

BROCHURE 1 - FOR LEASE

WELLINGTON MEDICAL OFFICE BLDG

4006 WELLINGTON ST GREENVILLE, TX
MEDICAL OR OFFICE BUILDING FOR LEASE



LOCATION DESCRIPTION

Discover the vibrant community surrounding 4006 Wellington St | Greenville, TX | FOR LEASE | 1,616 SF - 4,169 SF, tailored for medical professionals seeking an ideal practice location. This prime spot provides seamless access to major transportation routes, ensuring convenience for both practitioners and patients. The nearby Hunt Regional Medical Center and other healthcare facilities offer essential resources and services, creating a supportive environment for medical practices.

SITE DESCRIPTION

Strategic Location: Its proximity to the main hospital (Hunt Regional) creates a natural referral network and a high concentration of healthcare-related foot traffic.

Nearby Traffic Counts: * Wellington Street: Approximately 4,000 to 5,500 vehicles per day (serving as a primary collector for the medical district).

Joe Ramsey Blvd (Hwy 69/380) Nearby: Handles over 22,000 vehicles per day.

INTERIOR DESCRIPTION

Landlord will finish out to Class A condition.

AVAILABLE SPACES - 1,616 SF - 4,169 SF | END-CAP & IN-LINE

DEREK ANTHONY

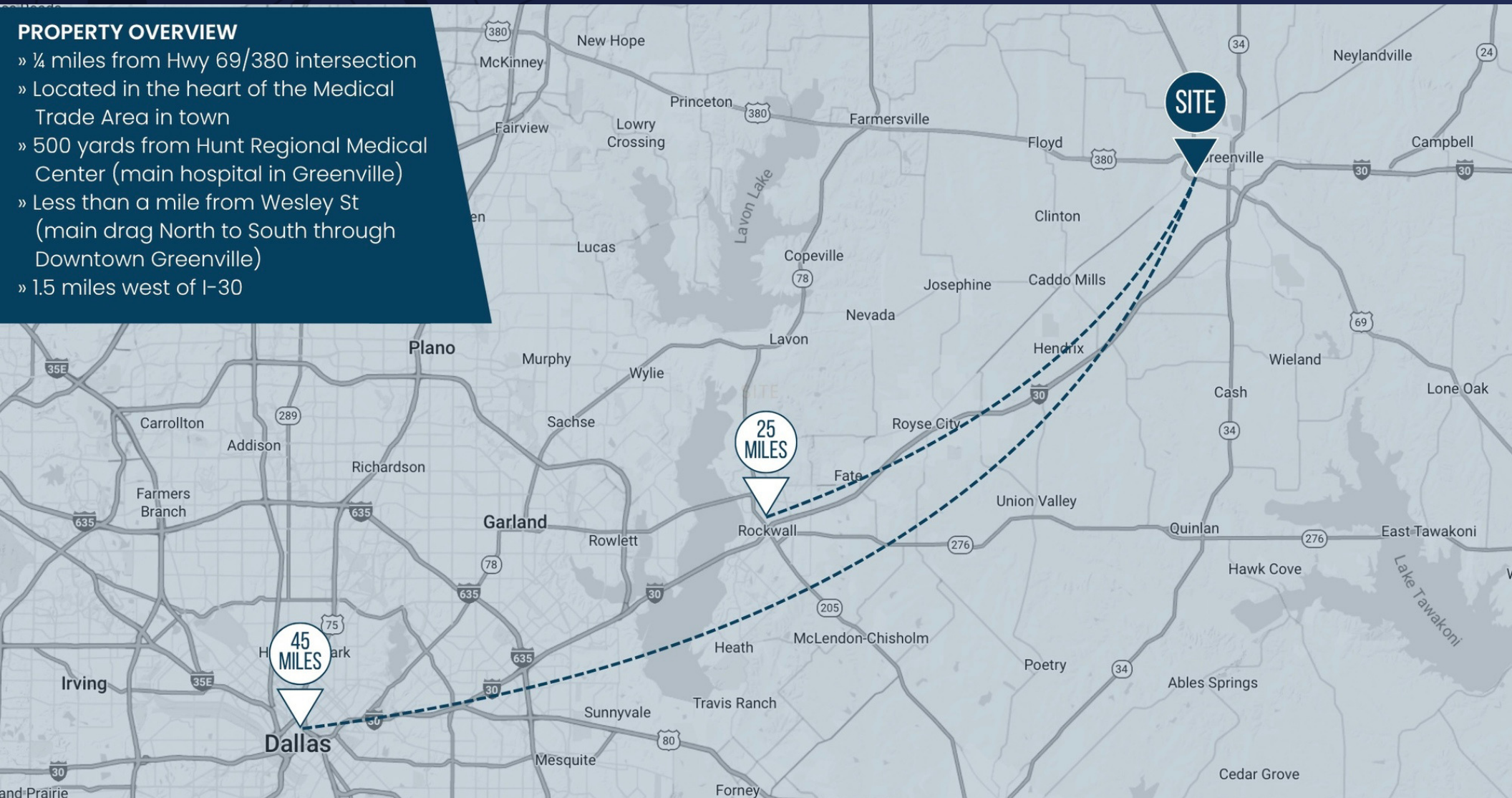
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
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**4006 WELLINGTON ST GREENVILLE, TX
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- » ¼ miles from Hwy 69/380 intersection
- » Located in the heart of the Medical Trade Area in town
- » 500 yards from Hunt Regional Medical Center (main hospital in Greenville)
- » Less than a mile from Wesley St (main drag North to South through Downtown Greenville)
- » 1.5 miles west of I-30



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PATIENT CARE AREA

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PROPERTY HIGHLIGHTS

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VIDEO

PROPERTY HIGHLIGHTS

- 1,616 SF - 4,169 SF Available
- Strategic location with high visibility
- Modern amenities and versatile floor plans
- Professional and polished exterior
- Well-appointed interiors
- Ample parking and easy access to major transportation routes
- Thoughtfully designed office spaces
- Ideal setting for a variety of business needs
- Standout features for a new standard of excellence

OFFERING SUMMARY

Lease Rate:	\$17.00 SF + \$5.00 SF (nnn) yr FOR LEASE
Number of Units:	4
Available SF:	1,616 SF - 4,169 SF
Lot Size:	2.71 Acres
Building Size:	12,110 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	11,570	18,769	33,243
Total Population	30,799	51,769	96,526
Average HH Income	\$77,356	\$88,716	\$94,581

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PROPERTY DETAILS

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Lease Rate

\$17.00 SF + \$5.00 SF (NNN)/YR

LOCATION INFORMATION

Building Name	Wellington Medical Office Building
Street Address	4006 Wellington St
City, State, Zip	Greenville, TX 75401
County	Hunt
Market	DFW
Sub-market	Greenville
Cross-Streets	Wellington St & US 380
Road Type	Paved
Market Type	Medium
Nearest Highway	US 380
Nearest Airport	DFW

BUILDING INFORMATION

Building Size	12,110 SF
Building Class	B
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	1
Average Floor Size	2,200 SF

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Office, Medical
Lot Size	2.71 Acres
Lot Frontage	275 ft
Lot Depth	150 ft
Corner Property	No
Amenities	Landlord will finish out the space to "Class A" condition!
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	5.0
Number of Parking Spaces	60

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

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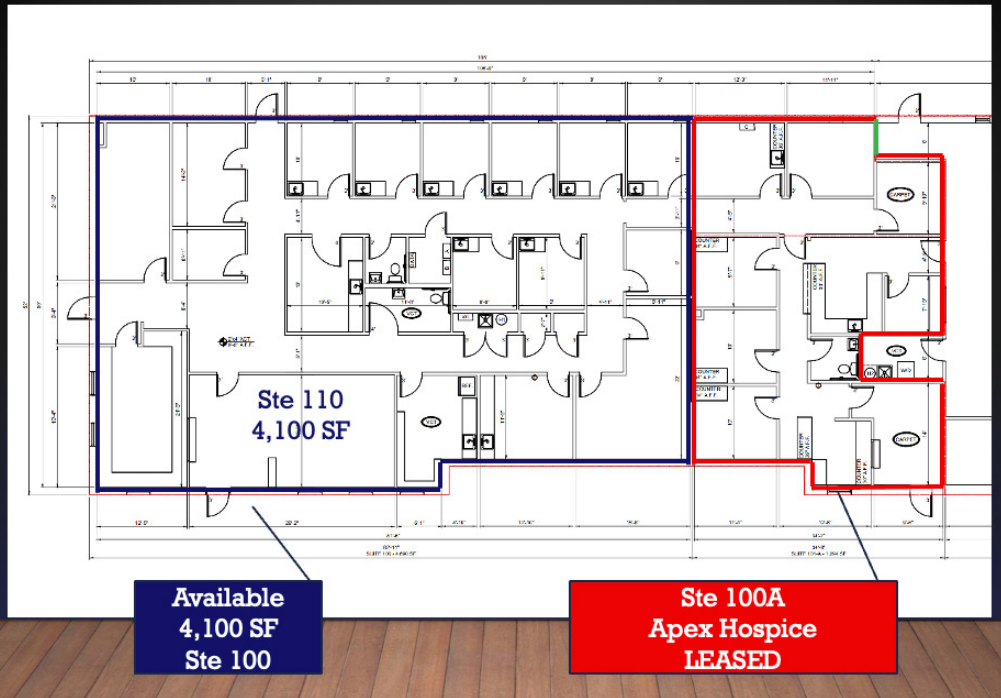
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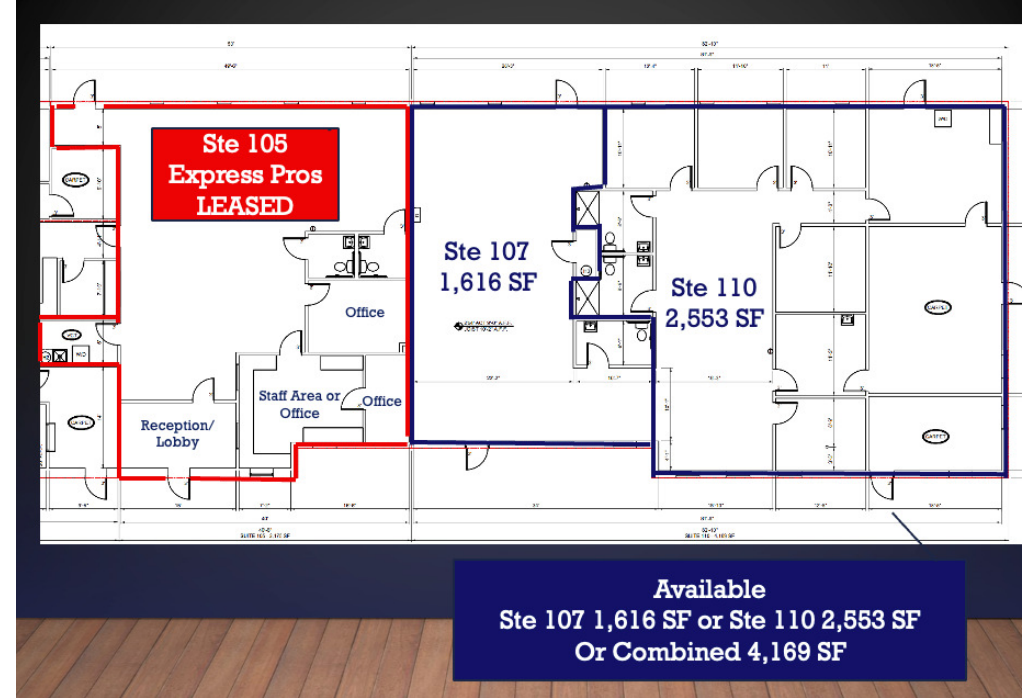
FLOOR PLANS

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Left Wing of Bldg



Right Wing of Bldg



CURRENT TENANTS are Apex Hospice & Express Pros

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	FOR LEASE; FOR SALE; NNN	Lease Term:	Negotiable
Total Space:	1,616 - 52,708 SF	Lease Rate:	\$17 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
SUITE 100	Available	4,100 SF	FOR LEASE	\$17.00 SF/yr	Landlord will finish out to Class "A" condition. 2nd gen medical office.	-
SUITE 110	Available	1,616 - 4,169 SF	FOR LEASE	\$17.00 SF/yr	2nd gen medical use.	-
1.21 AC	Available	1.21 Acres	FOR SALE	Negotiable	-	-
Ste 107	Available	1,616 SF	NNN	\$22.00 SF/yr	Open space, great for Physical Therapy or Office /Cube - includes 1 restroom.	-

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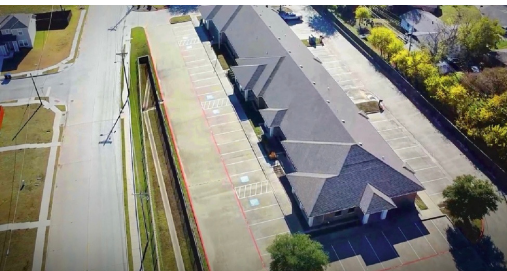
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ADDITIONAL INFORMATION

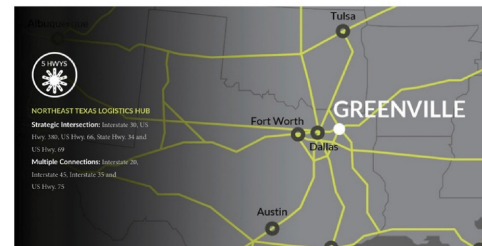
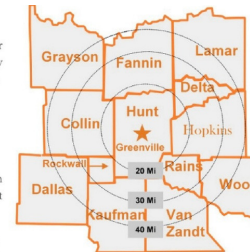
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Current commute patterns indicate employees come from within a 20 to 40-mile radius that encompasses all or part of 13 counties – including heavily populated counties within the Dallas-Fort Worth Metroplex.

The Interstate and Highways linking surrounding counties to Greenville, coupled with a reverse commute pattern, provides workers not living in the immediate area a safe and efficient mode of travel to their place of work.

The 899,000+ workers living within a 40-mile radius of Greenville represent an available labor force for both white collar and blue collar needs.



Company Name	Product	Employment
L-3 Communications Integrated Systems	Aircraft Systems Integration	6500
McKesson	Medical Backoffice Support	500
Solvay	Specialty Composite Materials	350
Weatherford International	Oil Production Systems	225
Raytheon	Backoffice Support	200
Masonite Int'l Corp	Wood Doors Manufacturer	250
West Rock	Specialty Paperboard Containers	130
Innovation First	Electronics & Robotics Systems	225
Texas Book Co	Wholesale Textbook Distribution	80
Fritz Industries	Oilfield Products	40
OmniSYS	Healthcare Backoffice Support	115
CNH Global	Agriculture Equipment Distribution	90
AB Mauri	Food Products	35
Chelsea Building Products	Window Framing Products	30
Royal Oak	Household Firelogs	30
FSTI	Bleach	30
Rhino Linings	Consumer and Industrial Coatings	40
Partmaster	Warehouse/Distribution	40
NCH Corporation	Cleaning and Sanitation Chemicals	65

