

CUSTOMIZABLE OFFICE/RETAIL SPACE

1600 East 4th Street, Big Spring, TX 79720

OFFICE FOR LEASE

SUITE 1
1,500 SF

SUITE 2
1,200 SF

SUITE 3
2,500 SF

BRIAN STEFFENILLA

214.998.8675

brian@nrgrealttygroup.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Contact Broker
Total Building Size:	4,900 SF
Suite 1:	1,500 SF
Suite 2:	1,200 SF
Suite 3:	2,200 SF
Year Built:	1950
Zoning:	Commercial/Retail
Tenant Improvement Allowance:	\$20/SF

PROPERTY OVERVIEW

Position your business in this newly renovated 4,900 SF office/retail strip center in Big Spring, offering excellent visibility and high traffic counts. Three suites are available ranging from 1,200 SF to 1,500 SF, each delivered in shell condition with a tenant improvement allowance for customization. The property features dedicated electrical meters, water hookups, HVAC systems, easy access, and ample parking, making it an ideal fit for retail, service, or office users. Suite 2 (1,200 SF) offers a turnkey opportunity for salon or barber operators with existing furniture, fixtures, equipment, and dedicated air lines included. Lease incentives are available, including a washer and dryer with a 5-year lease, with consideration for lease terms of three years or longer during negotiations. Contact Brian Steffenilla for additional details.

LOCATION OVERVIEW

This property is situated in the heart of Big Spring, Texas, just off East 4th Street near the bustling Mitchell Plaza shopping district. It offers convenient access to major roads and local amenities, blending a central position with strong visibility and foot traffic.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 4,900 SF Office/Retail Strip Center
- 3 Suites Available Ranging from 1,200 SF - 1,500 SF
- Suite 2 Ready for Salon or Barber Operations (See Page 4 for Complete Highlights)
- Delivered in Shell Condition w/ TI Allowance for Customization
- Dedicated Electrical Meter
- Water Hookups
- HVAC Systems
- Easy Access & Ample Parking
- High Traffic Count
- Lease Incentives - Contact for Details



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SUITE 2 HIGHLIGHTS



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- 1,200 SF Turnkey Salon or Barber Suite
- Reception Area/Desk w/ Waiting Room Chairs
- 6 Barber/Styling Chairs w/ Mirrors
- 6 Rolling Tool Chests/Workstations
- 6 Sterilizers
- Steel Fire Safety Cabinet
- Metal Storage Cabinet
- 2 Hand-Washing Sinks
- 2 Hair-Washing Sinks w/ Reclining Chairs
- Towel Storage Cabinet
- Barber Pole
- 7 Ceiling Fans
- Back Room Workstation
- Dedicated Air Compressor & Air Lines at Each Barber Station being Installed

