

PRICE: \$23.50 SF/YR

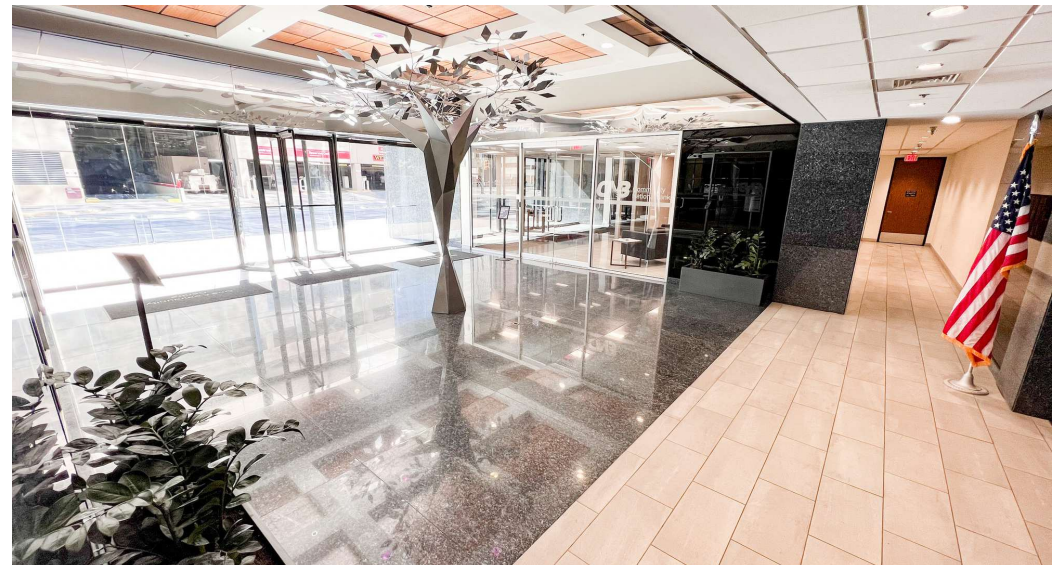
AVAILABLE SUITES FOR LEASE AT ONE COMMUNITY CENTRE
500 W Illinois Ave, Midland, TX 79701

John Elphick, CCIM
Broker
432.682.2510
john@moriahrealestate.com

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Property Description

This elegant black glass and granite office building is located in the heart of Midland's Central Business District, making it a standout landmark in the downtown skyline. The 13-story, Class A, multi-tenant office tower boasts 182,062 square feet of prime office space and includes an 8-story parking garage situated on a 0.96-acre lot. Originally built in 1984, the building underwent a comprehensive renovation in 2019, enhancing both its mechanical systems and aesthetic design. With its modern upgrades, it now offers a sophisticated and efficient environment for tenants. A staple in Midland's business community, this iconic tower is not just a building, but a symbol of the city's growth and development.

Property Highlights

- Recent Building Updates to Common Areas, HVAC, Roof & Elevators.
- Functional Floor Plates for Small or Medium Sized Tenants
- Sprinklered
- Onsite Parking Garage
- *Professionally Managed by Transwestern*

Location Description

Office suites are available within the One Community Centre Building, located at the intersection of Illinois Avenue and Marienfeld Street. This prime location sits just north of the Fasken Center and Wells Fargo, and to the east of the ConocoPhillips campus. The building is conveniently within walking distance of the Petroleum Club, Centennial Park, the Bush Convention Center, and a variety of downtown restaurants and retail shops.

** Suites 100 & 900 Available 1/1/2026*

Spaces	Lease Rate	Space Size
Suite 100	\$23.50 SF/yr	3,500 - 14,424 SF
Suite 290	\$23.50 SF/yr	2,982 SF
Suite 725	\$23.50 SF/yr	3,921 SF
Suite 900	\$23.50 SF/yr	3,500 - 14,424 SF

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MORIAH
BROKERAGE SERVICES, LLC

