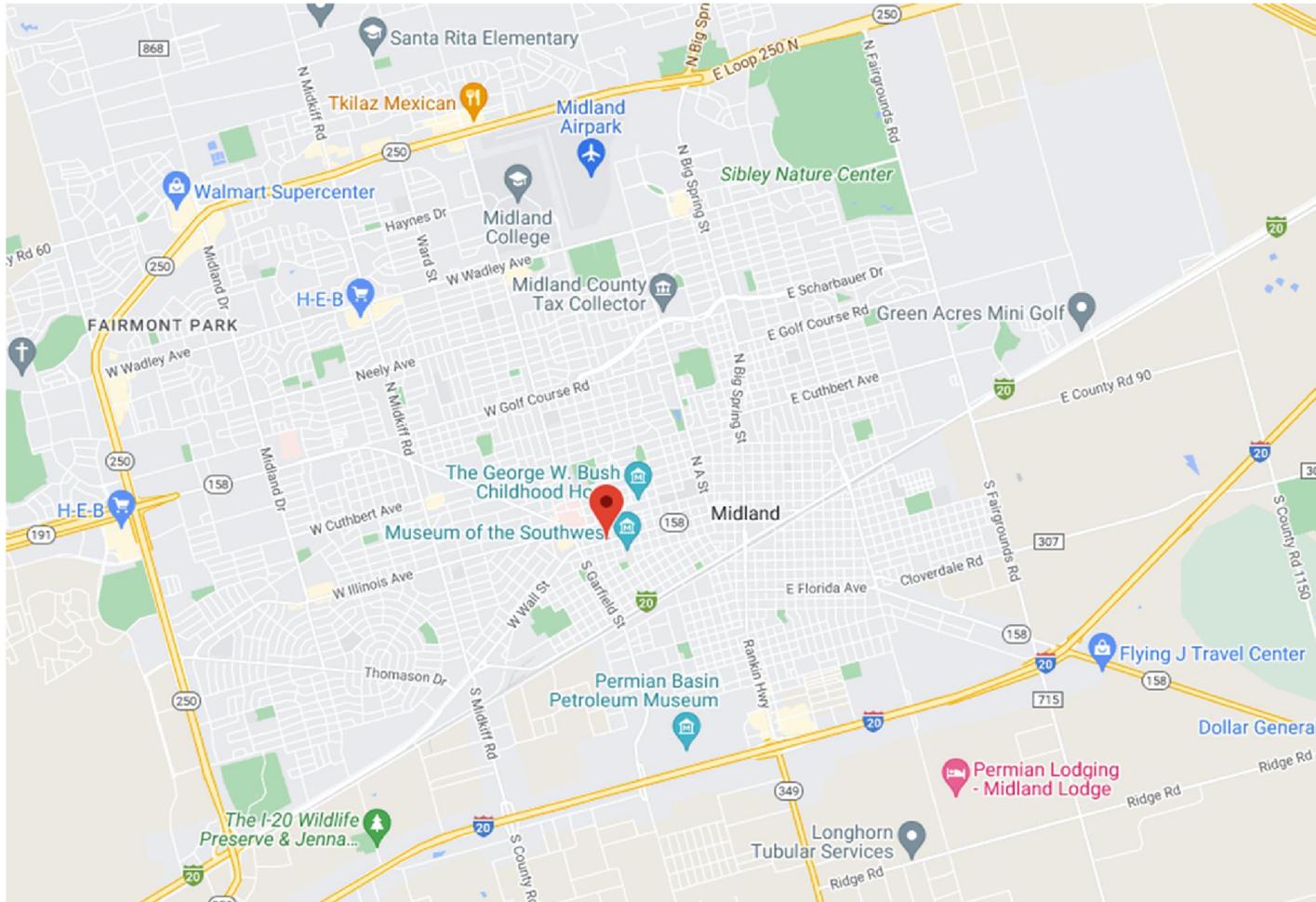
Highlights:

- +/- 28,000 sq ft site
- +/- 10,280 sq ft Medical Facility
- Space Available Now:
 - Suite A – 4,143 sq ft
 - Suite B – 3,066 sq ft
 - Suite C – 3,071 sq ft

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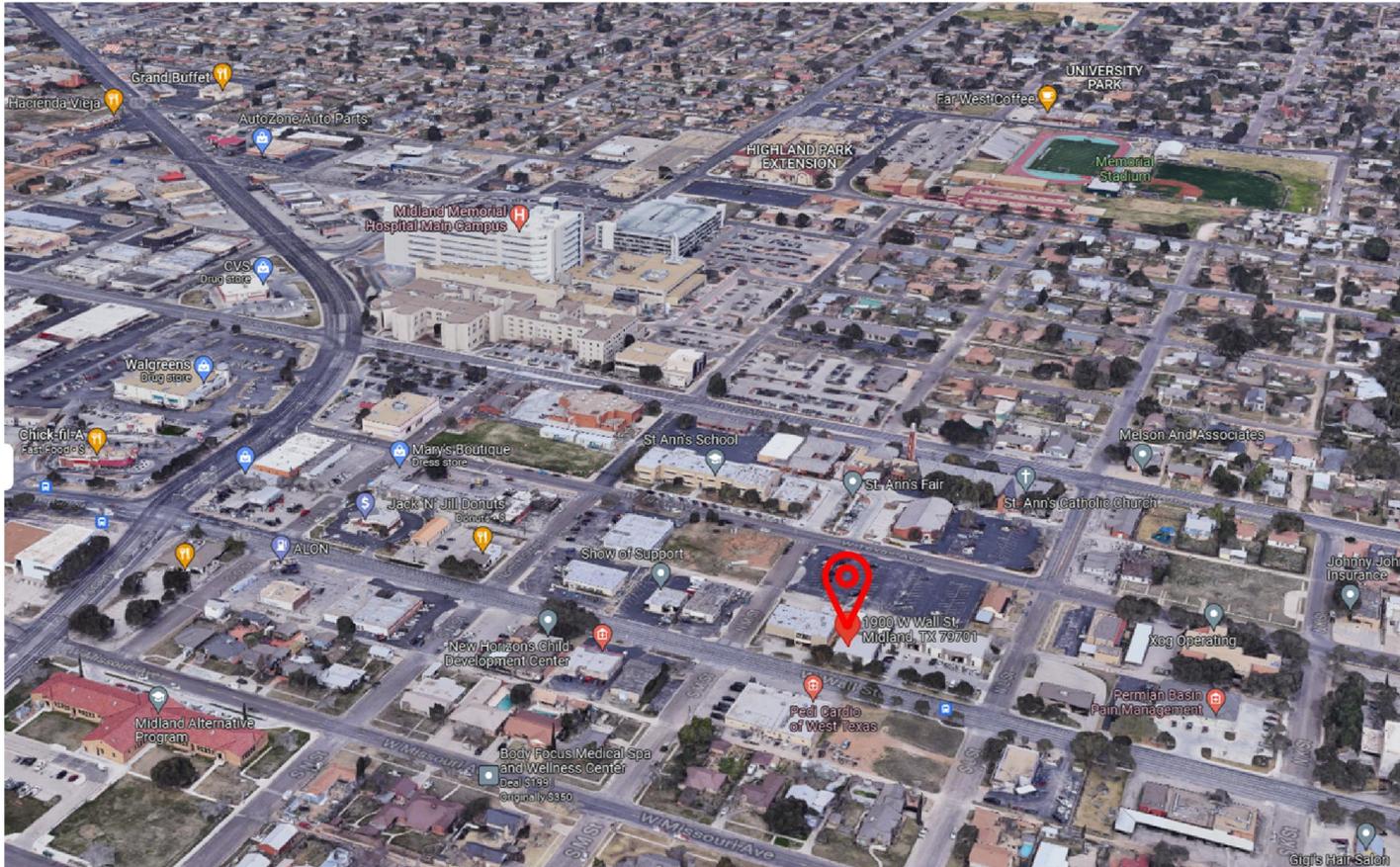
Map



