

6001

# DEAUVILLE BOULEVARD

MIDLAND, TEXAS

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

**CBRE**  
**EXECUTIVE SUMMARY**

# THE OPPORTUNITY

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.

## ASSET PROFILE

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



**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.

## 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

## BEST-IN-CLASS OFFICE CAMPUS



### Market-Leading Asset Quality

Modern Design with True Class A Finishes  
Large, Efficient Floor Plates  
Easily Accommodates Tenants of All Sizes  
Abundant Garage Parking (Overall Ratio 3.75/1,000 RSF)



### Exclusive Business Address

Highly-Coveted Westridge Park Location  
Superior Construction & Exceptional Drive-up Appeal  
Natural Light Filled Lobby with Functional Design

## SUPERIOR ACCESSIBILITY



### Exceptional Ingress/Egress

Direct Access to SH 191 & SH 250  
**12 Minutes West** of the CBD  
**15 Minutes** Southwest of Claydesta  
**25 Minutes** Northeast of Odessa, TX



**12 Minutes** East of Midland International Air & Space Port  
**14 Minutes** West of the Midland Airpark

**6001 Deauville** presents users with a recently constructed, best-in-class experience that is highly unique for the market.

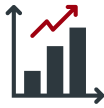


## UNIQUE, VALUE-ADD OPPORTUNITY



### 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



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





MIDLAND AIRPARK

CLAYDESTA

BECKLAND TERRACE

CBD

WILSHIRE SHOPPING CENTER

TRINITY TOWERS MANOR

WESTRIDGE PARK

158 TEXAS

WESTCLIFF

BEL-AIR



H-E-B



GRANDE COMMUNICATIONS STADIUM

250

250

GRASSLAND ESTATES

VOLCANO SUSHI AND ASIAN FUSION



Westridge Blvd



191

Catalina



TILTED KILT PUB AND EATERY

Tradewinds Blvd

ALDERSON EUROPEAN MOTORS



NOLAN RYAN PARK

BARBARA B. YARBROUGH ELEMENTARY SCHOOL

SPRINGHILL SUITES BY MARRIOTT MIDLAND ODESSA

Griffith Dr

6001

DEAUVILLE BOULEVARD

Deauville Blvd

KENT KWIK CONVENIENT STORE

Avalon Drive

CHEVRON MIDCONTINENT HEAD-QUARTERS CAMPUS

## 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

**8.9**  
MSF  
Office  
Inventory

**97.1%**  
Overall  
Leased

**99.7%**  
CLASS A  
LEASED

## MIDLAND OFFICE MARKET HIGHLIGHTS



**SUPERIOR**  
OFFICE MARKET  
FUNDAMENTALS



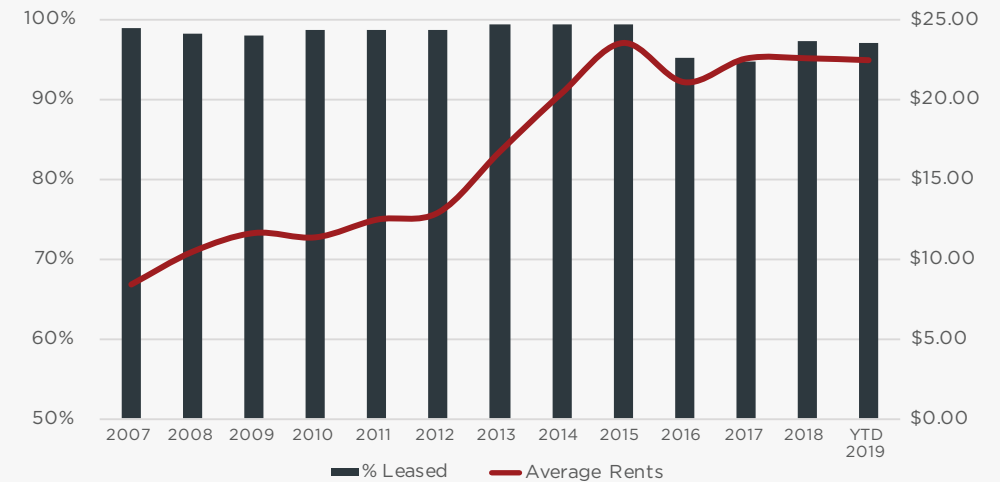
**CONCENTRATION**  
OF **NEWER VINTAGE**  
**PROPERTIES**  
WITH **MODERN**  
**EFFICIENCIES &**  
**AMENITIES**



**MARKET LEADER**  
IN TERMS OF  
OCCUPANCY,  
LEASING DEMAND &  
RENTS



## OCCUPANCY & RENT TRENDS



Source: CoStar  
 Includes owner occupied buildings

## MIDLAND, TX: DYNAMIC U.S. MARKETPLACE



### PRIMARY BUSINESS DISTRICT FOR THE PERMIAN BASIN

Leading Oil Production in the Entire U.S.



