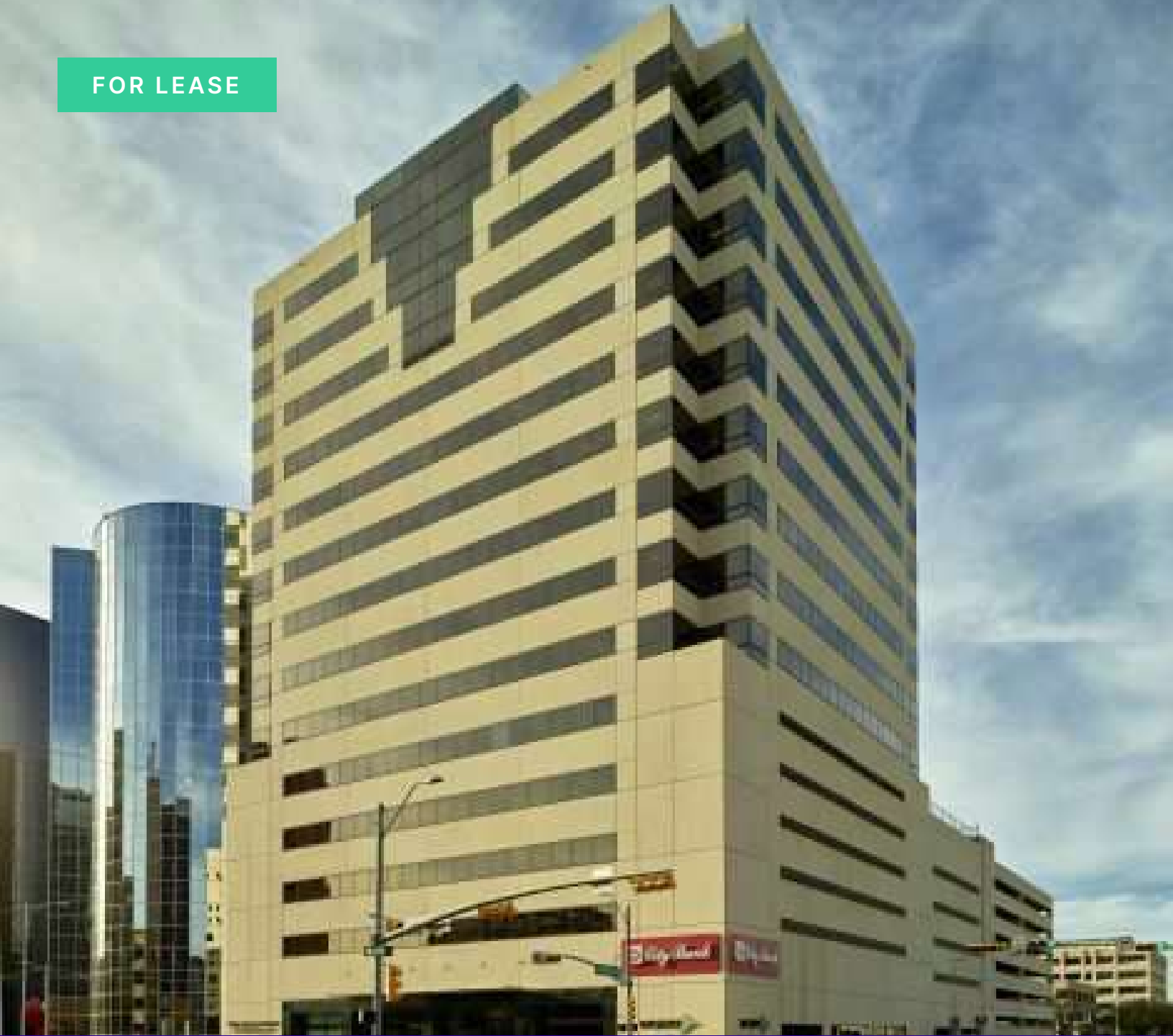


FOR LEASE



400 W. Illinois, Suite 1070, Midland, TX 79701

INDEPENDENCE PLAZA

BILL SCOTT

432.682.1111

bill@midlandtexasrealestate.com



FOR LEASE

INDEPENDENCE PLAZA

400 W. Illinois, Suite 1070, Midland, TX 79701



LOCATION DESCRIPTION

Midland's Premier office location in the heart of Midland's Central Business District allows for easier access to Centennial Park, the Bush Convention Center and the Petroleum Club. Well connected to some of midland's best spots, Independence Plaza is walkable to countless trendy restaurants and happy hour destinations and all of the revitalized downtown nightlife Midland has to offer.

