

10,687 SF FREESTANDING HEALTHCARE FACILITY

2402 W Wall St, Midland, TX 79701

OFFICE FOR LEASE



AMY BRASHER BARNETT

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DAKOTA FLOWERS

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EXECUTIVE SUMMARY

2402 W WALL ST, MIDLAND, TX 79701



OFFERING SUMMARY

Lease Rate:	\$22,264.58 /Mo (NNN)
Building Size:	10,687 SF
Lot Size:	1.336 Acres
Year Built:	1982
Renovated:	2026
Zoning:	RR

PROPERTY OVERVIEW

Located within Midland's established healthcare corridor, this freestanding healthcare facility combines existing clinical infrastructure, a flexible operational layout, and strong visibility. The flexible pod-style floor plan supports multiple departments, provider groups, treatment areas, or service lines while maintaining effective patient flow and operational efficiency. The facility includes existing imaging and diagnostic areas, provider offices, laboratory space, administrative support areas, and a large patient reception and waiting area that can help reduce renovation costs and occupancy timelines. Convenient patient drop-off and dedicated on-site parking provide easy access for patients, visitors, and staff. Ideal for medical, therapy, behavioral health, diagnostic, and outpatient healthcare. Contact Amy Brasher Barnett or Dakota Flowers for more details.

LOCATION OVERVIEW

Located on Wall Street within Midland's established healthcare corridor, the property offers excellent visibility, accessibility, and convenience for patients, visitors, and staff. The site is approximately 1.5 miles from Midland Memorial Hospital and provides easy access to Downtown Midland, Andrews Highway, and Loop 250. With exposure to 29,084 Annual Average Daily Traffic (TPP, 2024), the property benefits from strong visibility and building signage opportunities. Nearby amenities include Walgreens, CVS Pharmacy, Chick-fil-A, McDonald's, Taco Villa, financial institutions, professional services, and numerous retail and dining options.

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PROPERTY HIGHLIGHTS



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- 10,687 SF Freestanding Healthcare Facility
- Exposure to 29,084 Annual Average Daily Traffic (TPP, 2024)
- Monument Signage Opportunities | ~1.5 Miles from Midland Memorial Hospital
- Excellent Access to Downtown Midland, Andrews Highway & Loop 250
- Large Reception Area & Patient Waiting Room
- Administrative Offices, Exam Rooms, Support Space
- Existing Imaging, Diagnostic Areas, Laboratory
- Employee Break Room with Full Kitchen
- Convenient Patient Access & Drop-Off | Dedicated On-Site Parking (37 Spaces)
- Recent Exterior Updates Include: New Parking Lot, Enhanced Landscaping, Exterior Paint
- Available November 1, 2026 | Preferred Lease Term of 5–7 Years
- Landlord will Consider Tenant Improvements - contact us for details



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ADDITIONAL PHOTOS



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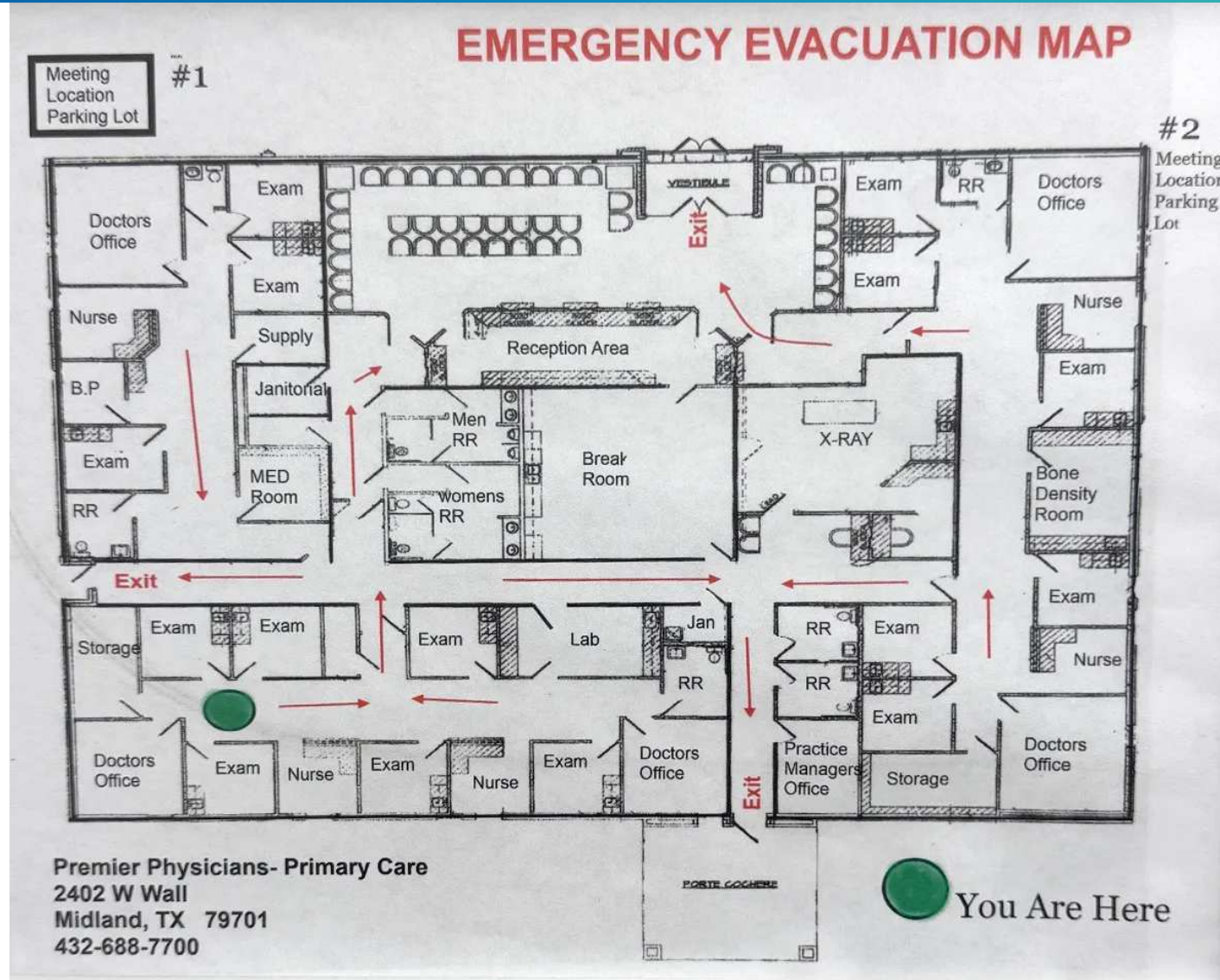
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FLOOR PLAN

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RETAIL MAP

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CONTACT BROKERS:

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NRG REALTY GROUP

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