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ADDITIONAL PHOTOS



BRIAN STEFFENILLA

214.998.8675

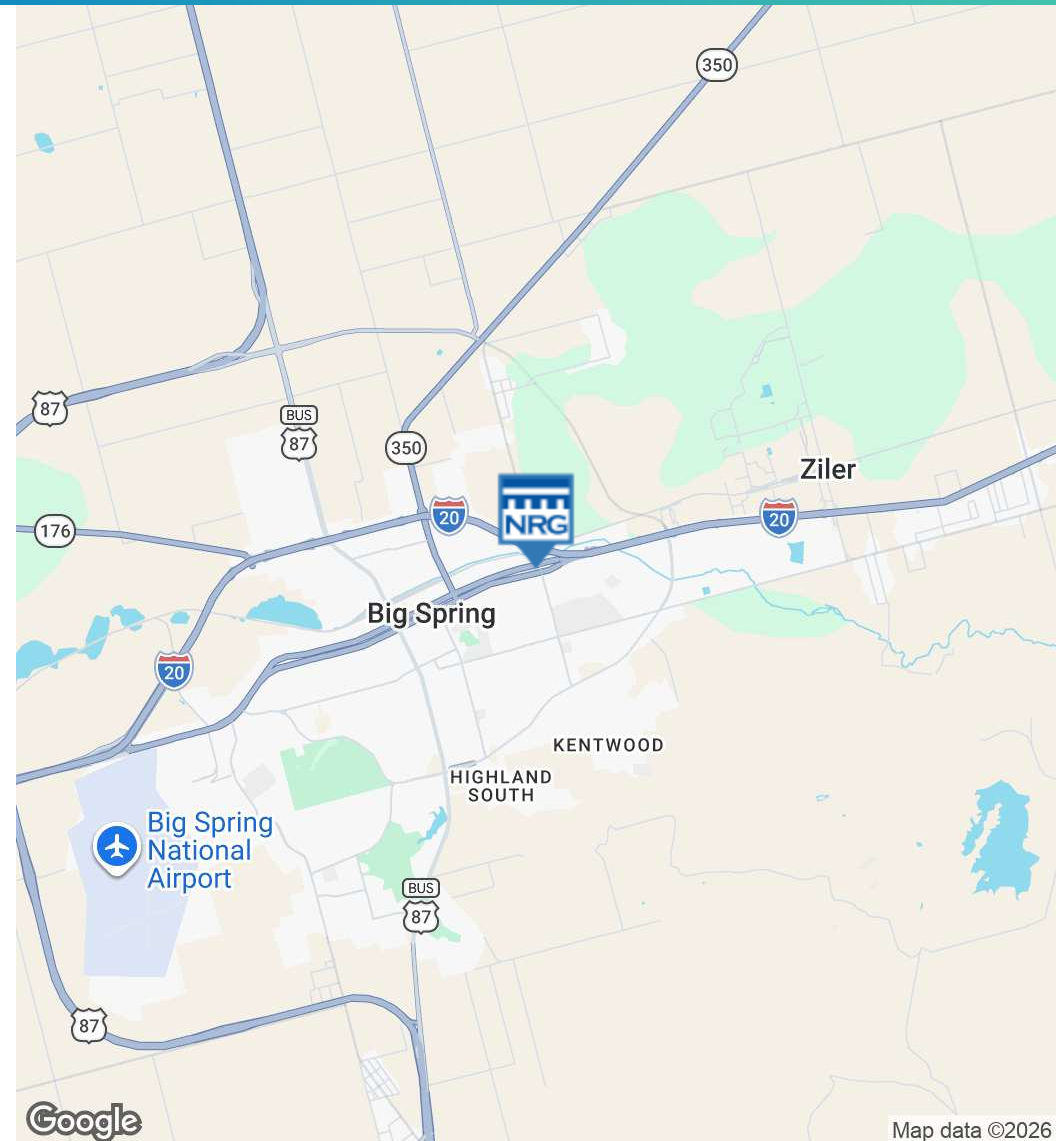
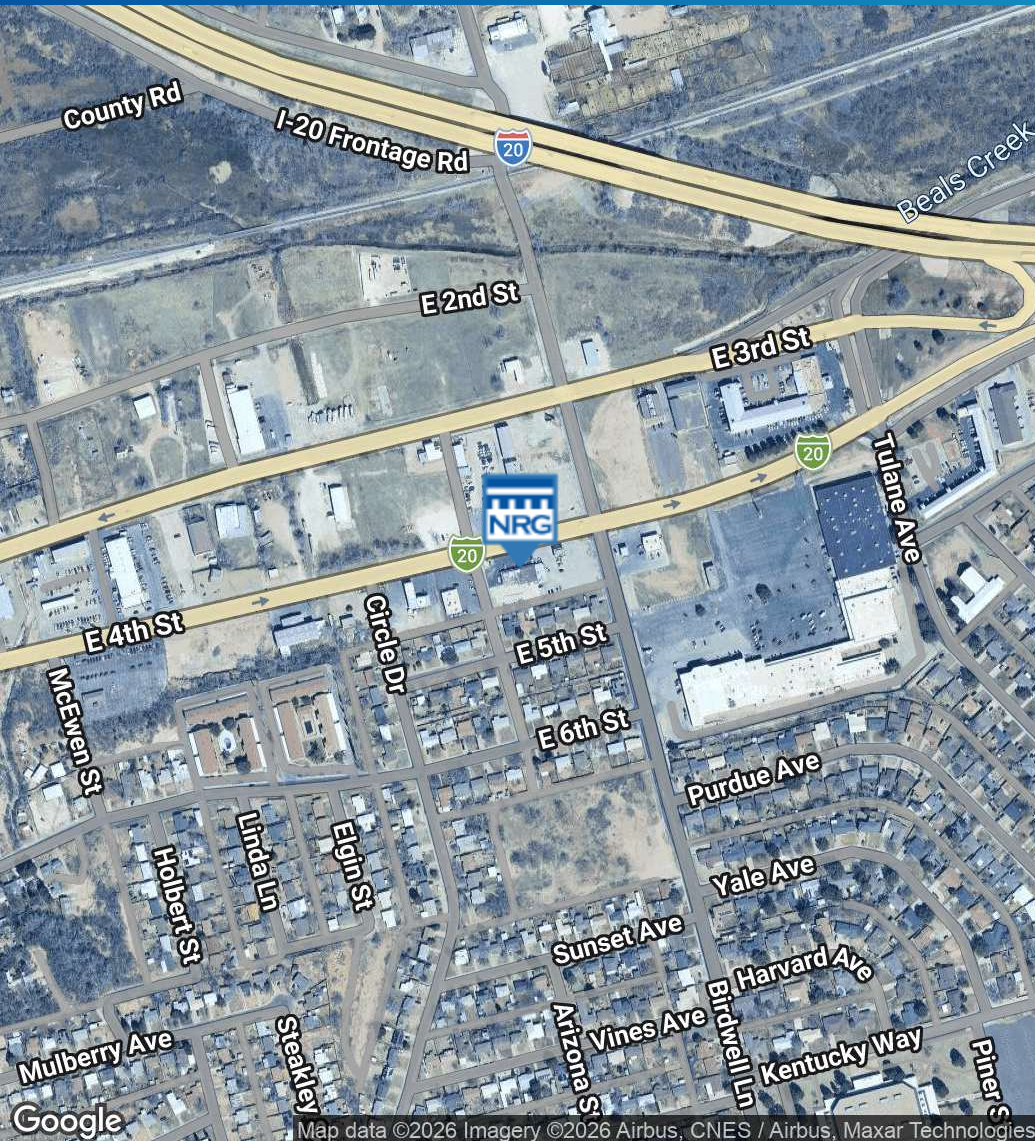
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LOCATION MAP



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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUSTIN DODD	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRIAN STEFFENILLA	822999	brian@nrgrealtygroup.com	214-998-8675
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

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