



PRICE: \$21 SF/YR

701 TRADEWINDS BLVD

Midland, TX 79706

Trey Dennis

Broker

432.236.7500

trey@moriahrealestate.com

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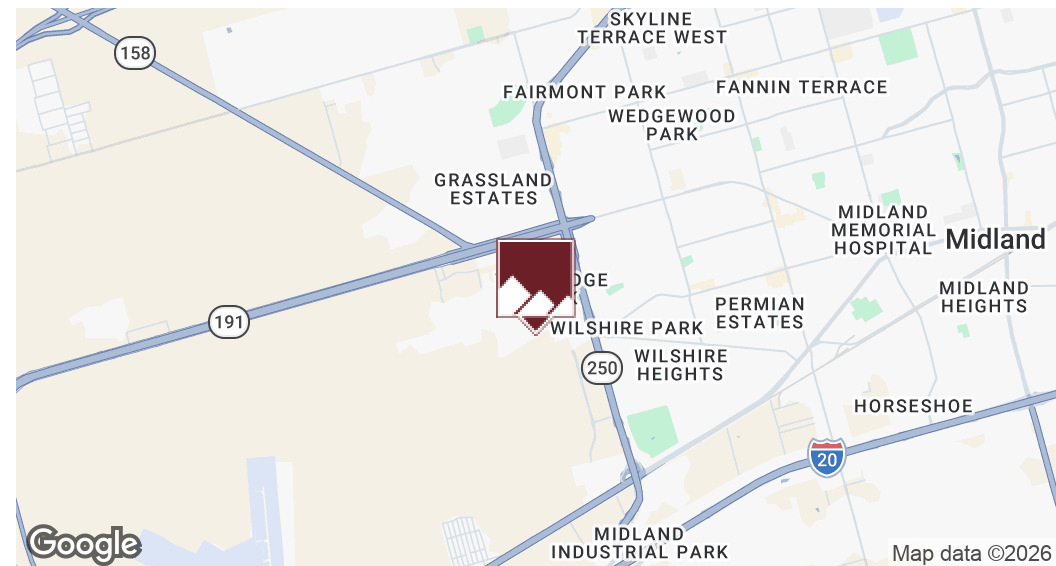


Property Description

Part of a six-property office portfolio totaling nearly 47,500 sq ft, this location offers two available suite: Unit 701A & 701C. The modern layout is versatile and well-suited for a variety of business types. Strategically located and immediately available, this well-maintained building features private offices, conference rooms, full kitchens, high ceilings, ample parking, and large windows that fill the space with natural light.

Property Highlights

- Excellent Visibility & Easy Access for Both Customers & Employees
- Flexible Space Configurations | Monument Signage Available
- Within 1 mile of Astond Stadium, Monumental Ball Park, EOG Resources, Occidental Petroleum, Chevron & Coterra Energy
- Walking Distance to Restaurants, Hotels, Sports Entertainment & Medical Facilities
- *Near future Legacy High School and the Diamondback Energy Athletic Complex



Location Description

Located on Tradewinds Blvd, this office space complex offers near-instant access to Loop 250 and is conveniently positioned just south of TX 191. It sits in the heart of one of Midland's fastest-growing corridors, surrounded by major oil and gas companies, Costco, H-E-B, Sam's Club, restaurants, hotels, and thriving residential neighborhoods.

Offering Summary

Lease Rate:	\$21 SF/yr (NNN)
Available SF:	4,153 SF

Spaces	Lease Rate	Space Size
701A	\$21.00 SF/yr	4,153 SF
701C	\$21.00 SF/yr	4,153 SF

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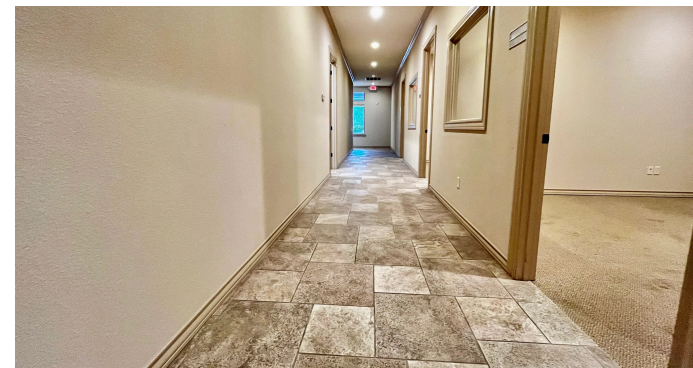
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 **MORIAH**
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701-901 TRADEWINDS BOULEVARD

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