### TIGHT LABOR MARKET

2.1% Unemployment Rate



### PRO-BUSINESS ENVIRONMENT

Low Costs of Living and Doing Business



### #1 FOR JOB GROWTH

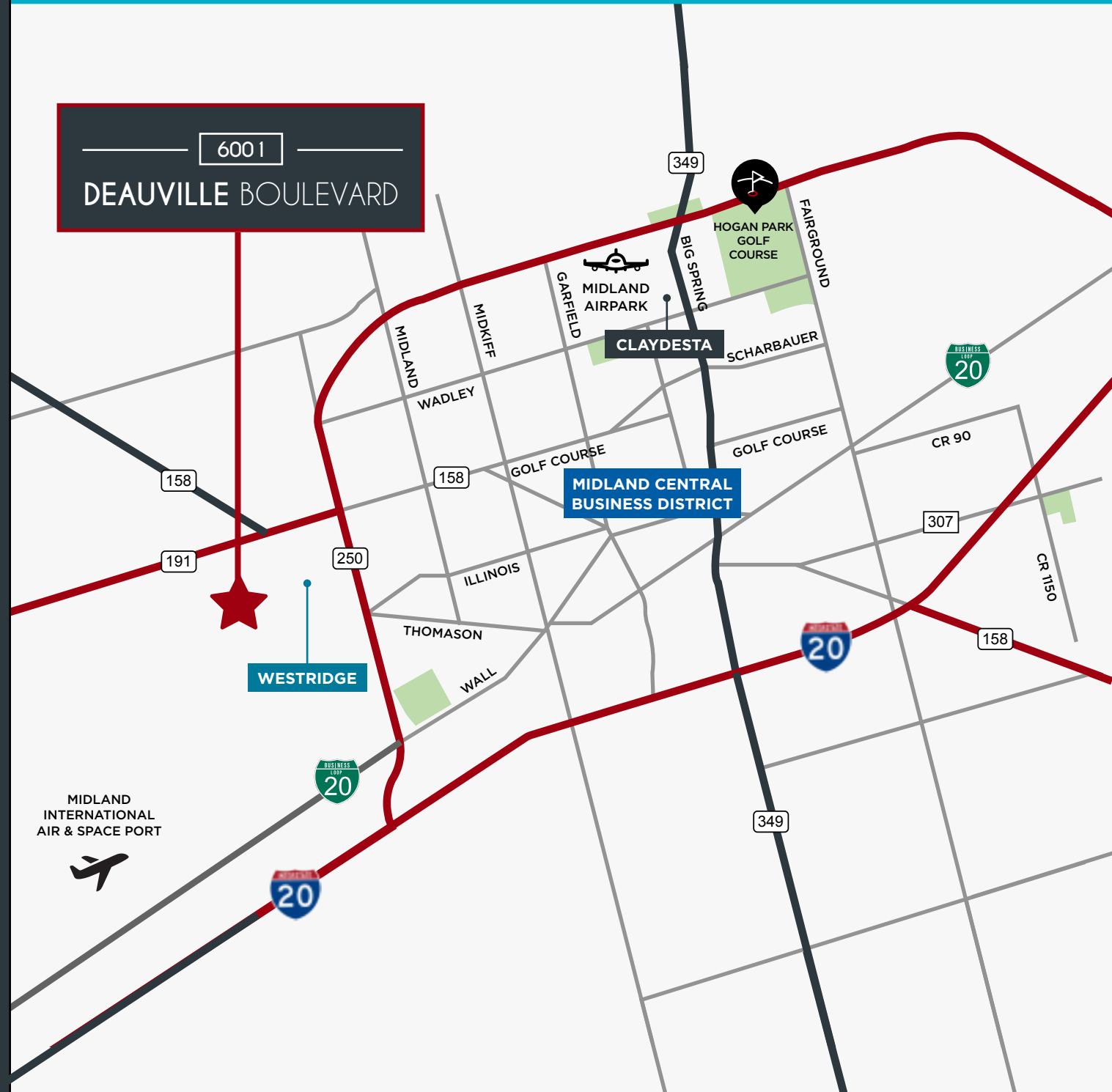
Annual Employment Increase of 12%



### #1 FOR POPULATION GROWTH

4.3% Annual Growth Rate

**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.





6001

# DEAUVILLE BOULEVARD

MIDLAND, TEXAS

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For additional information regarding this opportunity, please visit the property website at  
[cbre-6001deauvilleblvd.com](http://cbre-6001deauvilleblvd.com).

# CBRE

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