1900 W. Wall Street | Midland, TX 79701

this **Realty**

Aerial View



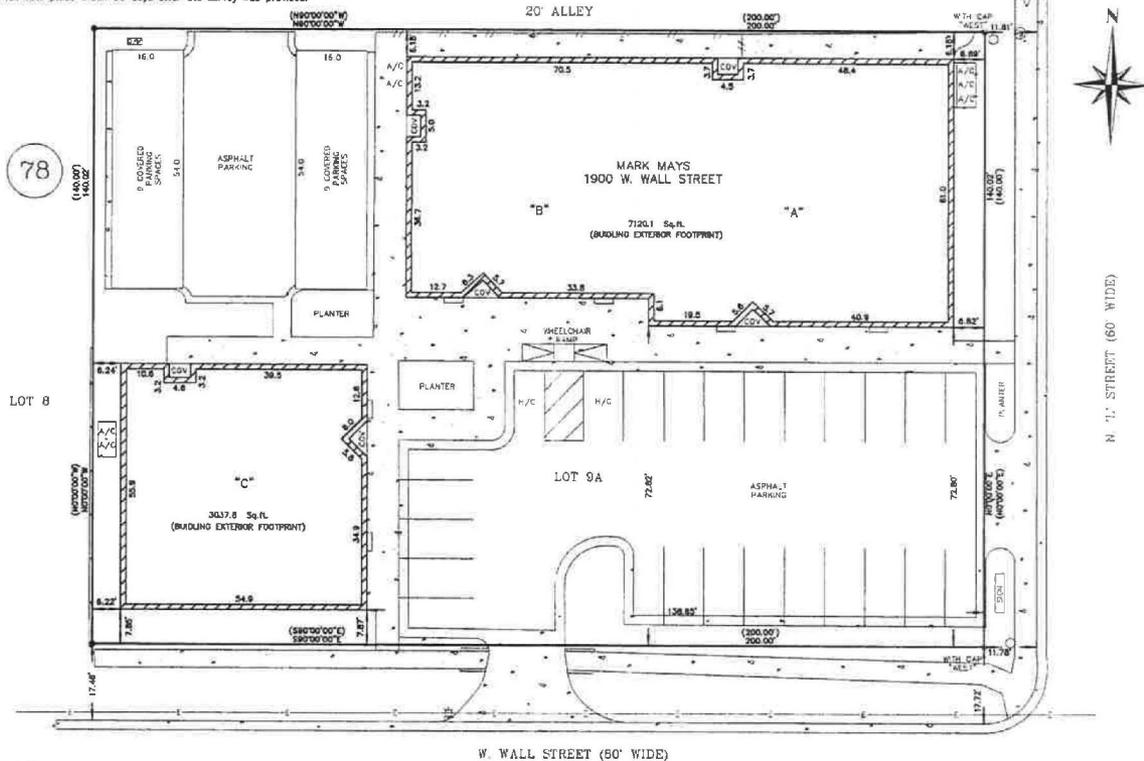
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this **Realty**

Survey

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This survey plat is being provided solely for the use of Mark Mays & West Texas Abstract & Title Co., and that no license has been created, express or implied, to copy the survey plat, except as is necessary in conjunction with the original transaction dated March 8, 2018, which shall take place within 90 days after the survey was provided.



Census Tract: 11

This tract is in Flood Zone "X" as shown on the Flood Insurance Rate Map, Dated September 16, 2005 provided by the Federal Emergency Management Agency Flood Map Number: 48326C0201 F

The undersigned does hereby certify that this survey was this copy made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, encroachments in area, boundary line conflicts, encroachments, development of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Dated this the 5th day of March 2018

Registered Professional Land Surveyor No. 4170
Date: 03/28/18

(IF SURVEYORS SIGNATURE IS NOT SIGNED IN RED INK, THIS IS NOT AN ORIGINAL DOCUMENT)

PENNELL LAND SURVEYING
PROFESSIONAL LAND SURVEYING
P.O. BOX 51622, MIDLAND, TEXAS 79710
VOICE: (432) 570-6256 FAX: (432) 682-3262 MOBILE: (432) 528-1027

ABSTRACT OFFICE: WEST TEXAS C.F. # 482040.0033 COMMITMENT EFFECTIVE DATE: 02/02/18
CAD FILE: BAP20026 DATA FILE: 15020144 DRAWN BY: MASCE.M. BOOK/PAGE: 17



