



PRICE: \$9,100,000

ENERTIA TECH BUILDING

125 West Missouri Avenue | Midland, TX 79701

Wes Gotcher

Broker | President
432.682.2510

wes@moriahgroup.net

John Elphick, CCIM

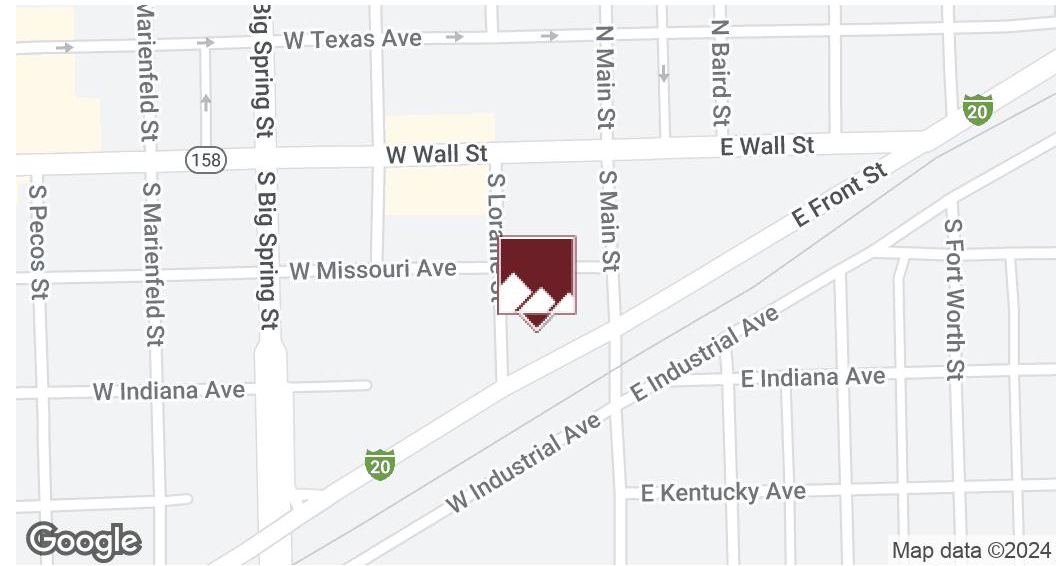
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Property Description

Exquisitely renovated in 2020, this Office Building is nestled in the heart of downtown Midland, Texas. The Enertia Tech Building has a prime location in downtown at the corner of Missouri Avenue and Pecos Street which is within walking distance to the 200-Room DoubleTree Hilton Hotel, Petroleum Club, Centennial Park, The Bush Convention Center, The Midland County Library, and numerous other restaurants and retail shops.

**Due Diligence Material Available - Upon Request*

Location Description

Southwest corner of W. Missouri Ave and S. Pecos Street in Downtown Midland.

Offering Summary

Sale Price:	\$9,100,000
Total Building SF:	89,406 SF
Number of Floors:	4 Floors + Basement
Net Rentable Area:	78,709 SF
Basement/Fitness Center/Storage:	9,180 SF
Lot Size:	1.58 Acres
Zoned C1:	Central Area District (Commercial Use)
Building Renovations:	2014, 2016 & 2020

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Building Name	Enertia Tech Building
Property Type	Office Building
Building Size	89,406 SF
Lot Size	1.58 Acres
Building Class	B
Year Built	1979
Year Last Renovated	2020
Number of Floors	4 + Basement
Average Floor Size	19,600 SF

As you step into the building, a welcoming common reception area on the first floor greets you. Future tenants will find two exclusive, key fob secured elevators that swiftly take them to any floor. Here, future tenants have spacious offices with individual windows that flood the workspace with natural light. Each office boasts its own climate control system, ensuring personalized comfort.

The amenities continue to impress, with complimentary covered parking, unrestricted access to a fully-equipped gym, and well-appointed women's and men's locker rooms complete with showers and dressing areas. For those with specific needs, the floors can be effortlessly configured into individual suites to accommodate diverse business requirements. The building also has controlled access with key fob entry for added convenience and safety.



