

MEDICAL OFFICE BUILDING

4101 WESLEY ST GREENVILLE, TX
OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

The property at 4101 Wesley St, Greenville, TX, 75401 offers an exceptional opportunity for medical tenants seeking a prime location for their practice. Boasting adaptable floor plans and specialized infrastructure, this property is tailor-made for medical professionals. With its convenient accessibility, ample parking, and attention to patient comfort, the property provides an ideal setting for medical practices to thrive. The property's strategic location ensures visibility and ease of access for patients, while the responsive management team is committed to maintaining a healthcare-friendly environment. Discover a space designed to meet the unique needs of medical tenants, offering a seamless blend of functionality and patient-centered care.

PROPERTY HIGHLIGHTS

- Specialized infrastructure designed for medical practices
- Patient-centered design with a focus on comfort and accessibility

OFFERING SUMMARY

Lease Rate:	Please call Broker
Number of Units:	9
Available SF:	2,862 – 5,218 SF
Lot Size:	46,049 SF
Building Size:	37,108 SF

SPACES	LEASE RATE	SPACE SIZE
Ste A	Please call Broker	3,835 SF
Ste D	Please call Broker	5,218 SF
Ste E	Please call Broker	2,862 SF

DEREK ANTHONY

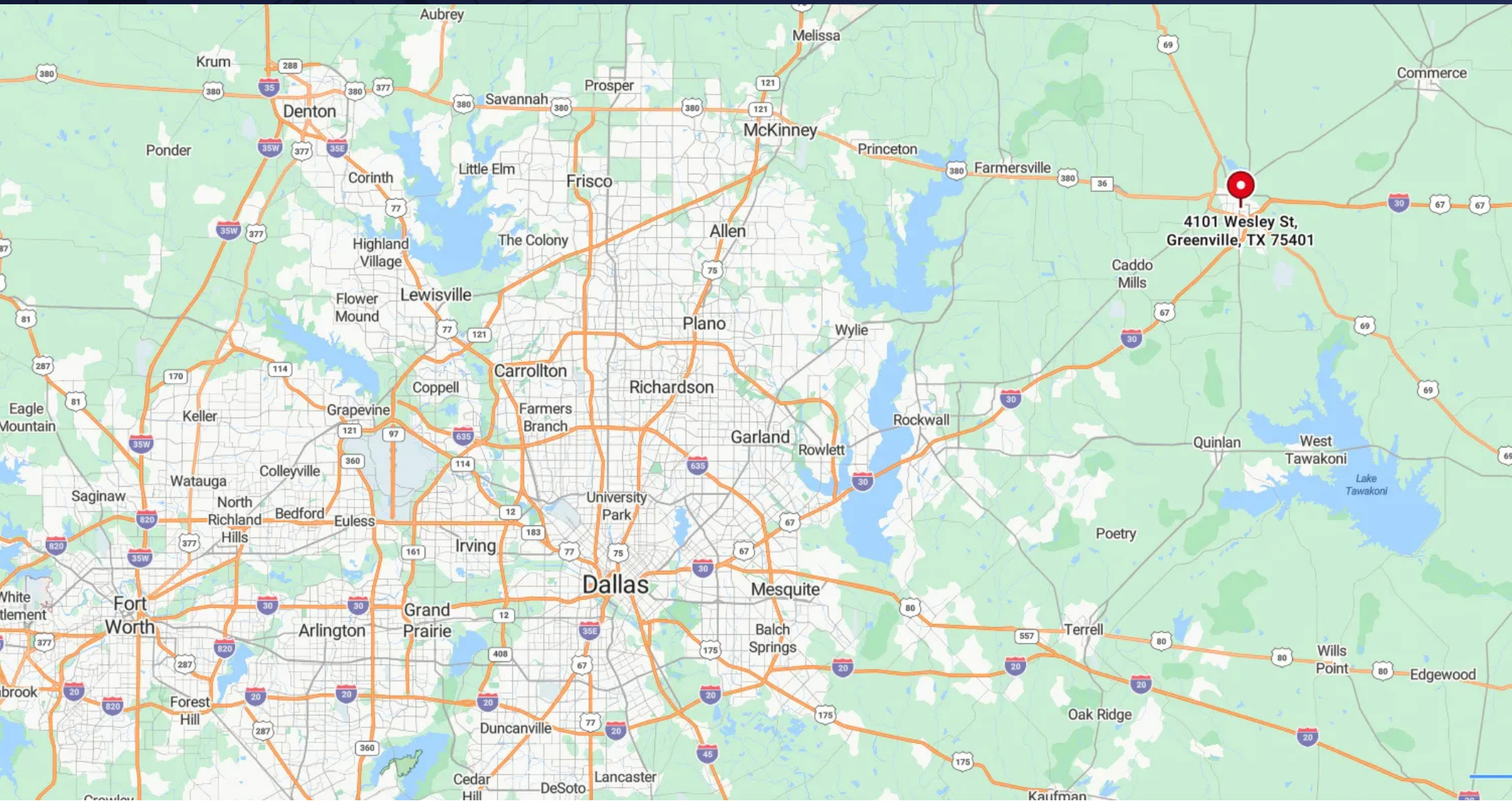
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817.991.5072
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WARREN OLIVER