SURVEY OF
LOT NINE A (9A), BLOCK SEVENTY EIGHT (78),
WEST END ADDITION, SECTION 14,
A REPLAT OF LOTS 9-12, BLOCK 78, WEST END ADDITION,
(ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
CABINET F, PAGE 85, P.L.A. RECORDS, MIDLAND COUNTY, TEXAS)
AN ADDITION TO THE CITY OF MIDLAND
MIDLAND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
CABINET H, PAGE 27, PLAT RECORDS, MIDLAND COUNTY, TEXAS

Block of Bearings
EAST Line of this Lot
Bearings and Distances Shown
inside () Indicate Record Information

20 10 0 20

SCALE: 1" = 20'

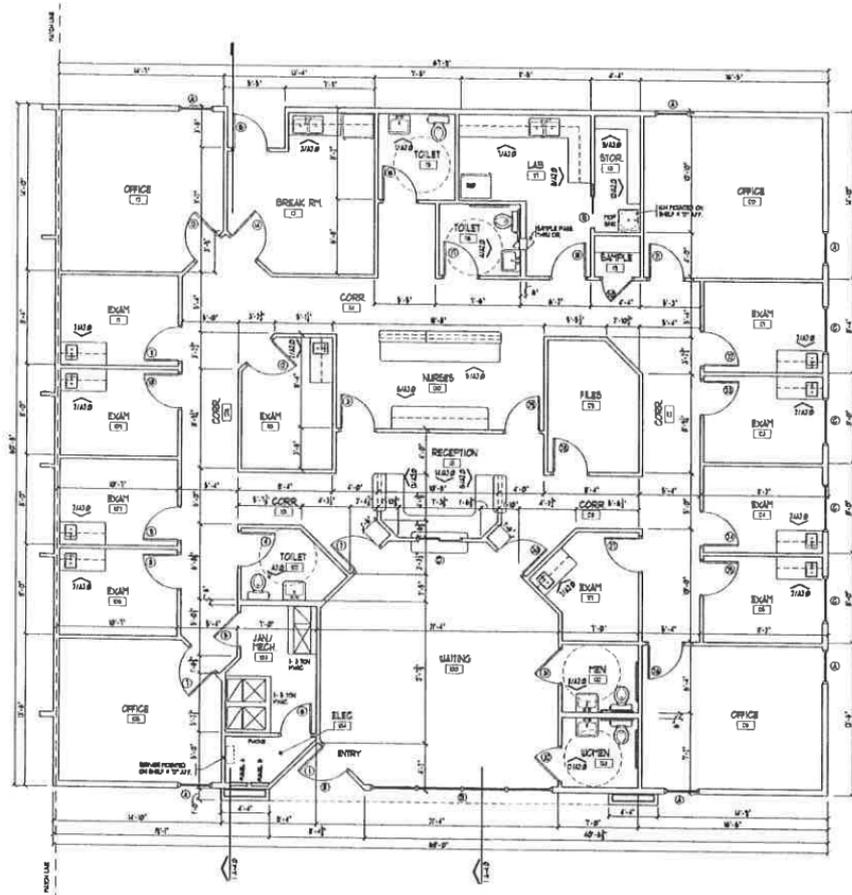
18 COVERED PARKING SPACES
23 PARKING SPACES
2 HANDICAPPED PARKING SPACES

LEGEND

- Set 1/2" L/R
- 1/4" Cap TRIPS 4170"
- Fine 1/2" L/R
- ☒ Gas Meter
- ⊗ Water Meter
- ⊙ Light Pole
- OVERHEAD ELECTRIC
- Misc Sign
- ⊙ Southwestern Bell Manhole