OFFERING SUMMARY

Lease Rate:	\$25.00/psf
Available SF:	11,015
Lot Size:	24,500 SF
Building Size:	153,400 SF

SPACES	LEASE RATE	SPACE SIZE		
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE	
Total Households	165	790	3,377	
Total Population	428	2,114	9,692	
Average HH Income	\$61,369	\$68,263	\$68,331	

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SITE DESCRIPTION

Independence Plaza is Midland's finest Class A office building located and centered at the best corporate address the city has to offer. The building's HVAC System was retrofitted with global Plasma Solutions' Needle Point Bi-Polar Ionization technology which attacks and kills viruses, mold spores and bacteria for the safety of tenants and visitors to the building. The sixteen floor fully sprinklered tower includes an attached structured garage with abundant parking capability at 2/1000. A modernized and upgraded elevator bank for rapid access to all floors has been added along with a state of the art marquee to provide visitors with easy direction to each tenant.

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FOR LEASE

INDEPENDENCE PLAZA

400 W. Illinois, Suite 1070

LOCATION INFORMATION

Building Name	Independence Plaza
Street Address	400 W. Illinois, Suite 1070
City, State, Zip	Midland, TX 79701
County	Midland
Market	Midland
Sub-market	CBD
Cross-Streets	Illinois & N. Big Spring
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	153,400 SF
Building Class	A
Occupancy %	100.0%

Lease Rate

NEGOTIABLE

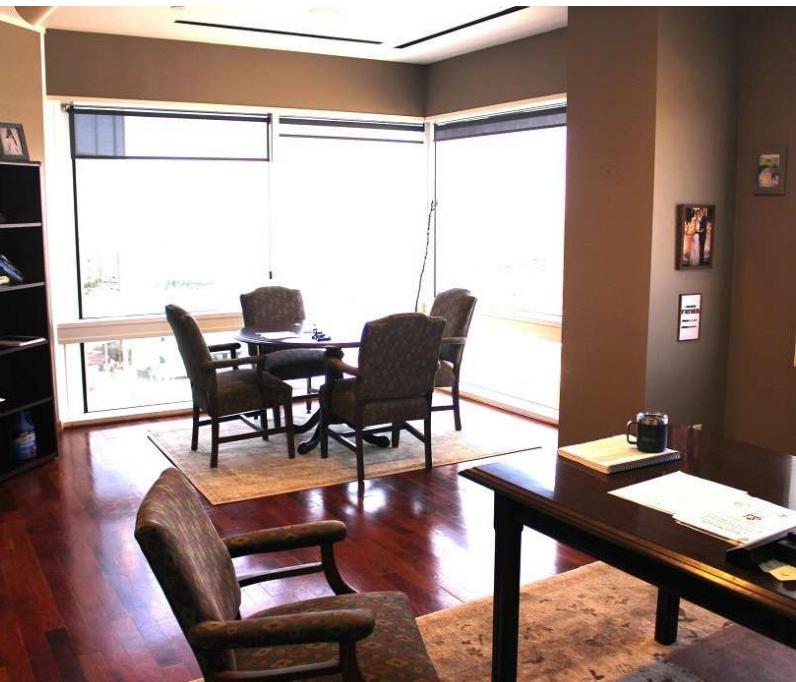
PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial
Lot Size	24,500 SF
Corner Property	Yes

Amenities

- * Tall City Bistro
- * On-Site Management
- * On-Site Engineering'
- * Day Time Janitorial
- * FedEx and USPS Drops
- * 1st Level Bank and ATM

PARKING & TRANSPORTATION



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FOR LEASE

INDEPENDENCE PLAZA

400 W. Illinois, Suite 1070, Midland, TX 79701



Independence Plaza

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	11,015	Lease Rate:	\$25.00/psf