- Renovated Office Building
- Partitioned Offices
- HVAC Assigned to All Areas
- Heavy 3-Phase Electrical Power
- City Utilities: Fire & Police Power | Water & Sewage
- Conferencing Facility | Breakroom
- Natural Light
- Secured Building | Controlled Access
- Fitness Center | Men's & Women's Locker Rooms
- Amenities: Automatic Blinds, Individual Temp Control in Each Office, Secure Storage, Wi-Fi, Hardwood Floors, Outdoor Seating, Fully carpeted, Shower Facilities, Monument Signage
- Parking Spaces: 103 Surface

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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$9,100,000

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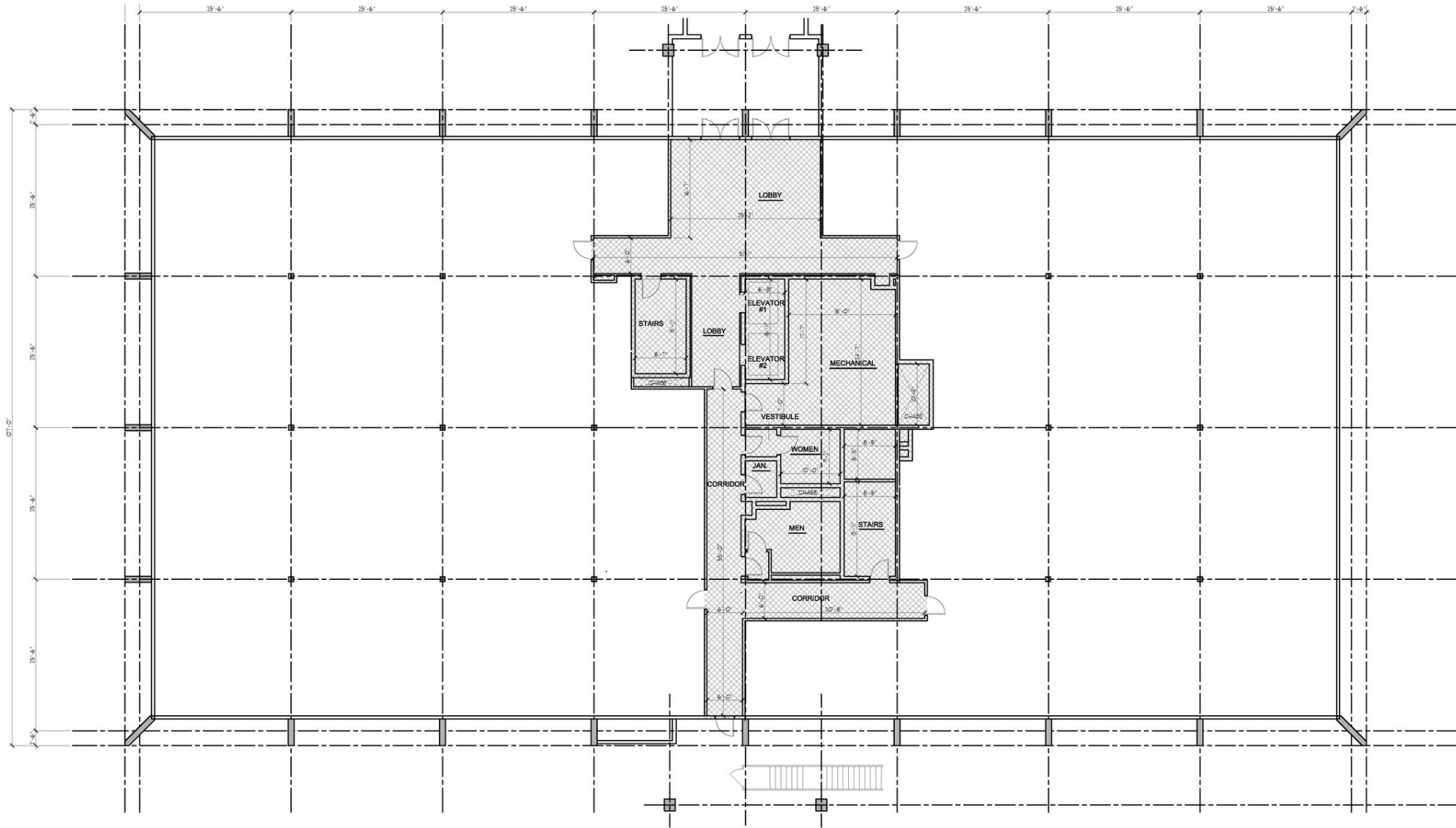
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FLOOR PLAN

1ST



TOTAL 1ST FLOOR AREA: 19,600 SQ. FT.

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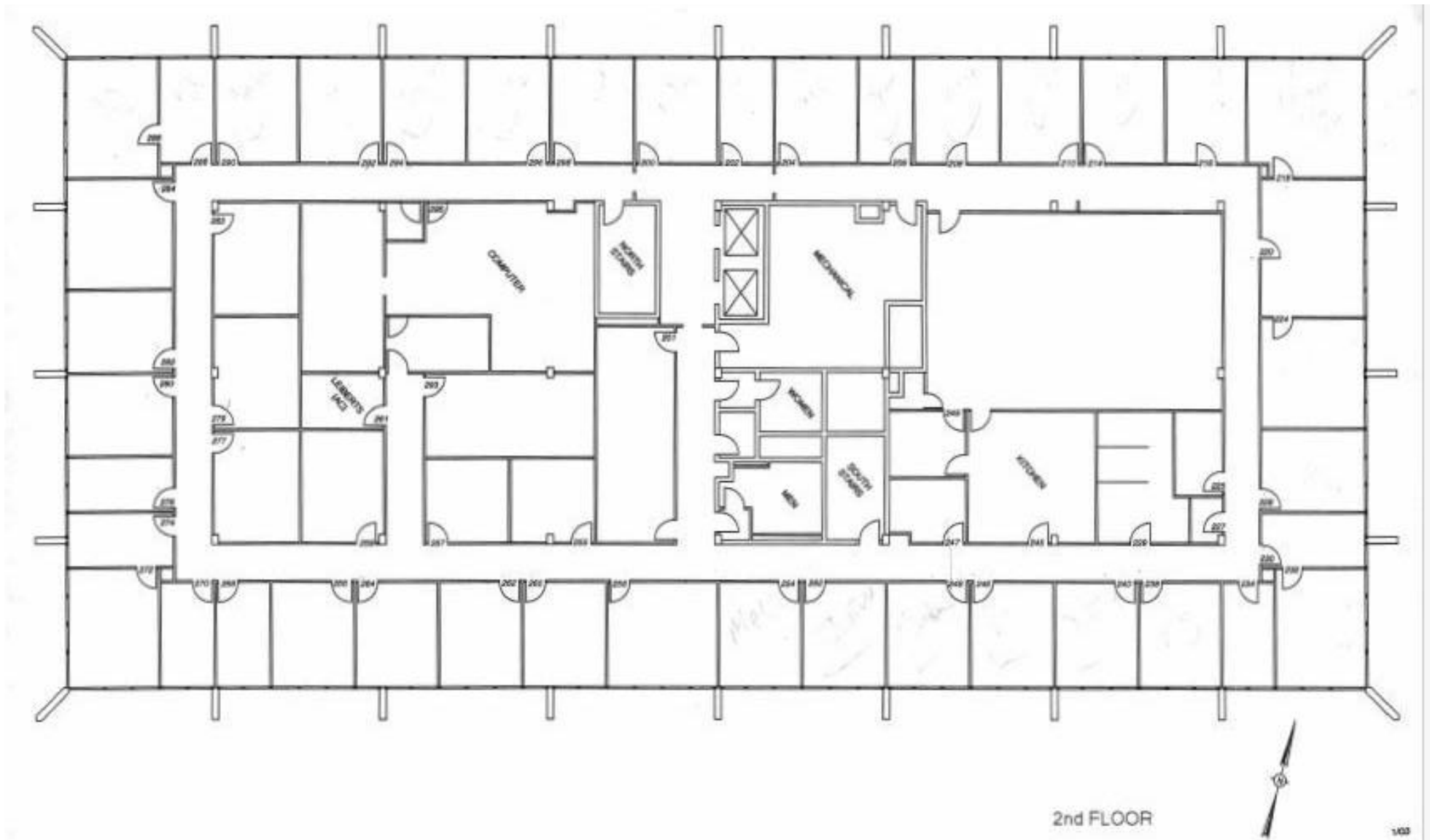
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PRICE: \$9,100,000

FLOOR PLAN

2ND



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FLOOR PLAN

3RD



TOTAL 3RD FLOOR AREA: 19,600 SQ. FT.

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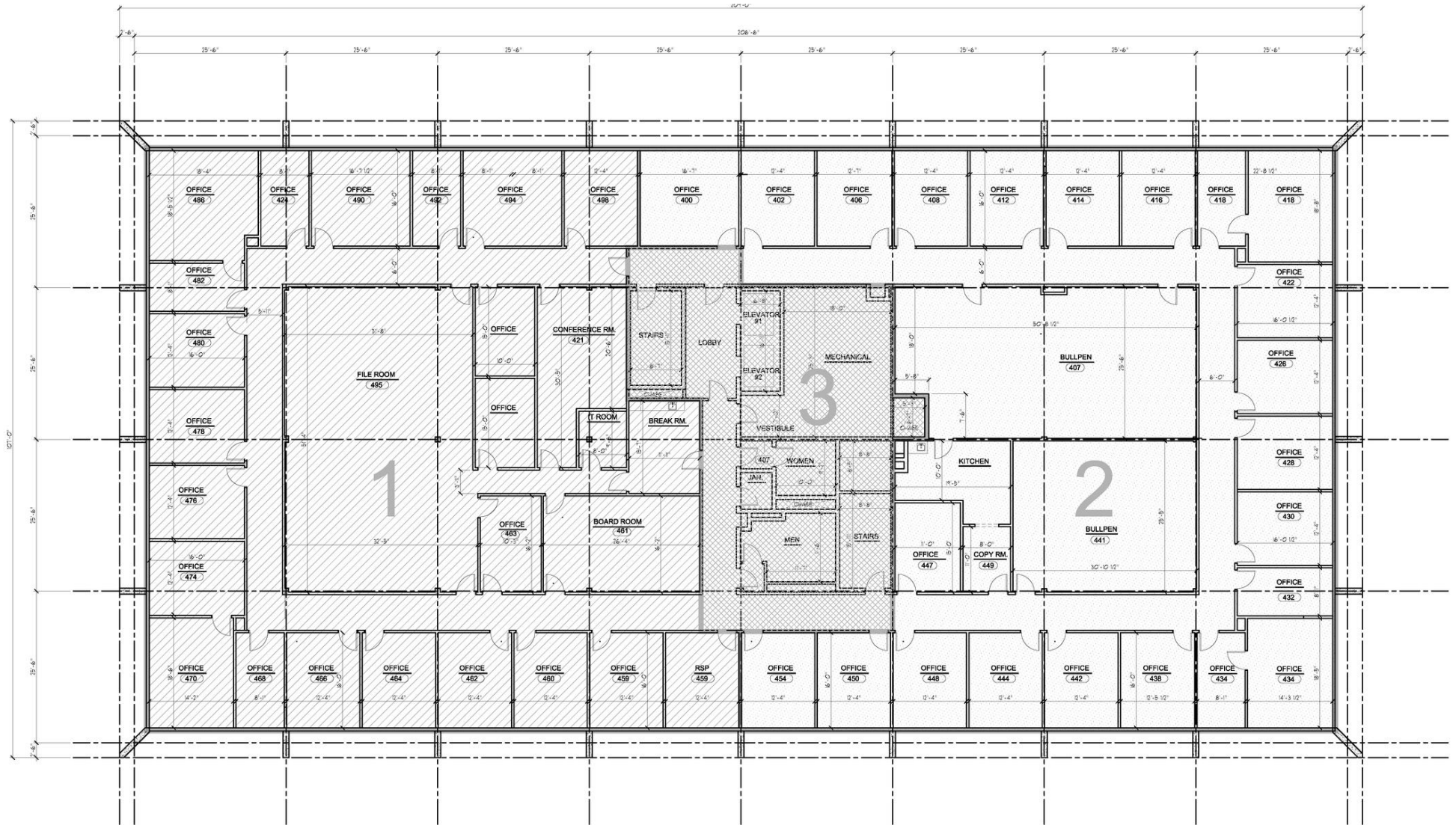
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FLOOR PLAN

4TH



TOTAL 4TH FLOOR AREA: 19,600 SQ. FT.