Associate
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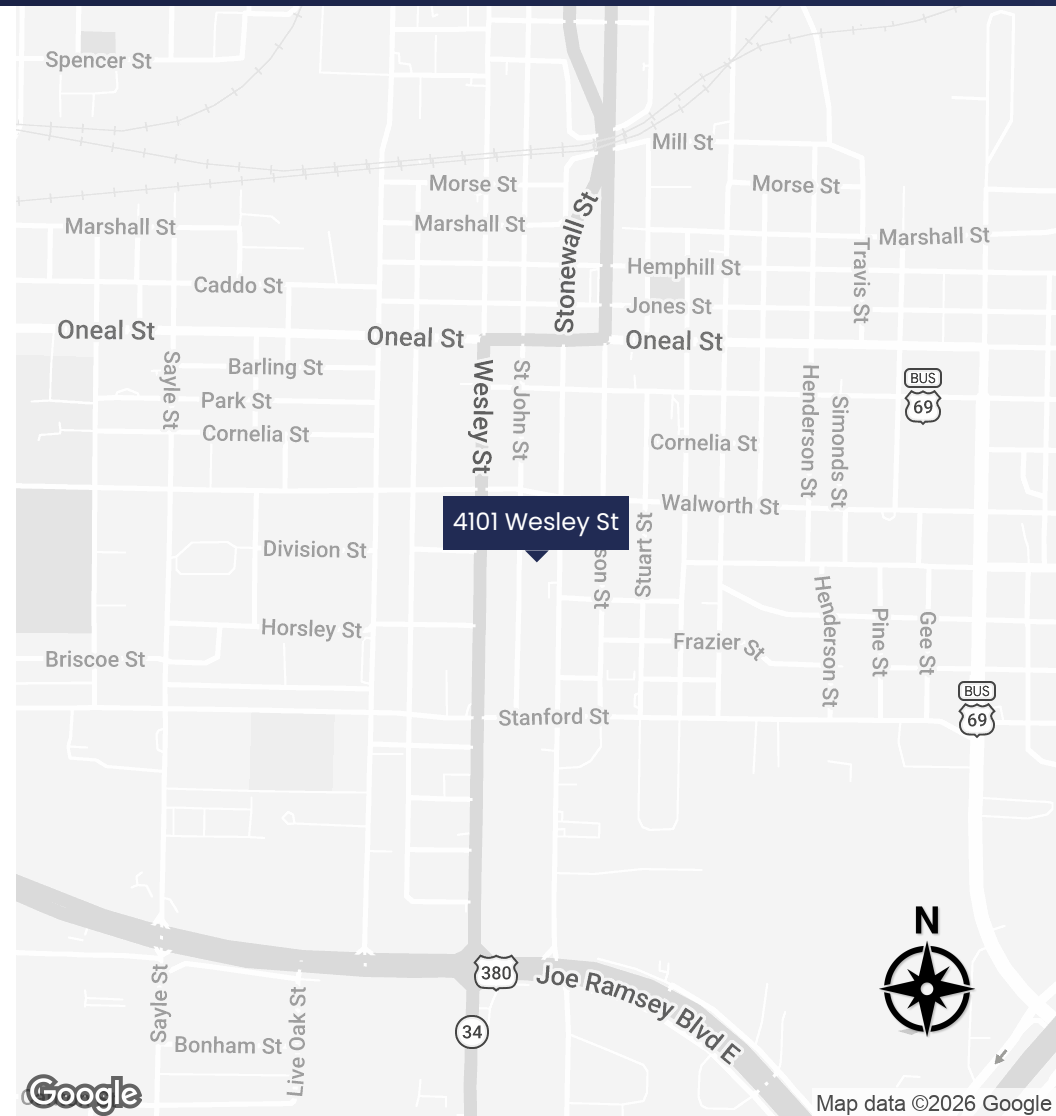
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REGIONAL MAP

