



PRICE: \$28.00 SF/YR

VINEYARD OFFICE COMPLEX | BUILDING 3, SUITE 1N

6301 Holiday Hill Rd, Midland, TX 79707

Wes Gotcher

Broker | President
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Trey Dennis

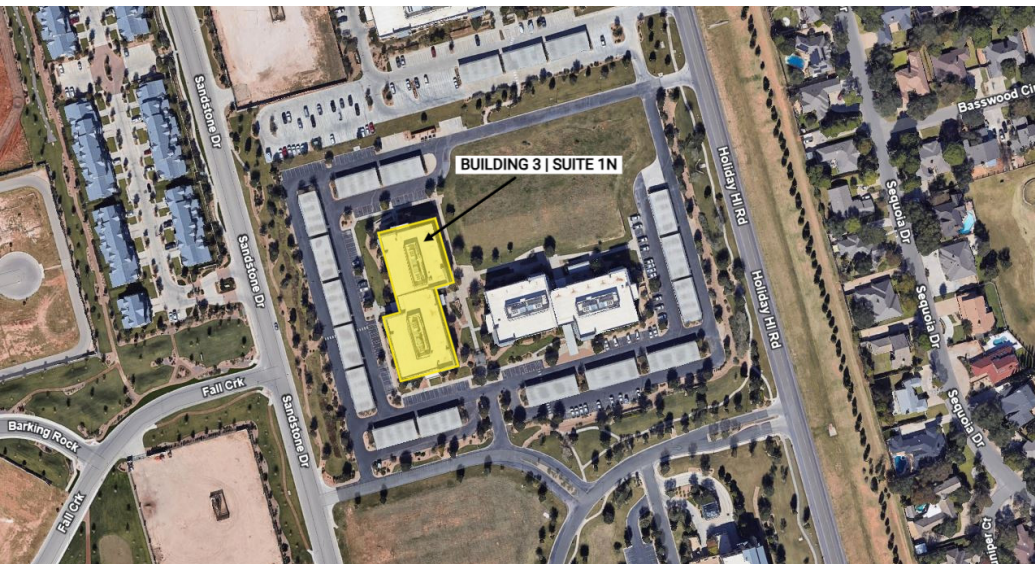
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Property Description

Turn-Key Office Suite Available in Building 3 at Vineyard Office Park! This thoughtfully designed complex includes three Class A office buildings totaling 247,000 square feet, plus a 58,685-square-foot cast-in-place underground parking garage. Strategically located in Midland, TX, Vineyard Office Park is home to a diverse range of businesses, including Fasken Oil and Ranch, the park's developer. Set in a scenic, well-landscaped environment with inviting courtyards, the park offers flexible office solutions ideal for a growing or established business. On-site amenities such as Bistro, Bites at The Vineyard and a fully equipped fitness center provide added convenience—helping tenants stay energized and productive throughout the day.

Location Description

Positioned in one of Midland's most desirable commercial corridors, this property within The Vineyard Office Park offers unmatched visibility, accessibility, and connectivity. Ideally located just minutes from Loop 250, Wadley Avenue, and Midkiff Road, tenants benefit from seamless access to all areas of Midland and the broader region. Surrounded by established residential communities, highly rated schools, and vibrant retail hubs, this location is perfectly suited for businesses looking to attract both local customers and regional clients. Whether you're focused on convenience, exposure, or growth, this premier setting checks all the boxes.

Property Highlights

- Outstanding Location | Modern Building & Amenities | Fully Furnished Suite | Manicured Landscape
- Parking: Covered & Underground Parking Garage
- **Building Extras:** Bites at the Vineyard (The staff at Bites also provides excellent catering for businesses and other events) | Fitness Center (on-site fitness center open daily from 5:00 a.m. – 10:00 p.m.)