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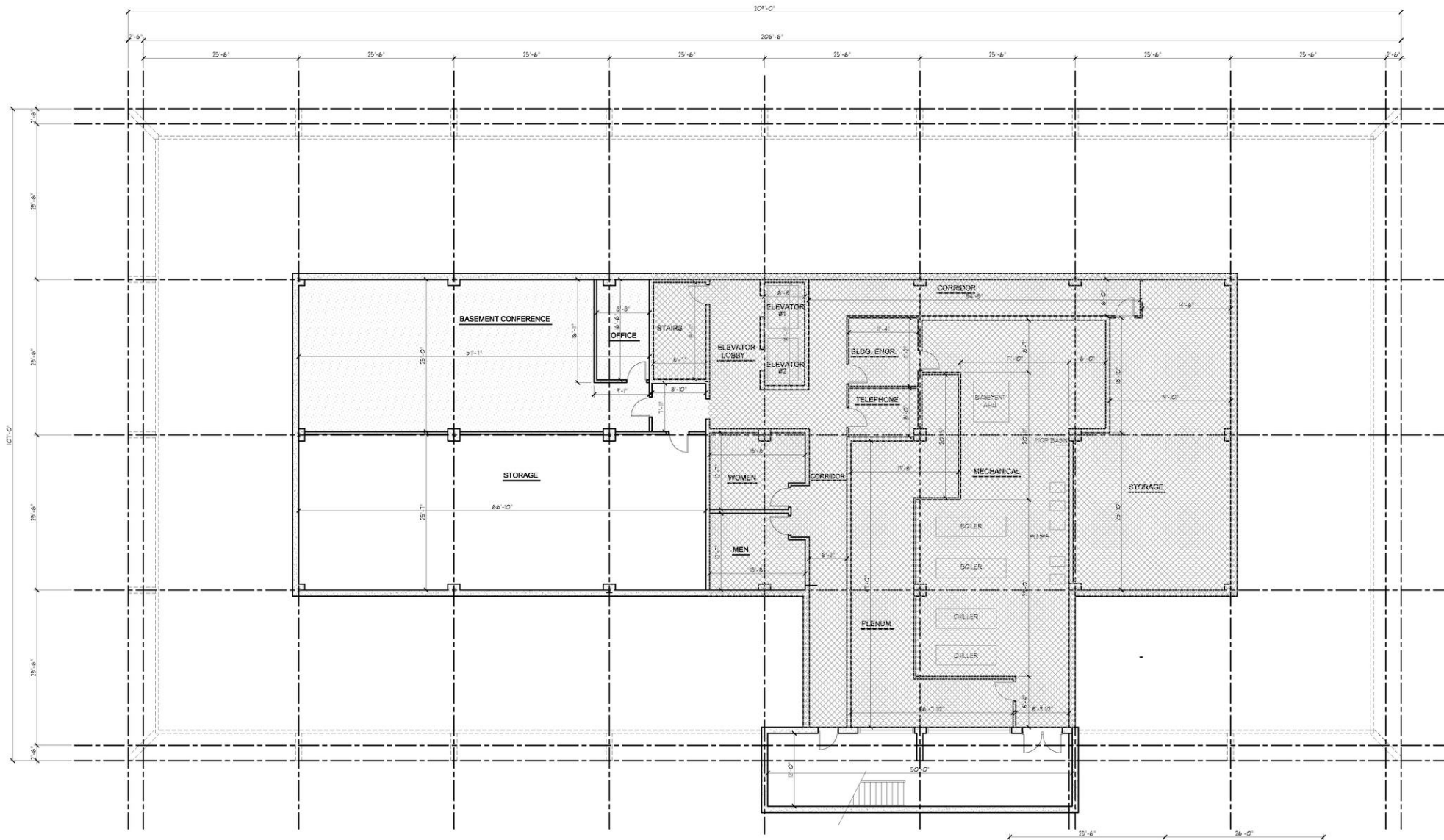
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FLOOR PLAN

BASEMENT



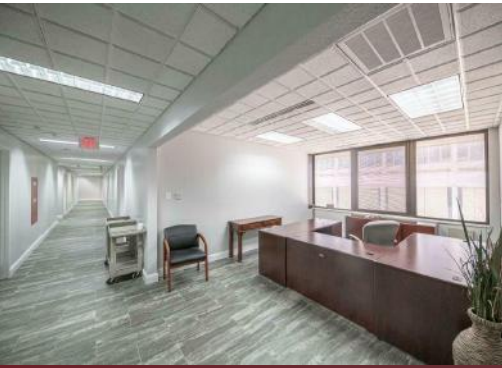
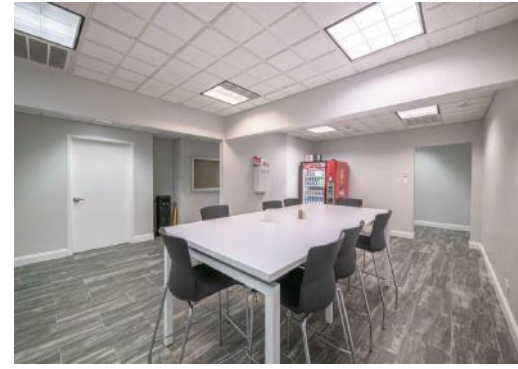
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