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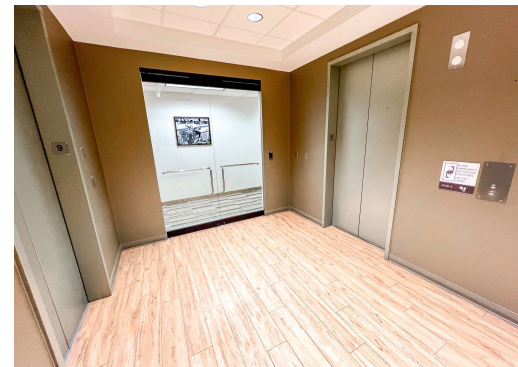
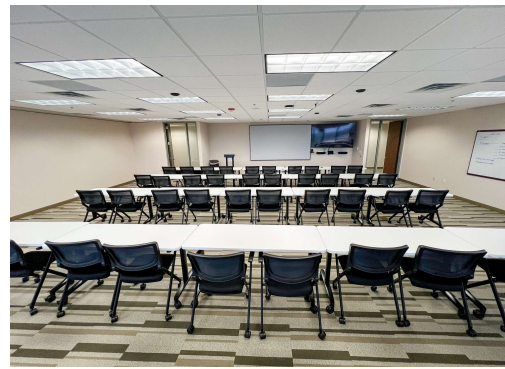
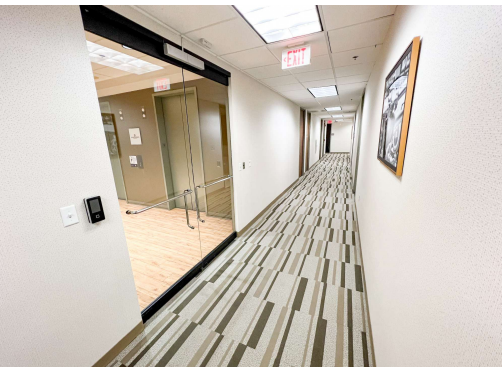
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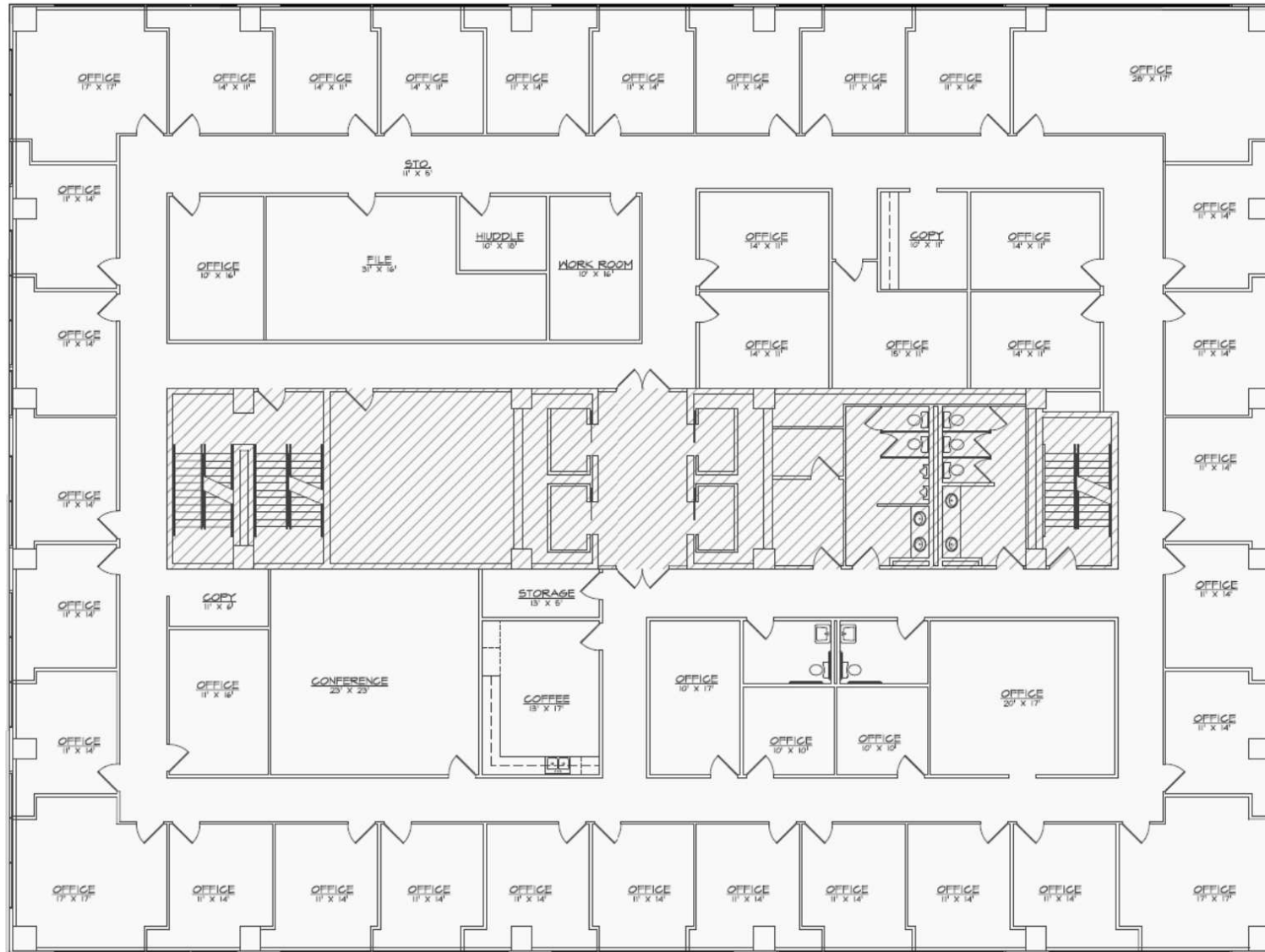
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SUITE 100 | 14,424 SF