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BROCHURE 9- FOR LEASE

ADDITIONAL PHOTOS

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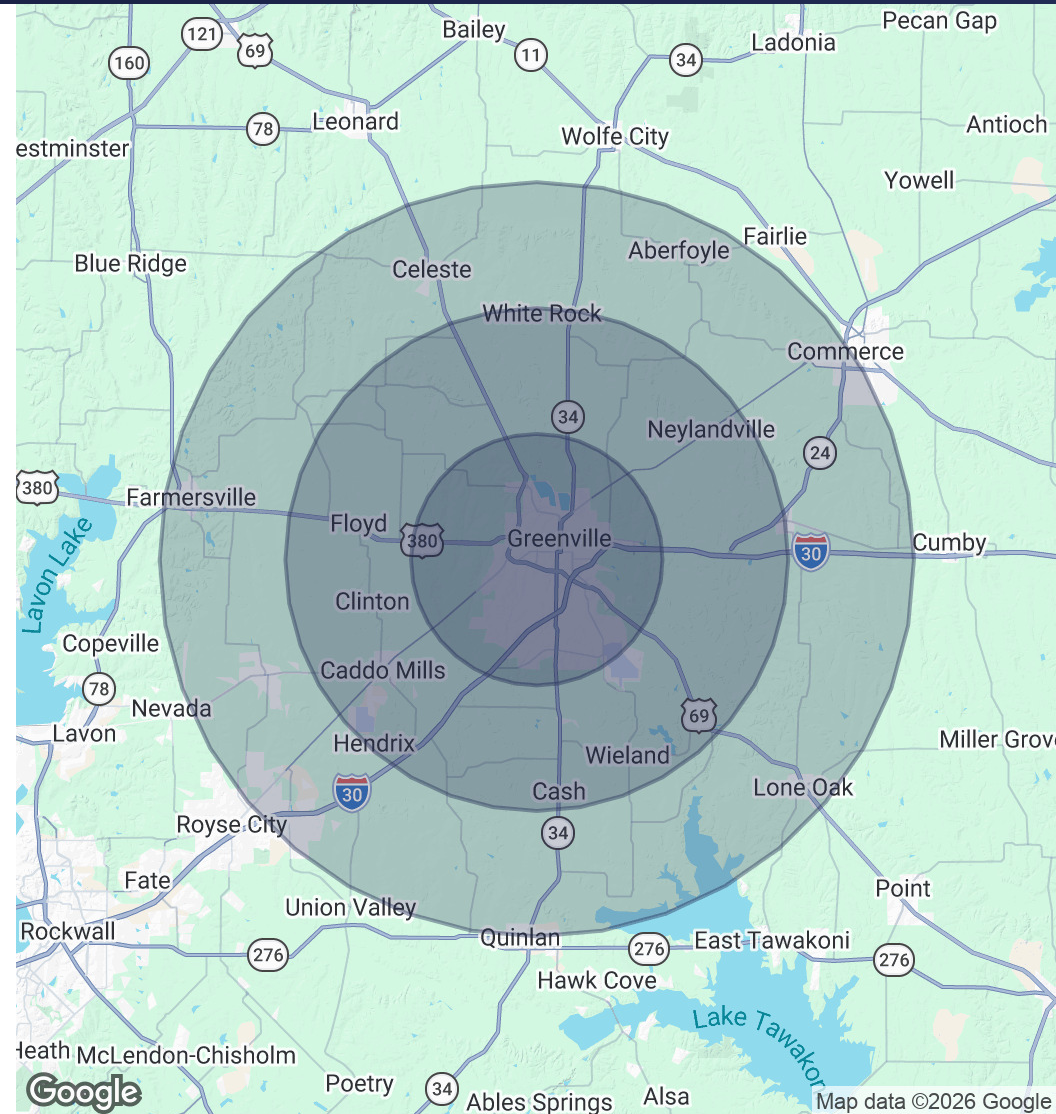
DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	30,799	51,769	96,526
Average Age	36.5	37.8	36.9
Average Age (Male)	36.1	37.1	36.5
Average Age (Female)	37.3	38.5	37.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	11,570	18,769	33,243
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$77,356	\$88,716	\$94,581
Average House Value	\$210,264	\$242,573	\$263,975

2023 American Community Survey (ACS)



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DEREK ANTHONY BIO

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Direct: **817.991.5072**

TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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IABS & CONTACT INFORMATION

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jake McCoy	702534-B	jake@waypoint-red.com	817-505-5894
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



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