



STANDALONE OFFICE BUILDING FOR LEASE

1320 Adabel Dr
±19,621 SF

EL PASO, TX 79936

FOR MORE INFORMATION, PLEASE CONTACT



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PREMIUM CLASS A OFFICE SPACE IN EAST EL PASO
WITH PROMINENT I-10 VISIBILITY, FLEXIBLE LAYOUTS,
AND 178 PARKING SPACES READY IDEAL FOR
PROFESSIONAL, EDUCATIONAL, OR CORPORATE USERS

CALL FOR ADDITIONAL INFORMATION

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



1320 Adabel Dr

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PROPERTY FEATURES

PROPERTY DESCRIPTION

1320 Adabel Dr is a Class A standalone office building offering ±19,622 SF of high-quality, flexible workspace in East El Paso. Constructed in 2008, this property features adaptable floor plans, modern systems, and excellent visibility from Interstate 10. The landlord, who developed and manages the project, offers build-to-suit options for qualified long-term tenants and maintains deep familiarity with the property's operations. