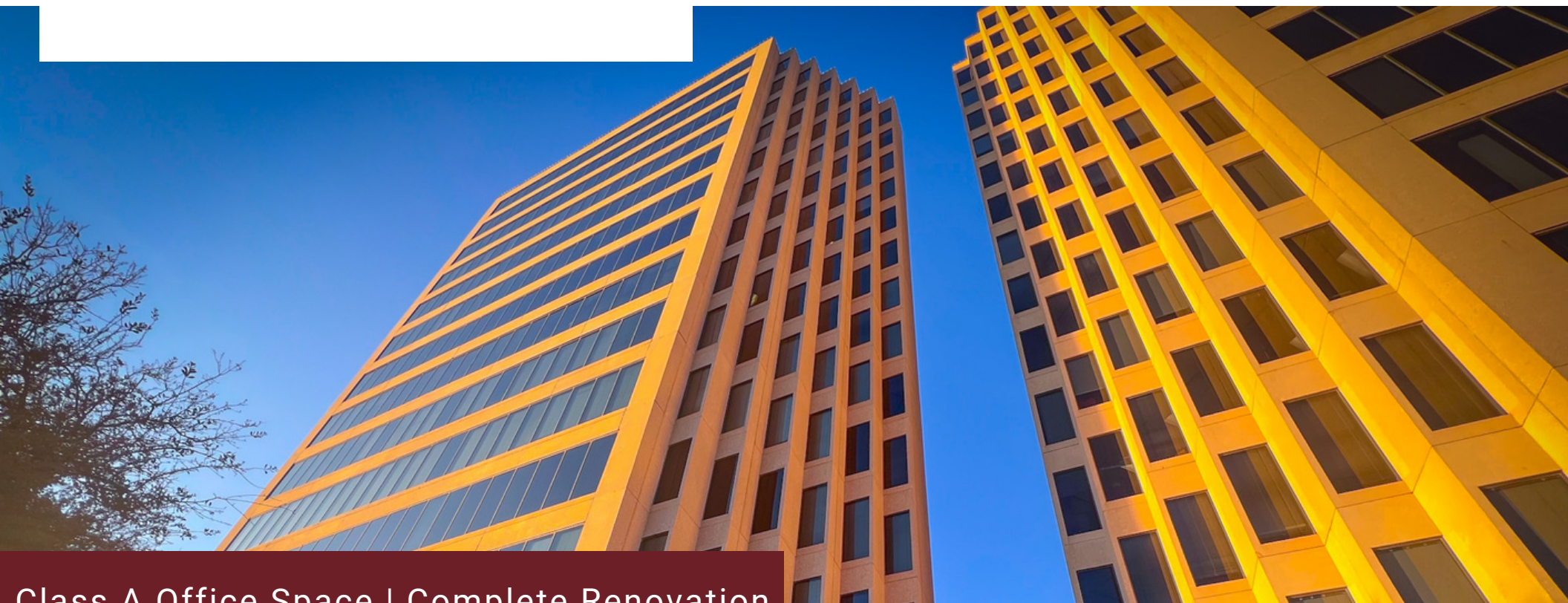




FOR LEASE



Class A Office Space | Complete Renovation

550 W TEXAS AVENUE

MORIAH BROKERAGE SERVICES, LLC
P: 432-682-2510 | MIDLAND, TX

PRICE: \$26.50 PSF

SPEC SUITE 1



SPEC SUITE 2

SPEC SUITE 1 PROGRAM SUMMARY		
PRIVATE OFFICE		3
WORKSTATION 6'X6'		22
RECEPTIONIST		1
TOTAL STAFF		26
CONFERENCE ROOM		1
SUPPORT AREAS		2

TOTAL +/- 4.08% USF
EFFICIENCY 157 USF / PERSON

SPEC SUITE 2 PROGRAM SUMMARY		
PRIVATE OFFICE	1	
WORKSTATION 6'X6'	11	
TOTAL STAFF	12	
CONFERENCE ROOM	1	
SUPPORT AREAS	1	
TOTAL +/- 1,853 USF EFFICIENCY 154 USF / PERSON		

LEGEND

**SPEC SUITES 1 & 2
AVAILABLE**

PROPERTY OVERVIEW



PRICE: \$26.50 PSF

TYPE: NNN

SUITE 1 SIZE: 4,086 SF

SUITE 2 SIZE: 1,853 SF

PROPERTY HIGHLIGHTS:

- private offices, conference rooms, receptionist, work stations, support areas, IT closets

MULTI-TENANT COORIDOR: breakroom, private restrooms, elevators, individual suite entrances

WES GOTCHER

432.853.9783

wes@moriahgroup.net

TREY DENNIS

432.236.7500

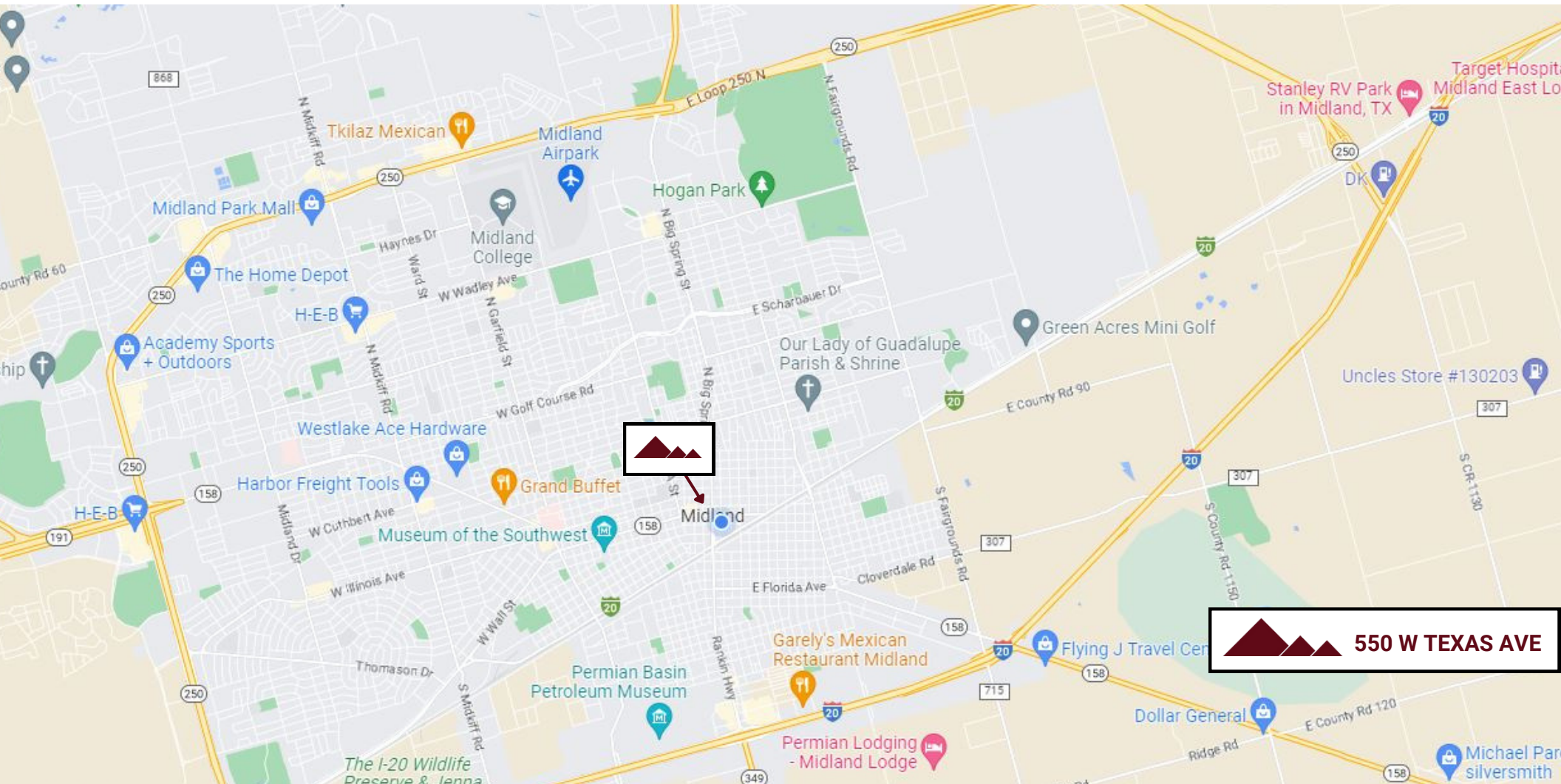
trey@moriahgroup.net

PROPERTY OVERVIEW

Incredible Lease opportunity in a newly renovated, Class A Professional Office Space in Downtown Midland. The complete makeover on the 8th floor of the Fasken Center's West Tower is a perfect fit for a tenant who wants excellence of their business reflected in the space their company calls home.

LOCATION

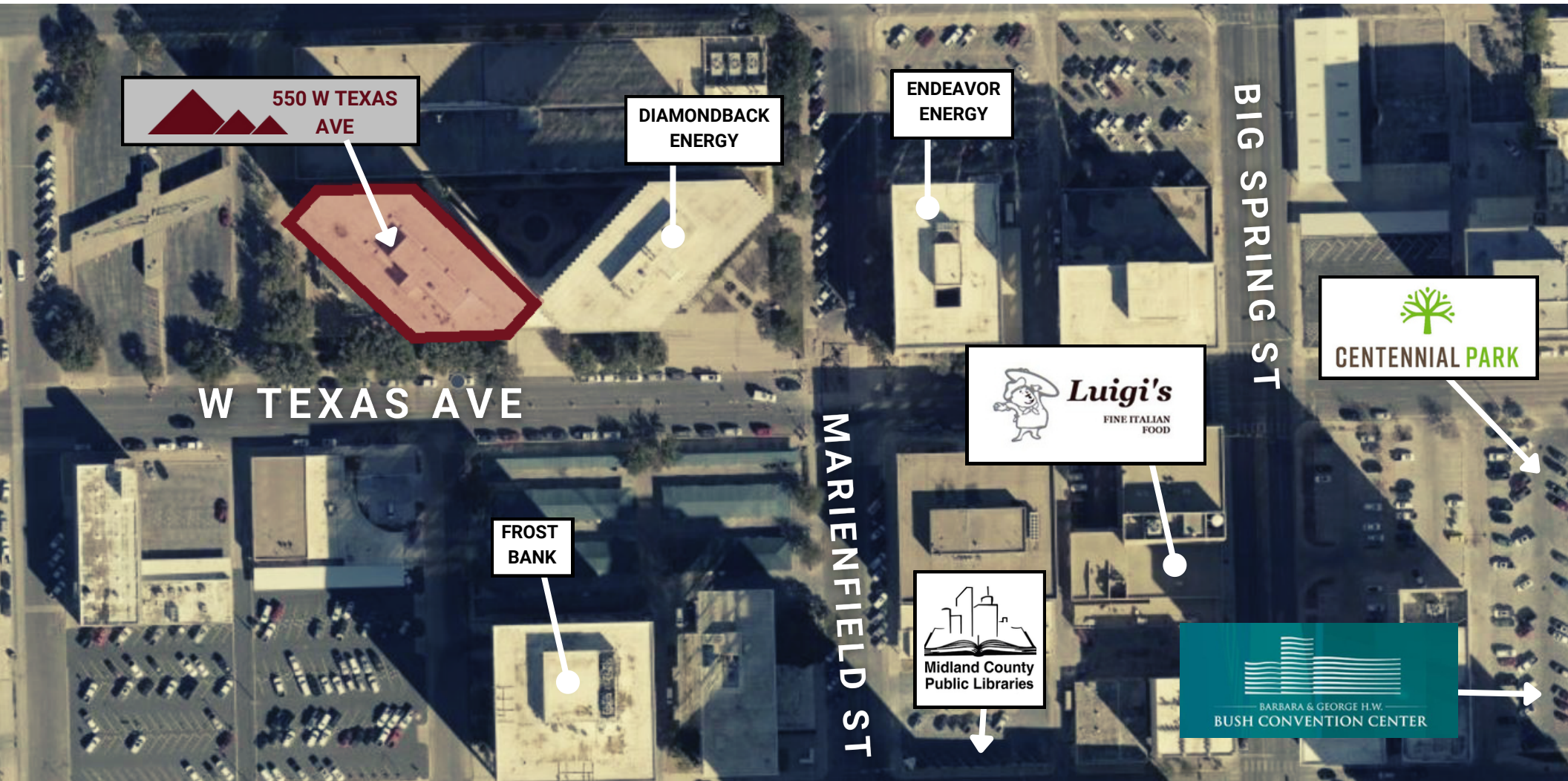
MIDLAND, TX



LOCATION OVERVIEW

The available Suites are located in the Fasken Center's West Tower on Texas Avenue in Downtown Midland. The towers are situated just north of Wall Street which serves as the main east-west artery of downtown. Within walking distance from the site is Centennial Park, Bush Convention Center, numerous restaurants and the Midland County Library.

SITE MAP



WES GOTCHER

432.853.9783

wes@moriahgroup.net



TREY DENNIS

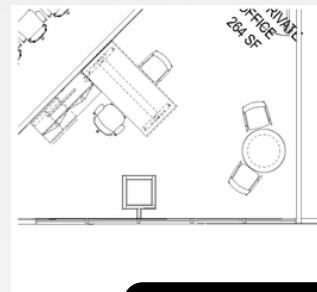
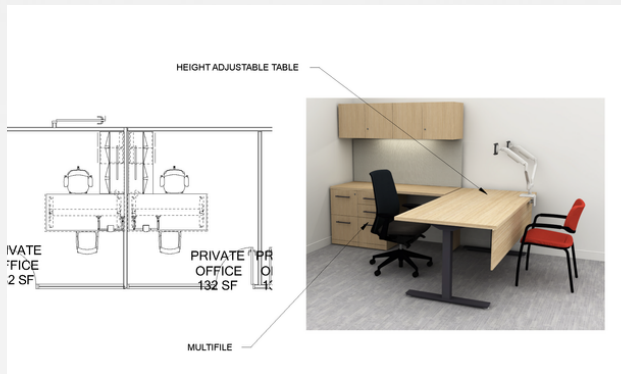
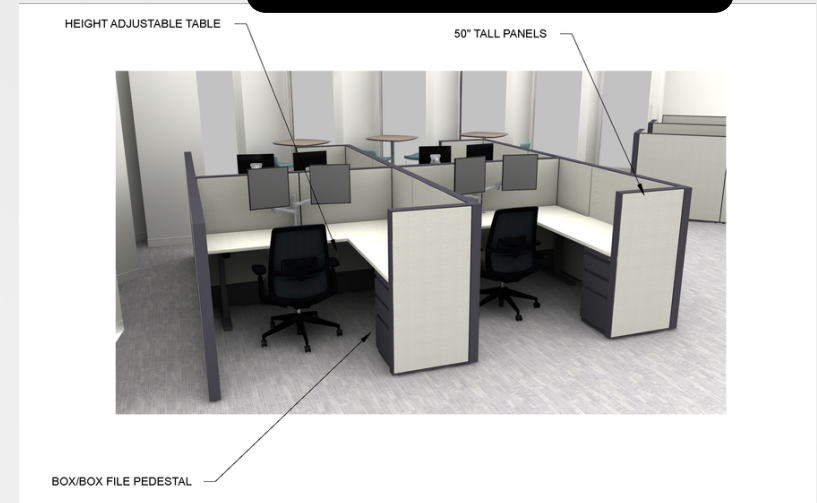
432.236.7500

trey@moriahgroup.net

FURNITURE PLAN | SPEC SUITE 2



WORKSTATIONS



PRIVATE OFFICE



FINISH FLOOR PLAN | INTERIOR





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.

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.

Moriah Real Estate Company, LLC	9006255	wes@moriahgroup.net	(432)682-2510
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Gotcher	618082	wes@moriahgroup.net	(432)682-2510
Designated Broker of Firm	License No.	Email	Phone
Wes Gotcher	618082	wes@moriahgroup.net	(432)682-2510
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
TXR-2501

Information available at www.trec.texas.gov
ABS 1-0