4101 WESLEY ST GREENVILLE, TX
OFFICE BUILDING FOR LEASE



DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total population	15,730	26,795	33,691
Median age	37.5	36.4	36.7
Median age (Male)	36.5	35.9	36.2
Median age (Female)	37.8	37.0	37.6
Total households	6,231	10,111	12,575
Total persons per HH	2.5	2.7	2.7
Average HH income	\$67,881	\$75,589	\$78,987
Average house value	\$172,865	\$201,646	\$211,549



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SITE PLAN

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PROPERTY DETAILS & HIGHLIGHTS

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Property Type	Office
Property Subtype	Medical
APN	70794
Building Size	37,108 SF
Lot Size	46,049 SF
Building Class	B
Year Built	1982
Year Last Renovated	2021
Number of Floors	1
Average Floor Size	3,500 SF
Parking Spaces	240
Construction Status	Existing
Roof	Less than 5 years old
Free Standing	Yes
Number of Buildings	1

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- Specialized infrastructure designed for medical practices
- Patient-centered design with a focus on comfort and accessibility
- Responsive management committed to maintaining a healthcare-friendly environment
- Professional Office tenants are welcome (Financial, Attorney, Insurance, etc.)

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LOCATION DESCRIPTION

Certainly! For medical tenants, the property's location in the heart of Greenville, Texas northeast of Dallas/Fort Worth market offers access to a thriving healthcare landscape. The area is in close proximity to medical facilities, hospitals, and specialized healthcare services, providing convenience for patients and staff. Additionally, the property's strategic positioning ensures accessibility for clients and visitors, with ample parking and ease of navigation. With a focus on the healthcare sector, the surrounding area presents an opportunity for medical tenants to establish a prominent presence in a dynamic, well-connected location, fostering growth and community engagement within the healthcare industry.

SITE DESCRIPTION

Class B+ Medical Office Building with over 36,000 SF located on over an 1 AC parcel with an overflow lot if needed for additional parking to the north. This one-story Medical Office Building has an inviting lobby with signage and extra-wide hallways for traffic flow and equipment.

INTERIOR DESCRIPTION

All Second Generation Medical/Office spaces.

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,862 – 5,218 SF

Lease Term:	Negotiable
Lease Rate:	Please call Broker + NNN (\$6.00 SF)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste A	Available	3,835 SF	NNN	Please call Broker	Ideal location up front just as you walk into lobby to the left! Front space with great natural light for the lobby facing the parking lot. See flyer for floor plan.
Ste D	Available	5,218 SF	NNN	Please call Broker	Over 14 Exam Rooms that could be repurposed easily and Two (2) restrooms with lobby!
Ste E	Available	2,862 SF	NNN	Please call Broker	Second-generation medical office space with 12 Rooms and 1 restroom.

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PROPERTY DETAILS

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Lease Rate

PLEASE CALL BROKER

LOCATION INFORMATION

Street Address	4101 Wesley St
City, State, Zip	Greenville, TX 75401
County	Hunt
Market	Dallas / Fort Worth
Sub-market	Greenville
Cross-Streets	Wesley St & Stanford St
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 380/69
Nearest Airport	DFW

BUILDING INFORMATION

Building Size	37,108 SF
Building Class	B
Occupancy %	70.0%
Tenancy	Multiple
Ceiling Height	12 ft
Minimum Ceiling Height	8 ft