"AS BUILT" SURVEY

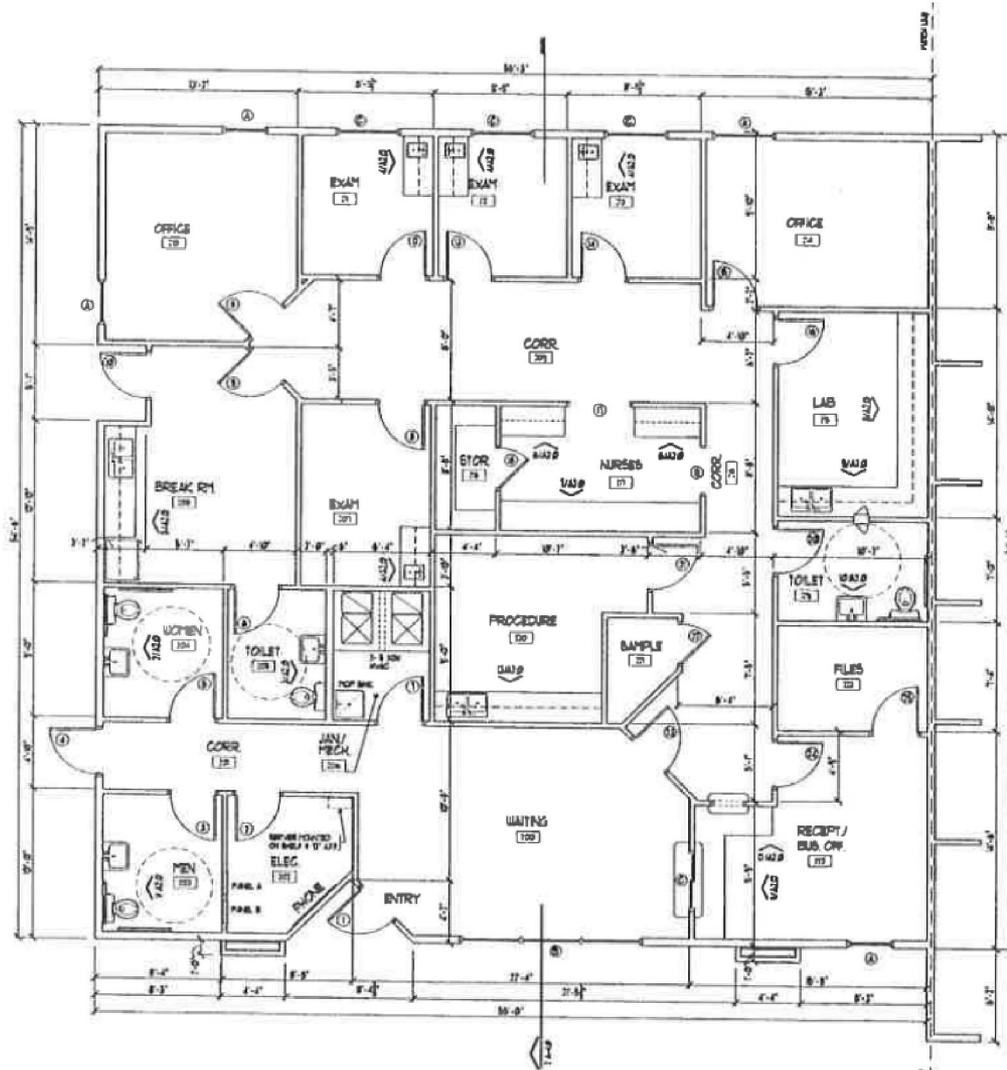
FLOOR PLAN Ste A



1 BLDG 'A' FLOOR PLAN
A-10

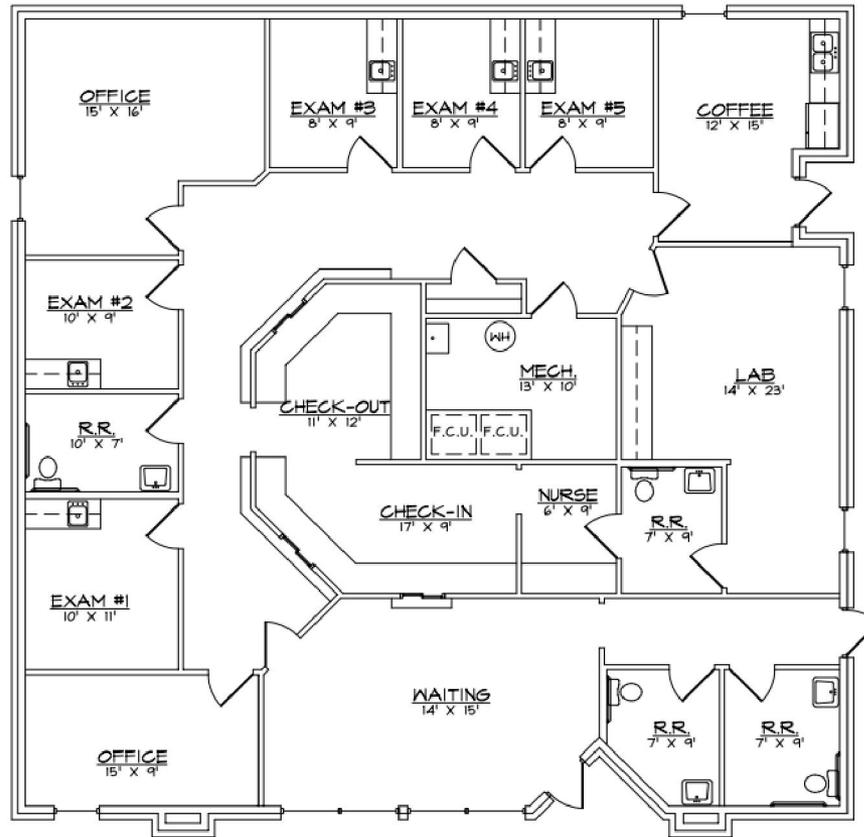
These documents are for design review and are not to be used for construction, bidding, and/or permit purposes.
© 2009 Batten Associates
The design represented by these plans are conceptual and are for conceptual purposes only. Architectural items, construction items, items including items and arrangement of special items as related to the design and subject the building for design and construction as provided by Batten Associates.

FLOOR PLAN Ste B



1 BLDG 'B' FLOOR PLAN

FLOOR PLAN Ste C



A FLOOR PLAN - BLD'G. "C"
 9,071 SQ. FT. 1/8" = 1'-0"



PREPARED BY:
M DRAFTING & DESIGN
 Email: jmerlink@gmail.com Cell: (432) 425-5297
 NEW BUILDING FOR:
1900 WEST WALL STREET
 1900 W WALL
 MIDLAND TEXAS

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DATE:
 AUG. 31, 2020
 JOB # JM20070



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this **Realty** Tradewinds Office Complex



701 thru 907 Tradewinds | Midland, TX 79706

Dub House, MAI, CCIM, Broker

dubhouse@thisrealty.com

432.570.0705

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Executive Summary

This office complex contains eleven (11) total office rental units in six (6) total office buildings. Two rental units just became available and are currently on the market for lease. The entire complex is now available for sale.

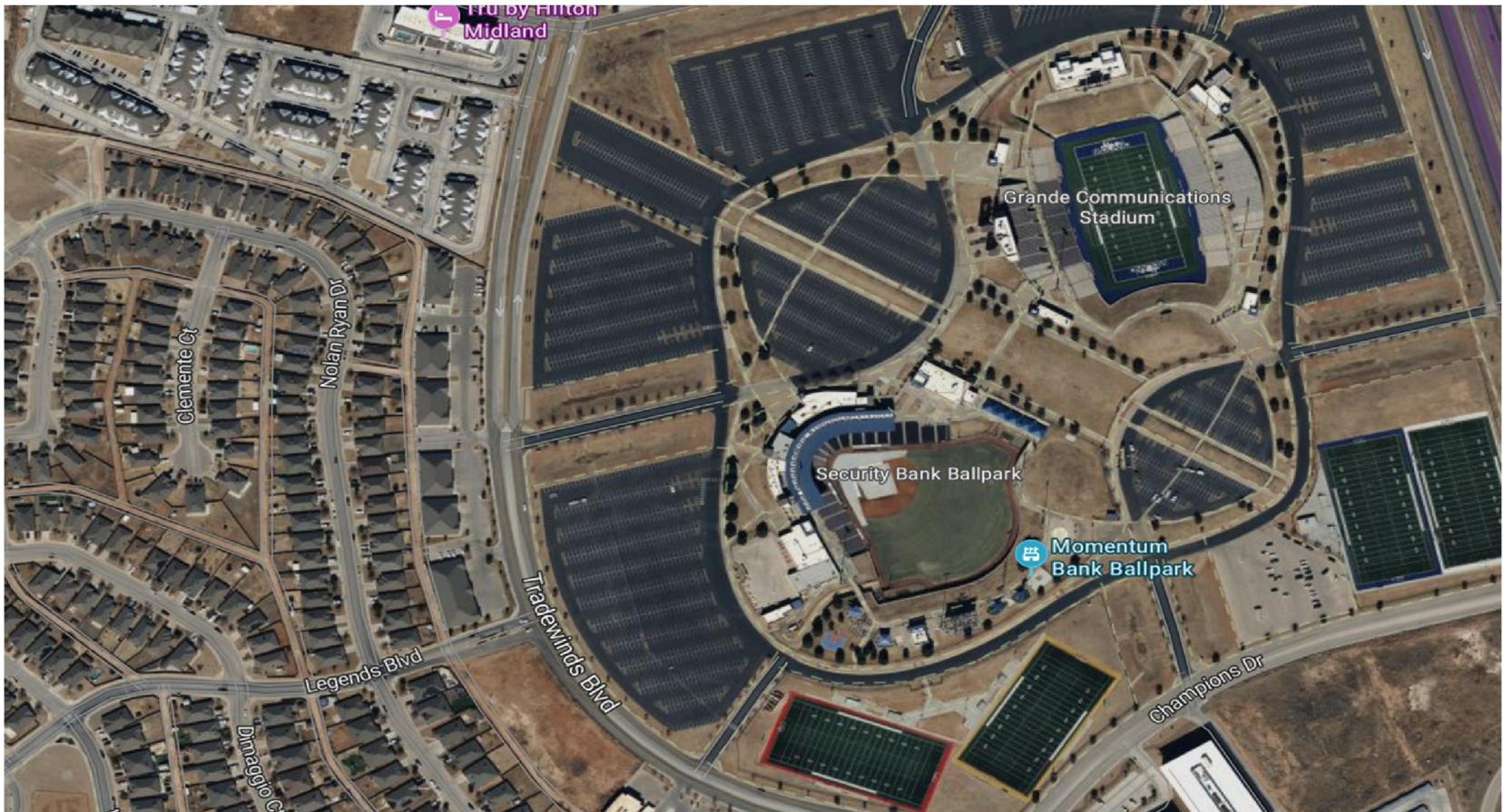
Highlights:

- +/- 3.31 acre site total
- +/- 47,495 total net rentable sq ft in the six buildings
- All existing tenants are net leases and are professionally managed
- Two Spaces are currently available with terms from 3 to 5 years

Schedule a tour today or view it virtually on our website.

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Map



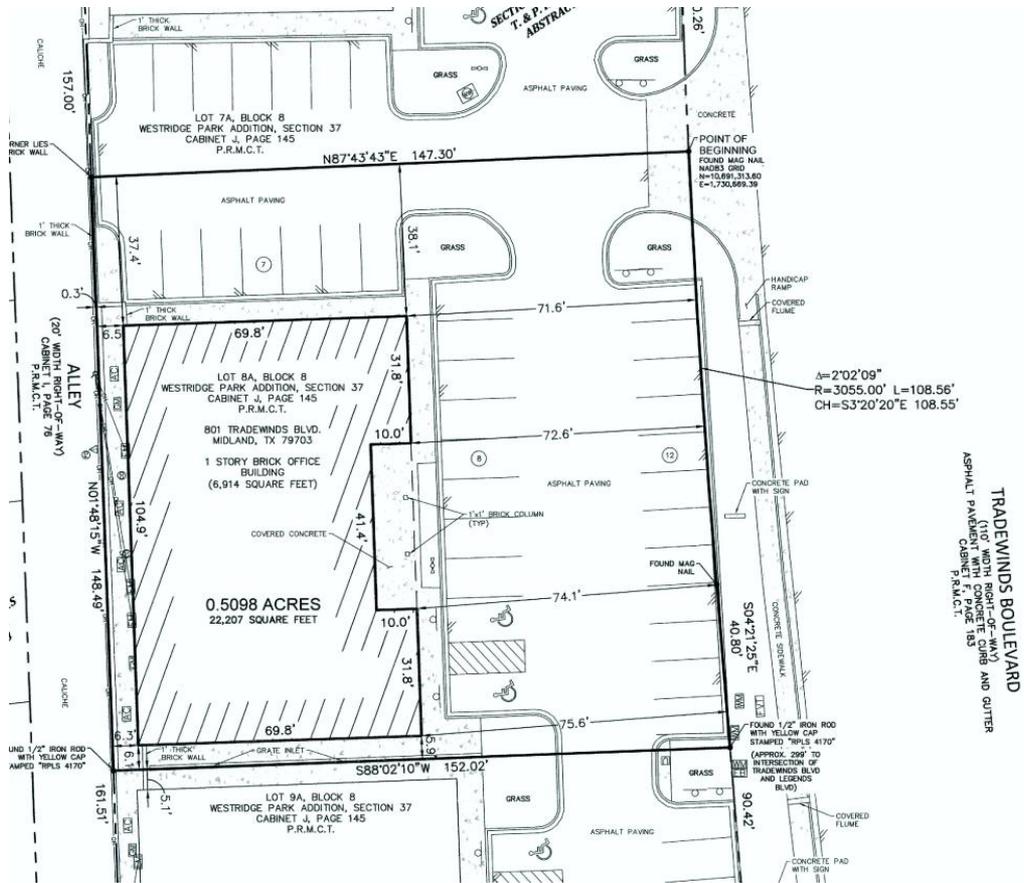
701 – 901 Tradewinds Midland, TX 79706

Aerial View

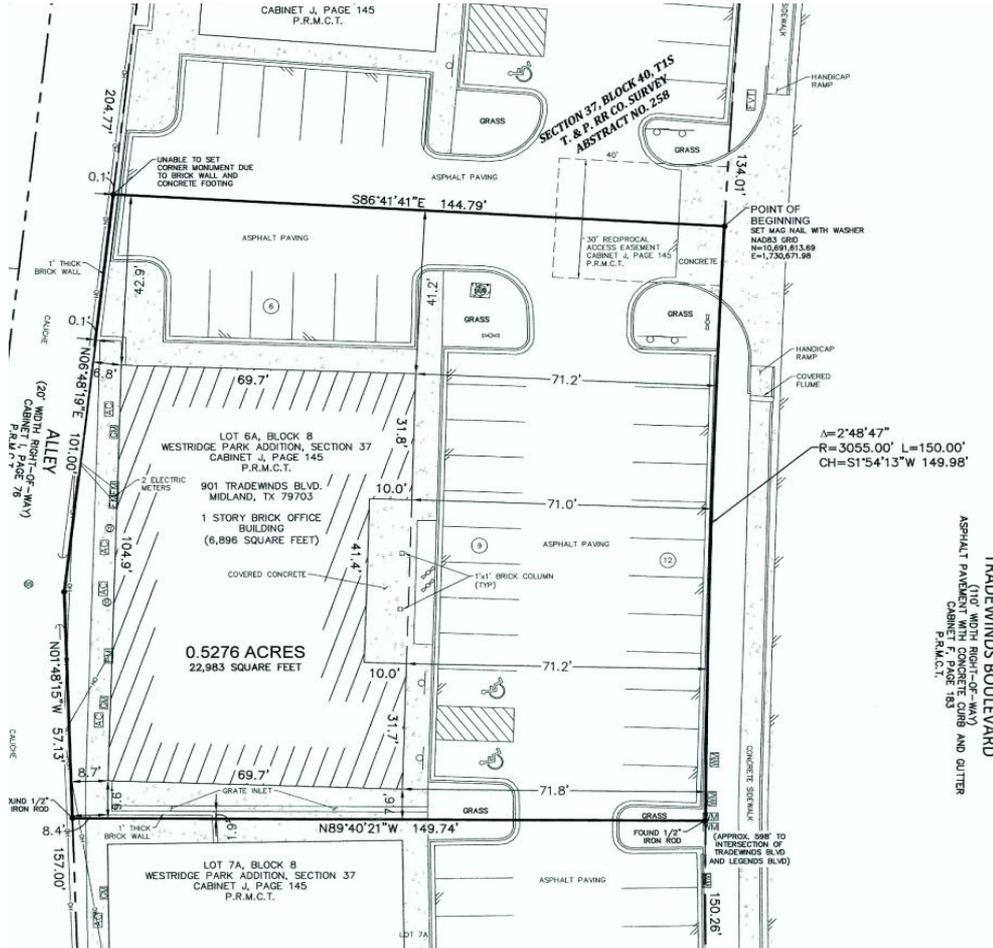


701-907 Tradewinds Blvd | Midland, TX 79706

Survey 801 Tradewinds



Survey 901 Tradewinds



FLOOR PLAN - 701 Tradewinds



PREPARED BY:
M DRAFTING & DESIGN
 Email: jmartink@gmail.com Cell: (432) 425-5297
 NEW BUILDING FOR:
701 TRADEWINDS BLVD
 SUITES A, B & C

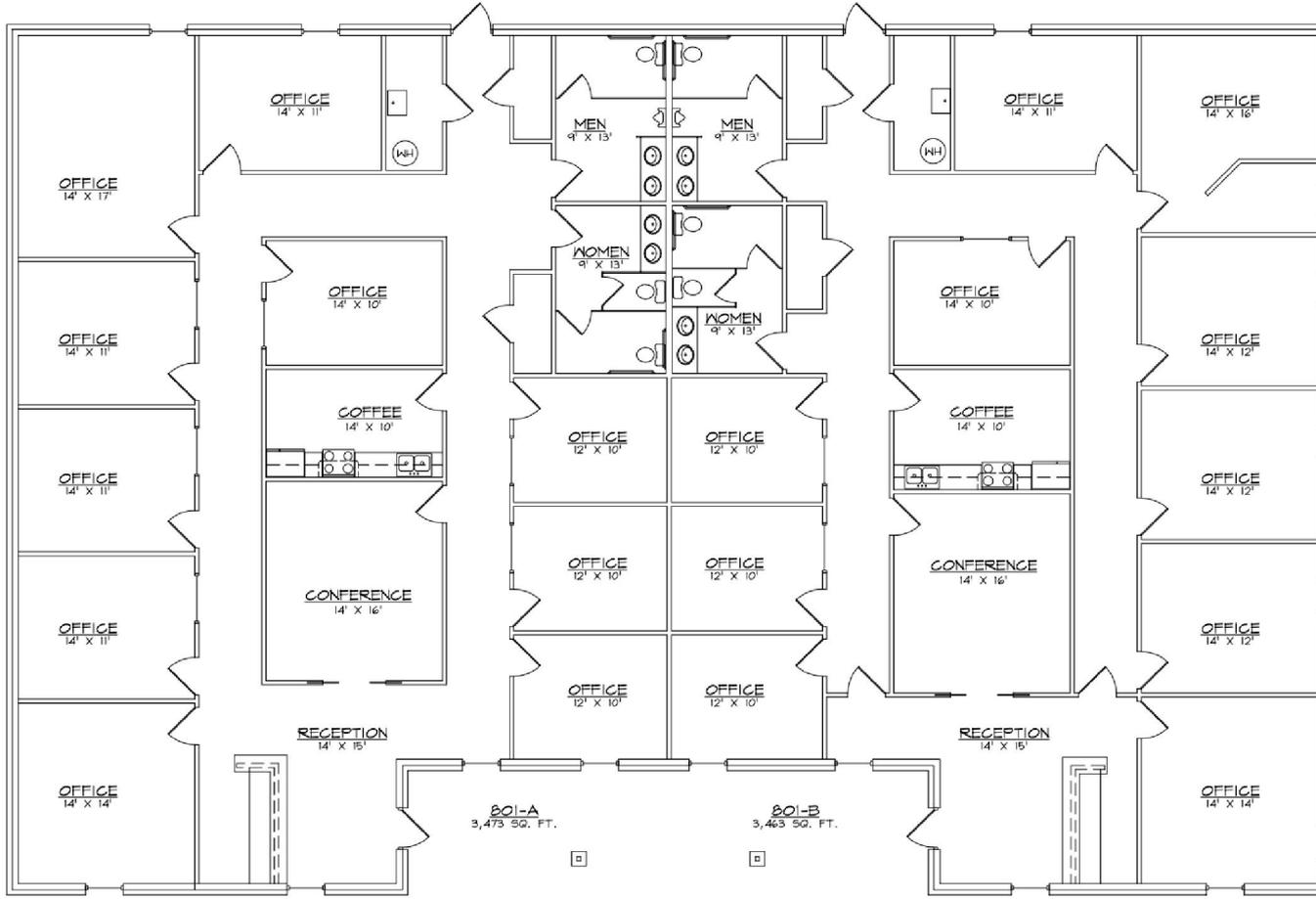
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DATE:
 JULY 16, 2020

A AS-BUILT FLOOR PLAN
 SCALE _____ N.T.S.



FLOOR PLAN - 801 Tradewinds



N.T.S.

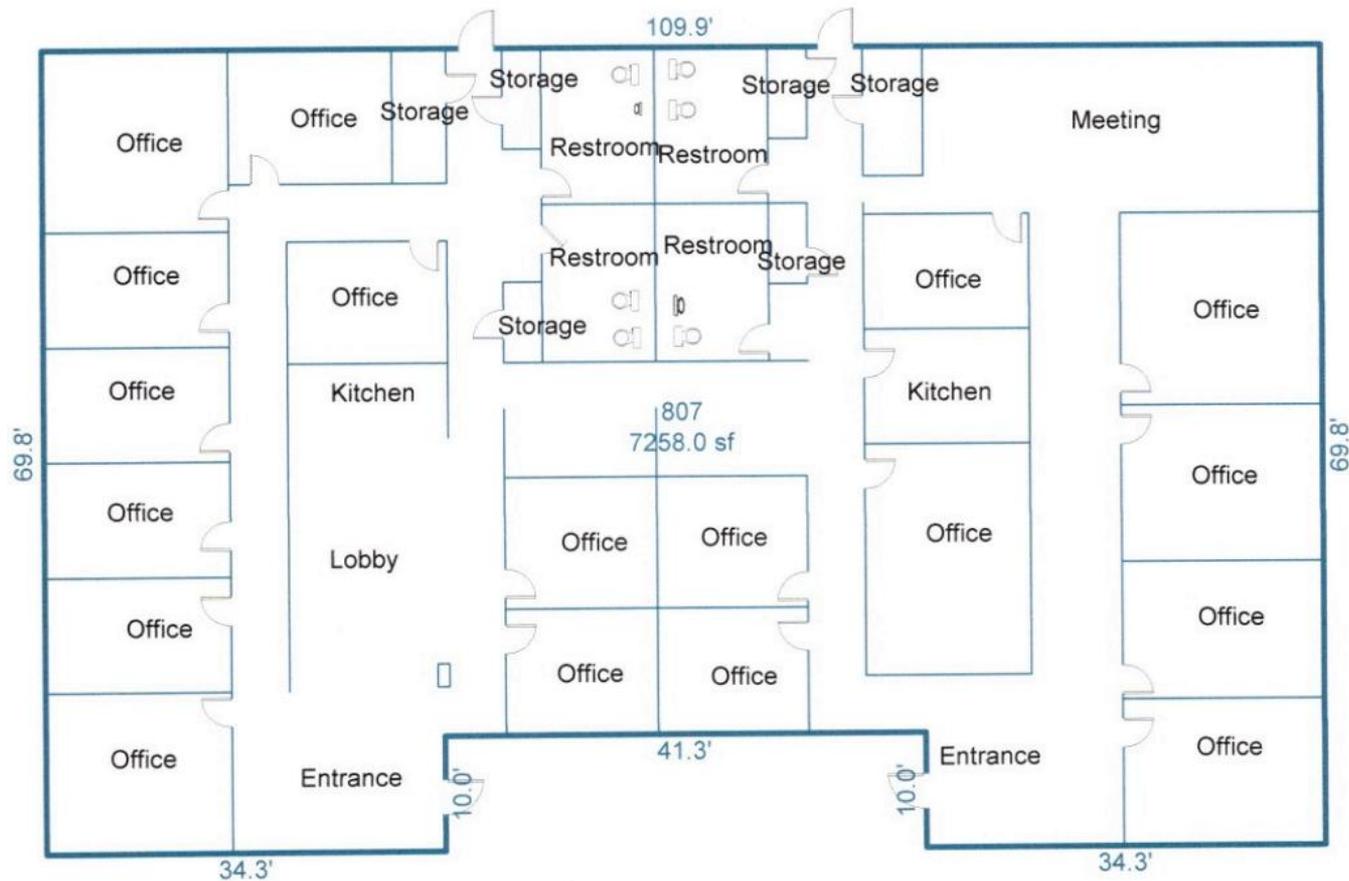
A AS-BUILT FLOOR PLAN
SCALE

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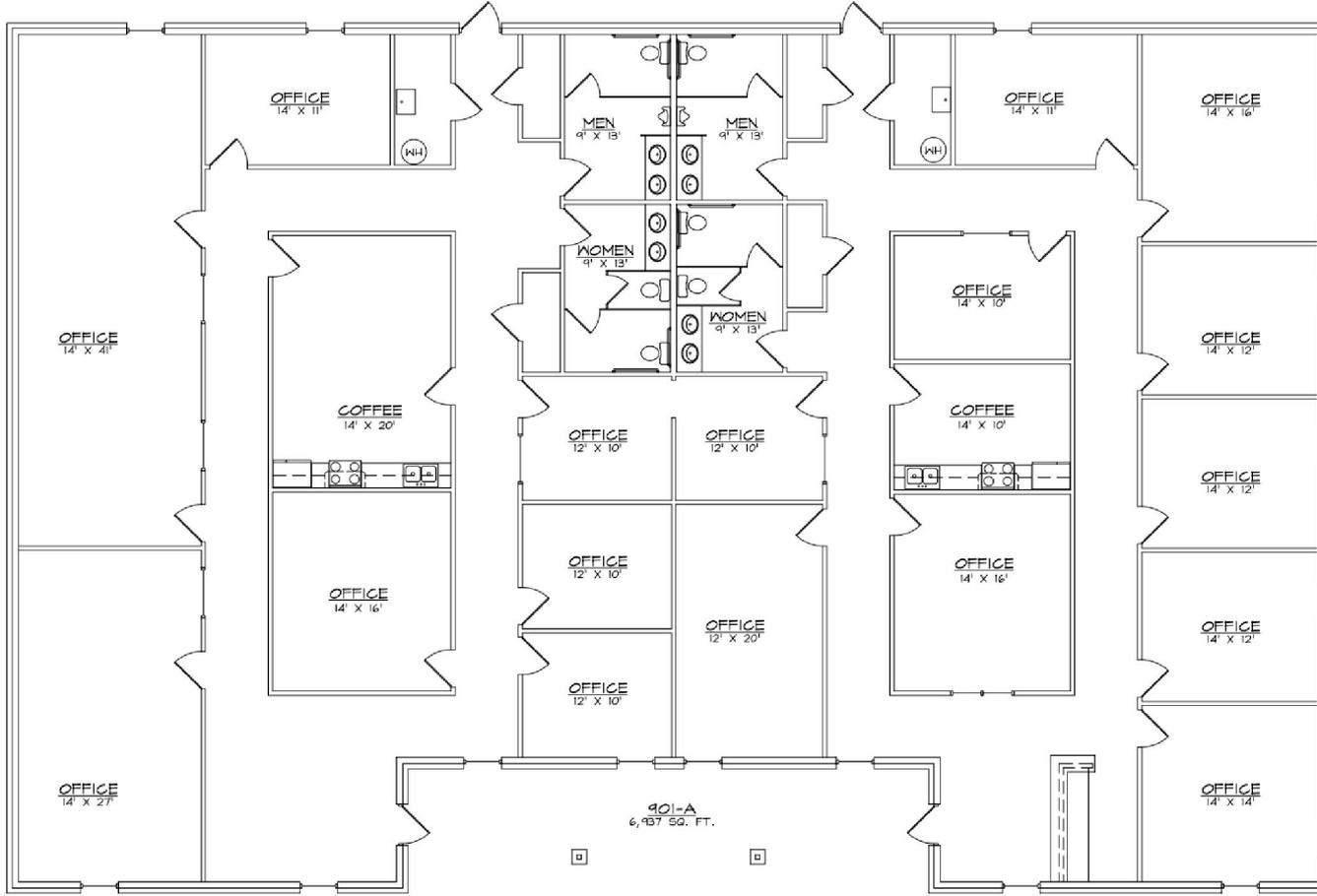
PREPARED BY:
J. H. DRAFTING & DESIGN
Email: jhdrafting@gmail.com Cell: (432) 425-5277
NEXT BUILDING FOR:
801 TRADEWINDS BLVD

DATE:

FLOOR PLAN - 807 Tradewinds



FLOOR PLAN - 901 Tradewinds



