



## OFFICE SUBLEASE OPPORTUNITY



PRICE: \$24.36 SF/YR

# 400 W ILLINOIS AVE | STE 1601

Midland, TX 79701

**Wes Gotcher**

Broker | President  
432.682.2510

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**Stephanie Gauthier**

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## Property Description

Discover an exceptional sublease opportunity in a premium Class A professional office located in the heart of Downtown Midland. This space is ideal for businesses seeking to showcase their professionalism and success in a high-quality workplace environment. The modern buildout features private offices and an open space concept for collaborative work, along with a striking wall of windows, enclosed balcony access, and expansive north-facing views of the Midland skyline.

## Property Highlights

- (12) Private Offices
- Large Conference Room
- Breakroom | Open Space concept for Collaborative workspace
- File/IT/Storage Closet



## Location Description

The available suite is located in Independence Plaza, conveniently positioned at the corner of W. Illinois Avenue and N. Big Spring Street. The building sits just north of Wall Street, a primary east-west thoroughfare in downtown Midland. Within walking distance, you'll find Centennial Park, the Bush Convention Center, numerous dining options, and the Midland County Library.

## Offering Summary

Lease Rate:	\$24.36 SF/yr (MG)
Available SF:	6,663 SF

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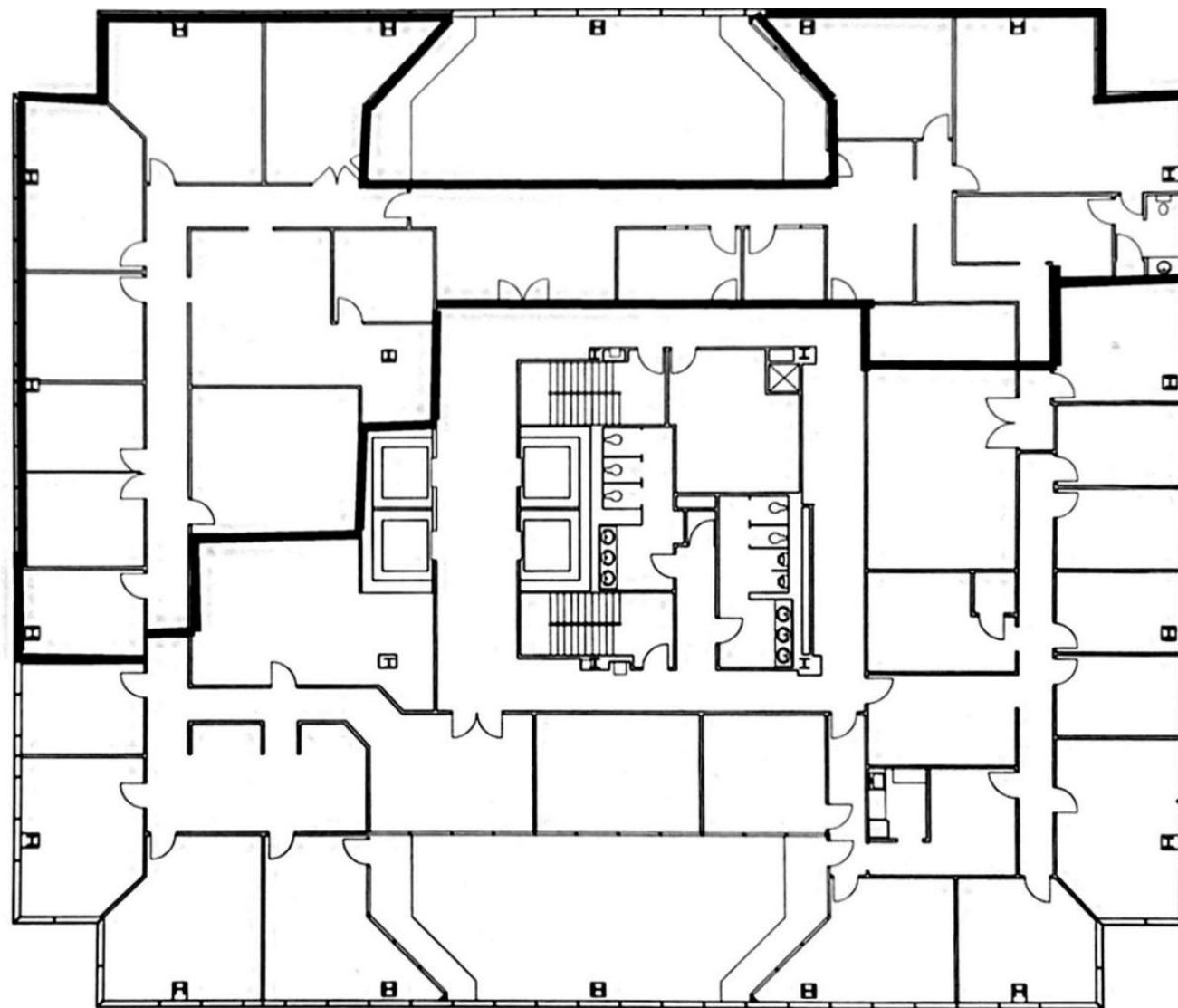
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## Contact Brokers:

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