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Medical/Office
Lot Size	46,049 SF
APN #	70794
Lot Frontage	255 ft
Lot Depth	2,230 ft
Corner Property	Yes
Traffic Count	7137
Traffic Count Street	Wesley St
Traffic Count Frontage	255
Amenities	Plenty of parking out front with automatic double glass doors into lobby for easy access. Also, the landlord maintains HVAC system.
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	5.0
Number of Parking Spaces	240

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ADDITIONAL PHOTOS

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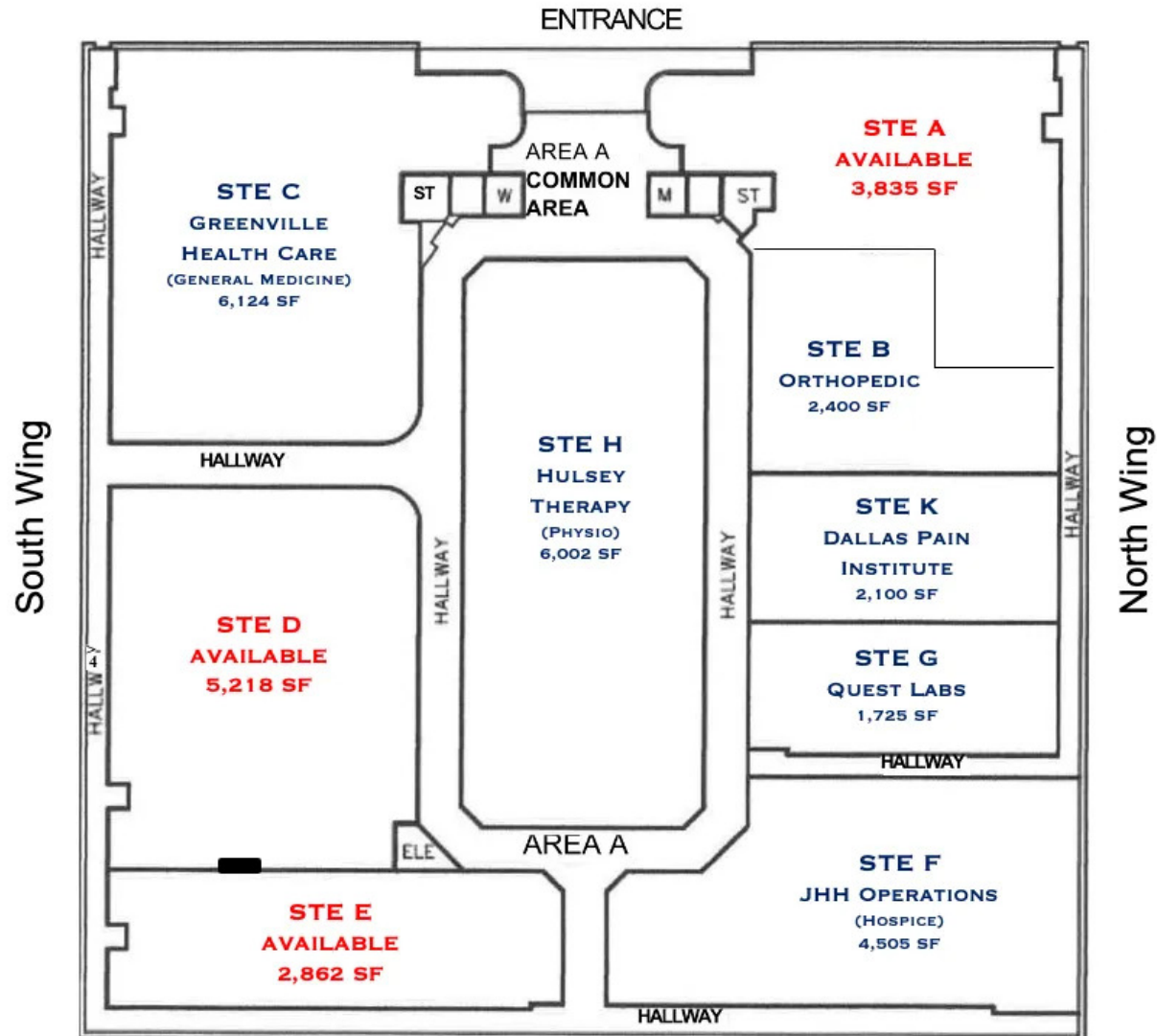
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BUILDING FLOOR PLAN

