



# For Lease

**27,003 RSF of Class A Office Space**

6001 Deauville Blvd, Midland, TX 79706

HIGH DENSITY, PLUG & PLAY SPACE IN WESTRIDGE PARK

**MORIAH**  
REAL ESTATE COMPANY, LLC

**Wes Gotcher**  
+1 432 682 2510  
wes@moriahgroup.net

**Jeff Cairns**  
+1 512 695 5563  
jeff.cairns@jll.com

**Brandon Clarke**  
+1 832 215 7251  
brandon.clarke@jll.com





## 6001 DEAUVILLE BLVD MIDLAND, TEXAS

### Available Space

Floor 3 South: 27,003 RSF

### Term

7 - 10 years

### Availability

Immediate

### Quoted Rate

\$30.00 NNN

### Operating Expenses

2026 estimated @ \$15.15/RSF

### Parking

3.5 spaces/1000 RSF leased

### Improvements

FF&E available

### LEED Certification

Gold



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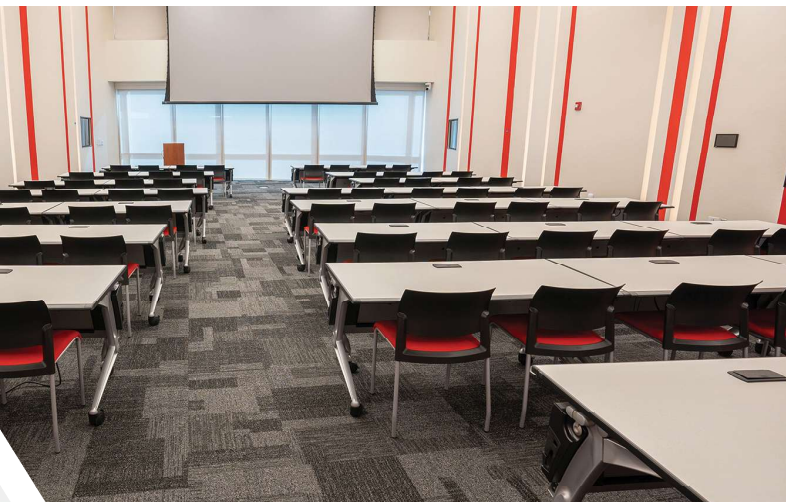
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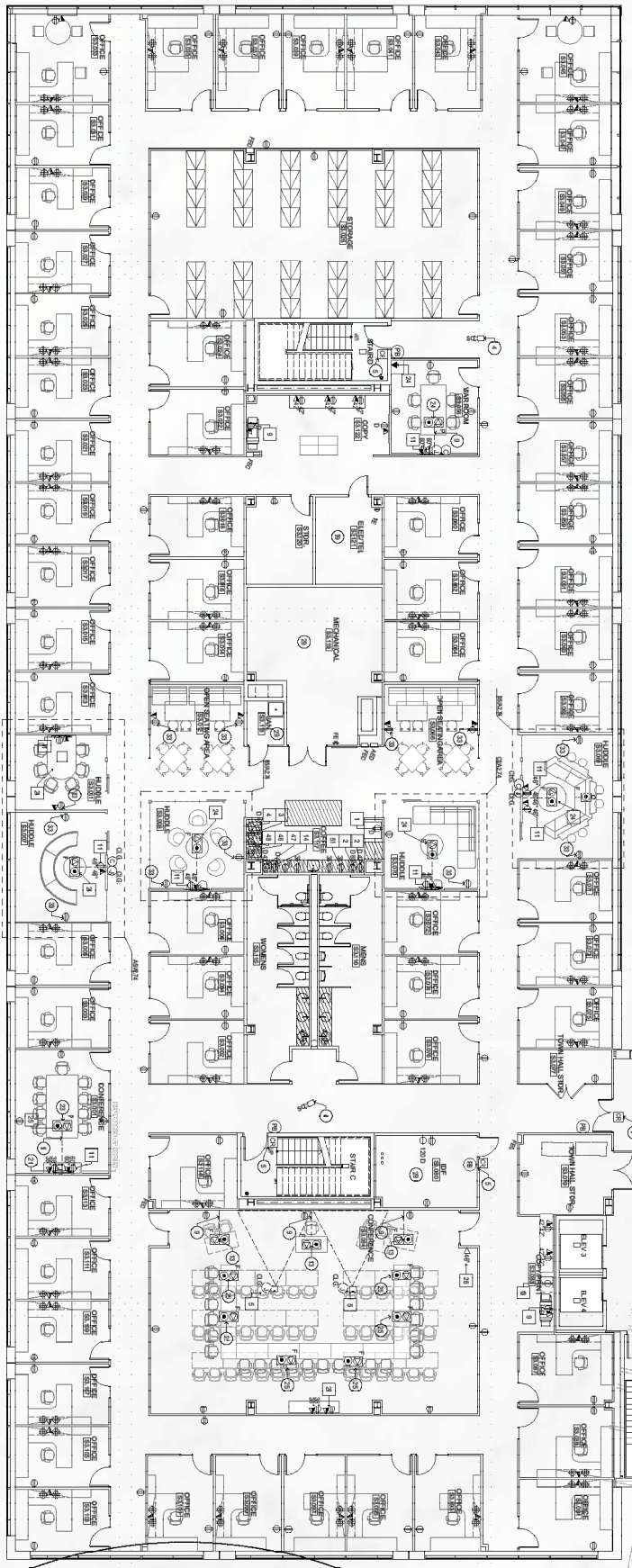
### Space Features/Building Amenities:

- High density and collaborative space with recently constructed finishes
- Large conference center with video-conferencing
- Huddle rooms and collaboration areas throughout
- Fitness center located on the first floor of the North Tower
- Outdoor amenities include basketball court, tennis court, horseshoe pit, outdoor kitchen, large area for meetings or yoga classes, and putting green



### Westridge Park Features:

- Home to some high-profile companies including OXY, Plains All American, Chevron, and EOG Resources
- Over 1,200 hotel rooms
- Midland RockHounds AA Baseball Stadium
- Single-family housing from \$200K to \$1M
- Residence at Midland, a 290-unit apartment project
- Multiple restaurant offerings



Floor 3 South: 27,003 RSF



FOR LEASE  
**CLASS A OFFICE BLDG**

**27,003 RSF**



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