Available Spaces	Lease Rate	Estimated NNN	Space Size
Suite 1N 6301 Holiday Hill Rd	\$28.00 SF/yr	\$18.00/SF	5,600 SF

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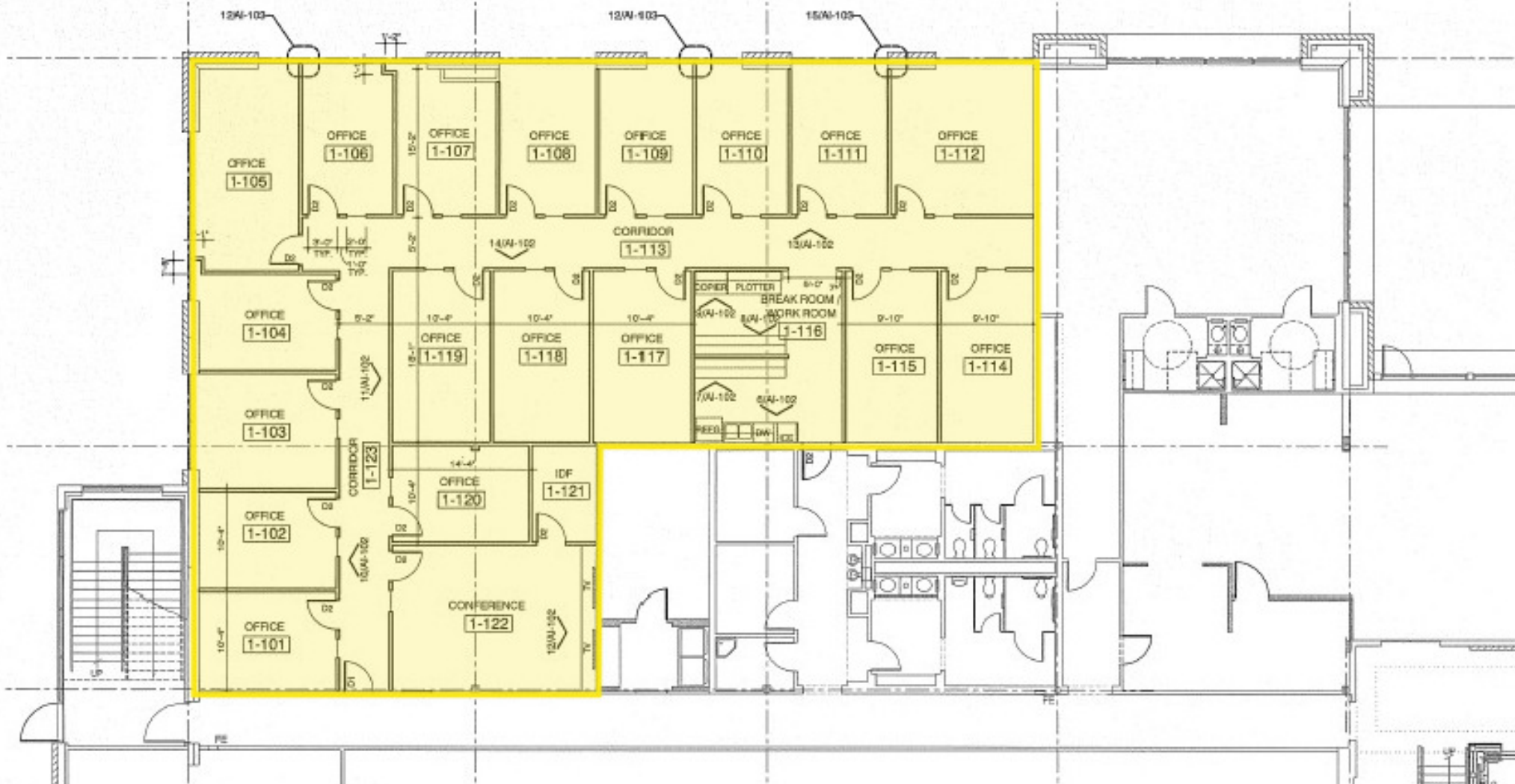
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BUILDING 3 | SUITE 1N | FLOOR PLAN



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