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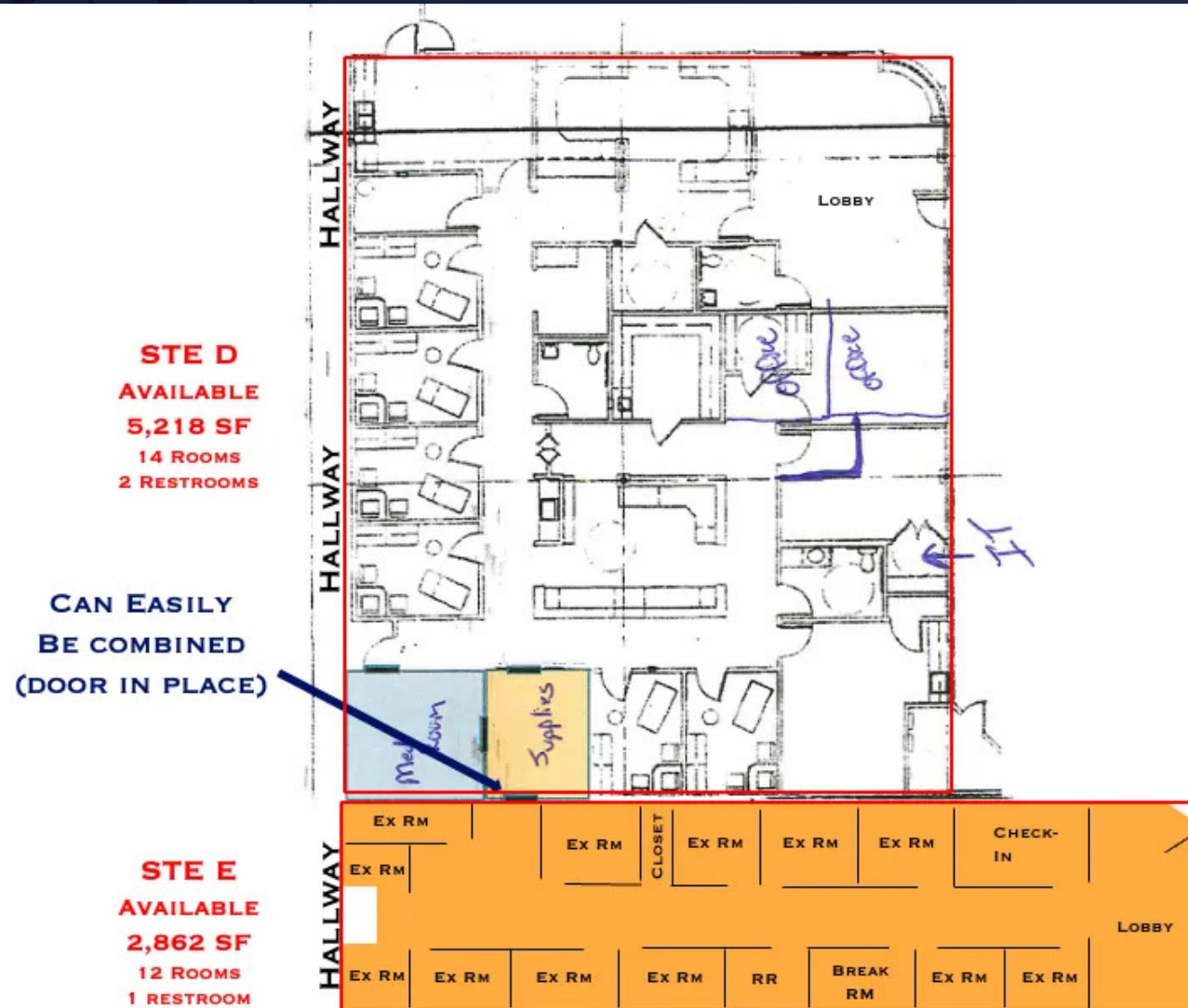


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STE D OR E (CAN BE COMBINED)