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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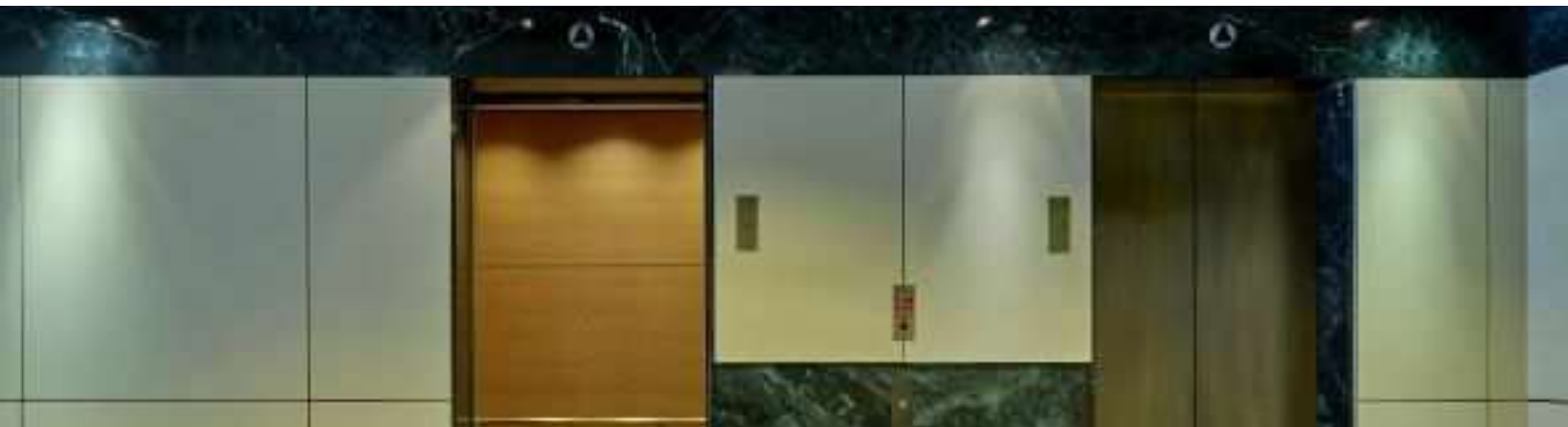
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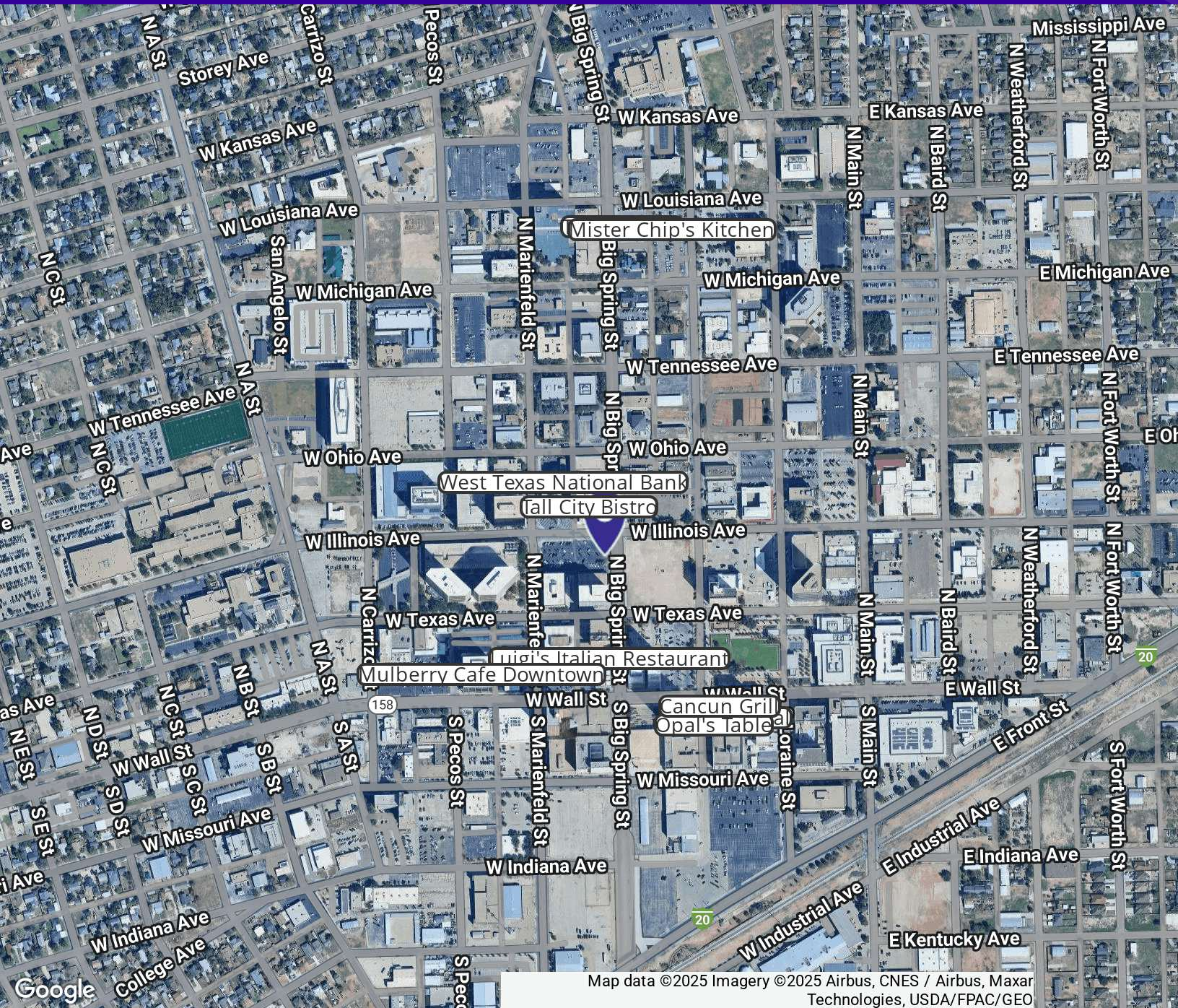
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FOR LEASE

INDEPENDENCE PLAZA

400 W. Illinois, Suite 1070, Midland, TX 79701



11,015 SQFT
RENTABLE

X-10.2

10th FLOOR - Suite Plan

SCALE: 1/16" = 1'-0"
DATE: 4/15/2025 4:05:50 PM
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10th FLOOR 1070 Suite Plan
INDEPENDENCE PLAZA



VANDERGRIFF GROUP
ARCHITECTS • PC

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