FLOOR PLAN



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PRICE: \$23.50 SF/YR

SUITE 725 | 2,982 SF

FLOOR PLAN



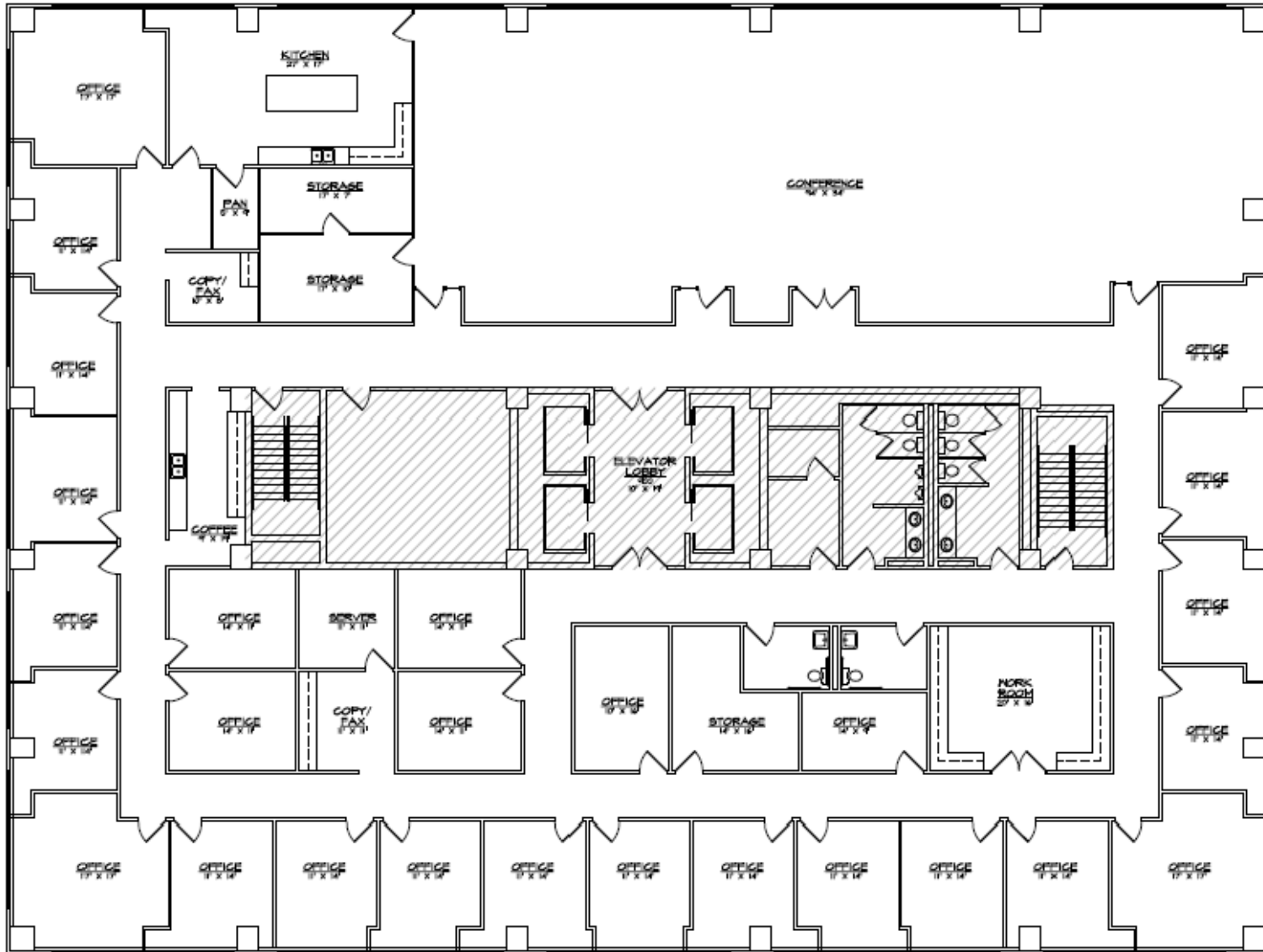
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SUITE 900 | 14,424 SF

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