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DEMOGRAPHICS MAP & REPORT

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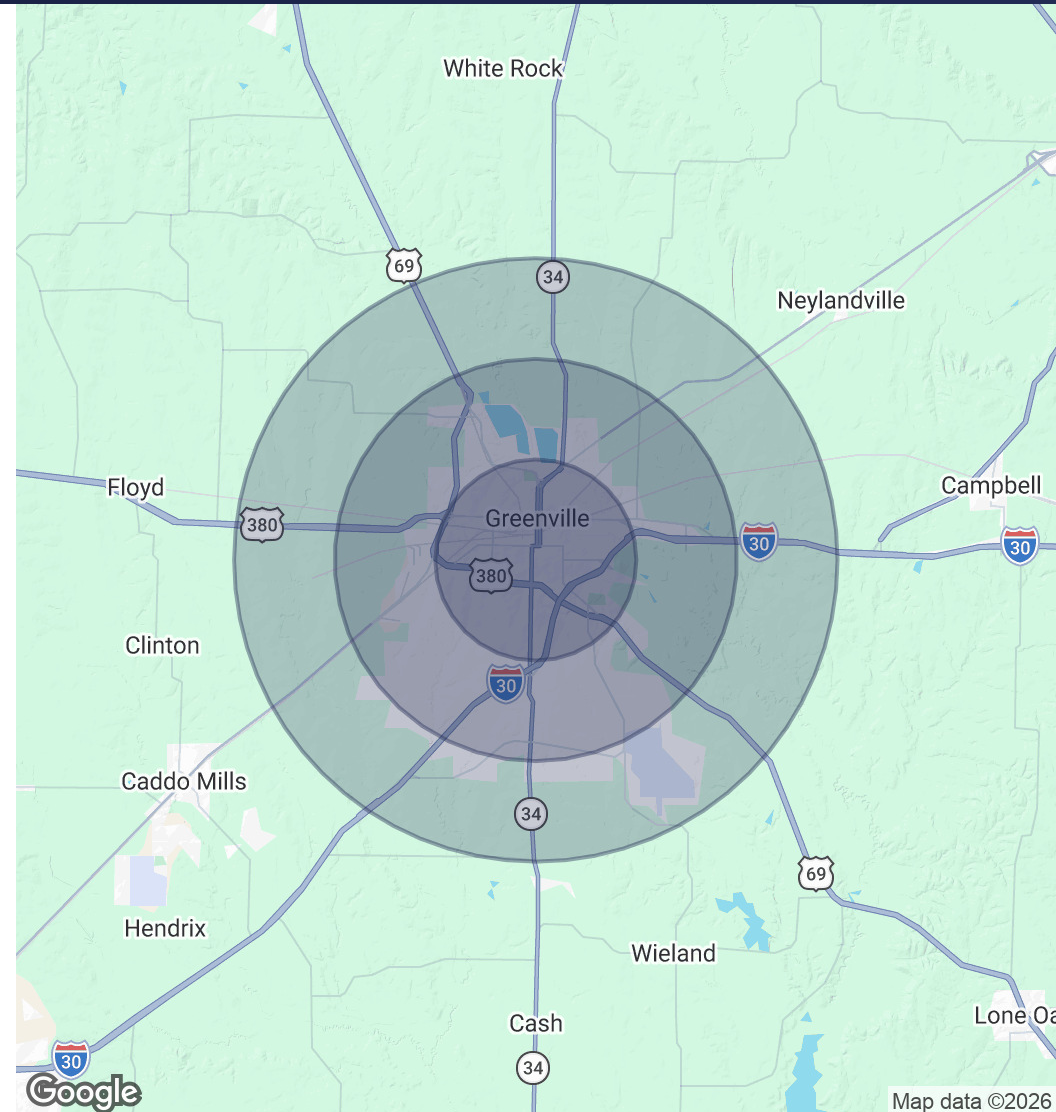
POPULATION	2 MILES	4 MILES	6 MILES
Total Population	15,730	26,795	33,691
Average Age	37.5	36.4	36.7
Average Age (Male)	36.5	35.9	36.2
Average Age (Female)	37.8	37.0	37.6

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	6,231	10,111	12,575
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$67,881	\$75,589	\$78,987
Average House Value	\$172,865	\$201,646	\$211,549

TRAFFIC COUNT

Wesley St & Stanford St	7,137/day
Traffic Count Street	Wesley St
Traffic Count Frontage	255

2023 American Community Survey (ACS)



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IABS & CONTACT INFORMATION



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

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