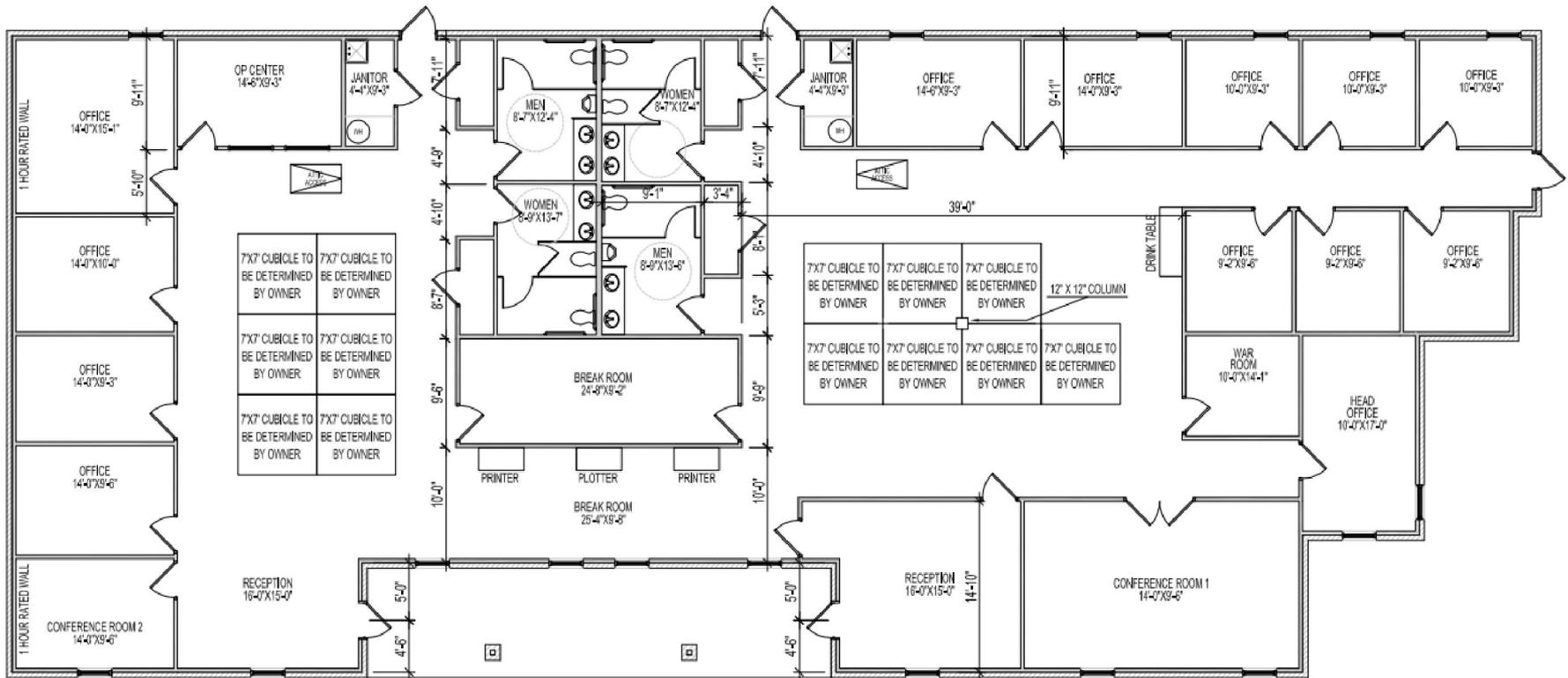
A AS-BUILT FLOOR PLAN
SCALE N.T.S.

PREPARED BY:
J M DRAFTING & DESIGN
 Email: jmdrafting@gmail.com Cell: (409) 426-5267
 NEW BUILDING FOR:
901 TRADEWINDS BLVD
 SITE A & B
 MIDLAND TEXAS

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DATE: 10/2020
 AUG. 2020
 JMD - JMD

FLOOR PLAN - 907 Tradewinds





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