RECENTLY COMPLETED CLASS A OFFICE
UNIQUE VALUE-ADD OPPORTUNITY
MASTER-PLANNED, MIXED-USE DEVELOPMENT

CBRE
EXECUTIVE SUMMARY
CBRE, as exclusive advisor, is pleased to present the opportunity to acquire 6001 Deauville (the “Property”), a recently constructed Class A office building exceptionally located in Midland, Texas — the nation’s fastest-growing city. 6001 Deauville is a four-story office building with 213,260 square feet of modern, highly efficient office space and abundant structured parking (3.75 per 1,000 net rentable square feet).

Ideally situated within the mixed-use Westridge Park, 6001 Deauville offers a highly dynamic environment unique to Midland with immediate access to newly developed multi-family and single-family living, hotels, and popular retail, restaurants and entertainment destinations. Westridge Park is the leading destination for blue-chip corporate tenants including Oxy, Chevron, EOG Resources, and Plains All American, among others. The Property also provides direct access to both SH 191 and SH 250, making it easily accessible across the entire Midland market and placing it just 12 minutes from the Midland International Air and Space Port.

6001 Deauville will be fully vacant as of April 2020. As the highest quality availability within one of the tightest office markets in the country, 6001 Deauville is one of the most compelling value-add investment opportunities in the market today.

6001 Deauville, located within the master-planned and mixed-use Westridge development, offers a new office experience in Midland that enhances work-life balance and promotes employee recruitment and retention.

**ASSET PROFILE**

<table>
<thead>
<tr>
<th>Address</th>
<th>6001 Deauville</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Midland, Texas 79706</td>
</tr>
<tr>
<td>Net Rentable Area</td>
<td>213,260 RSF</td>
</tr>
<tr>
<td>Leased</td>
<td>0%</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>Four</td>
</tr>
<tr>
<td>Year Built</td>
<td>2014</td>
</tr>
<tr>
<td>Typical Floor Size</td>
<td>53,315 RSF</td>
</tr>
<tr>
<td>Site Size</td>
<td>11.8 Acres</td>
</tr>
<tr>
<td>Parking/Ratio</td>
<td>800 Total Parking Spaces</td>
</tr>
<tr>
<td></td>
<td>Includes 700 Garage Spaces</td>
</tr>
<tr>
<td></td>
<td>3.75/1,000 RSF</td>
</tr>
</tbody>
</table>
INVESTMENT SUMMARY

RECENTLY COMPLETED, CLASS A OFFICE
High-End Finishes Throughout
Premier On-Site Amenities
Advantageous Building Design
Amenity-Rich, Mixed-Use Environment

UNIQUE VALUE-ADD OPPORTUNITY
Highest-Quality Availability in the Market
Demand for Space Far Exceeds Supply
Below Replacement Cost

WORLD-CLASS WESTRIDGE LOCATION
Coveted Corporate Address
Strong Office Market Fundamentals
Dynamic Live-Work-Play Environment
Best-in-Class Amenities & Residential Communities

MIDLAND, TEXAS MARKET
Central Business District for the Permian Basin
Tightest Office Market in the Nation
Nation-Leading Job & Population Growth
6001 Deauville presents users with a recently constructed, best-in-class experience that is highly unique for the market.
**UNIQUE, VALUE-ADD OPPORTUNITY**

**Highest-Quality Availability in the Marketplace**
Only Availability in a Building Less Than 35 Years of Age

**Demand for Space Far Exceeds Supply**
Class A Space is 99.7% Leased
Overall Midland Market 97.1% Leased

**Below Replacement Cost**
Construction Costs for New Class A Development in Midland Exceed $350 PSF

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**6001 Deauville** offers investors the opportunity to take advantage of one of the strongest office markets in the country.
PREMIER WESTRIDGE LOCATION

**Coveted Corporate Location**
Progressive Business Community with Superior Regional Accessibility
Primary Destination for Corporate Developments
New Master-Planned, Single-Family Neighborhoods & Multifamily Offerings
Direct Access to Decision Makers and Young Professionals

**Westridge** is one of the first walkable neighborhood developments across West Texas, offering new office, residential and retail space that is highly sought after by young professionals.

**MIDLAND OFFICE MARKET HIGHLIGHTS**

<table>
<thead>
<tr>
<th>MSF</th>
<th>Overall Leased (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.9</td>
<td>97.1%</td>
</tr>
</tbody>
</table>

**MIDLAND OFFICE MARKET HIGHLIGHTS**

**SUPERIOR OFFICE MARKET FUNDAMENTALS**

- Concentration of Newer Vintage Properties with Modern Efficiencies & Amenities
- Market Leader in Terms of Occupancy, Leasing Demand & Rents

**OCCUPANCY & RENT TRENDS**

Source: CoStar
Includes owner occupied buildings

EXECUTIVE SUMMARY

- % Leased
- Average Rents


$0.00  $5.00  $10.00  $15.00  $20.00  $25.00

50%  60%  70%  80%  90%  100%

50%  60%  70%  80%  90%  100%
Midland is one of the primary markets for both population and job growth – a trend that should continue given the market’s importance to U.S. long-term oil and gas production.
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For additional information regarding this opportunity, please visit the property website at cbre-6001deauvilleblvd.com.