



Honolulu Building

This stunning building features inviting lobbies, an elevator, kitchenettes, & restrooms on each floor, along with beautifully designed office spaces spread across three levels. The offices vary in size, with some offering breathtaking views of downtown. Ideally located, this property provides excellent signage opportunities & is suitable for a diverse range of professional offices, as well as future creative ventures. Your clients will be captivated by the upstairs covered patio. The potential is endless!

For more information, please visit the QR Code below:



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432-222-5075

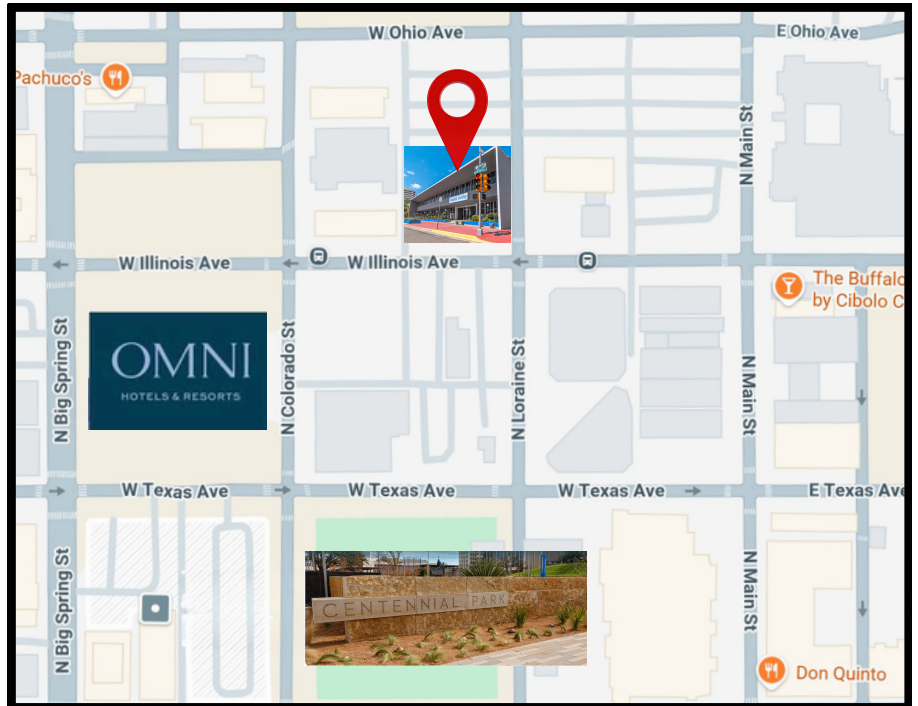


6 Desta Dr STE 1260
Midland, TX 79705

CENTENNIAL PARK



Location, Location, Location!!!



Centennial Parks Vision Statement

Our vision is for Centennial Park to become a “must visit” landmark in Midland and West Texas and, by providing excellent facilities, services and programs, a source of pride and enjoyment for our residents and businesses.

Omni Hotel: Per the City of Midland

- Around 143 guest rooms
- Rooftop pool + spa
- Around 16,000 sq. ft. of meeting and event space, with a 5,000+ sq. ft. ballroom
- Restaurants including Bob's Steak & Chop House
- 800-space parking garage

Bush Convention Center

The Barbara & George H.W. Bush Convention Center is owned by the City of Midland and operated by the Midland Chamber of Commerce. The Convention Center opened in 2019, with Centennial Park following in 2020. Since our opening, we've hosted thousands of events from business meetings, concerts, weddings, to concerts and everything in between.

www.bushconventioncenter.com

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Asset Highlights

- **Building Size:** 24,775 SF
- **Lot Size:** 0.48 Acres
- **Year Built:** 1948
- **Major Renovations:** 2013
- **Occupancy:** 82%
- **Covered Parking:** 26 Spaces
- **Location:** Downtown Midland
- **Elevator:** Yes
- **Construction:** Hurricane-Resistant
- **Roof:** Replaced in 2023
- **HVAC:** Replaced in 2023
- **Additional Revenue:** Oil revenue conveys with the sale

ADDITIONAL UPSIDE

The property is currently 82% occupied, providing an incoming investor with established rental income from day one while still offering the opportunity to increase revenue through lease-up of the remaining available space.

ADDITIONAL OIL REVENUE

A particularly unique component of this offering is the oil revenue associated with the property, which conveys with the sale. This provides an additional income stream beyond traditional tenant rental revenue and further differentiates the property from typical commercial investment opportunities.

The Investment Advantage

An opportunity to acquire a stabilized Downtown Midland asset with existing cash flow, value-add potential, major recent improvements, and an additional revenue stream rarely found in a traditional commercial real estate investment.

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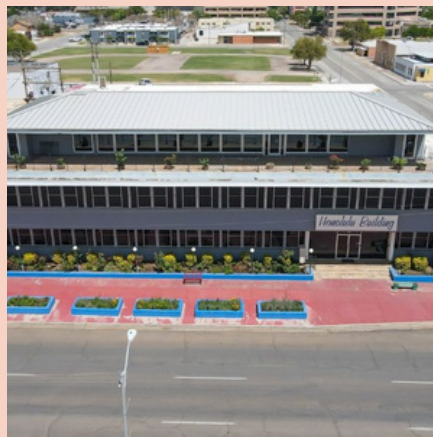


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HISTORY

In 1948, the Honolulu Oil Company was born, courtesy of two businessmen, one from California and the other from Texas. Fast forward a bit, and this hurricane-proof masterpiece, crafted by Florida architects, weathered some stormy seas, including a name merry-go-round and a dance with bankruptcy in 1988. Enter Dr. Sudhi Agrawal and her husband Bhupen in 1992, hoping the city would fall for its prime location. But alas, the city played hard to get with all those redevelopment proposals.

In 2012, Bhupen, the engineer extraordinaire, rolled up his sleeves for a DIY renovation, dreaming of a building as sweet as a "wedding cake." The ambitious overhaul involved park-like vibes and ADA-friendly upgrades for the first and second floors.

With outdated systems and structural puzzles to solve, the journey was no piece of cake. Yet, by 2013, the building emerged as a modern marvel.

Hospice of Midland and Crude Petroleum Transport Company were among the first to set up shop, and the Midland Reporter Telegram gave the building's renaissance its well-deserved spotlight.

The Honolulu Building won the month of May 2025, via Keep Midland Beautiful. You can often find locals taking pictures with family and friends out by the lush flowerbeds.

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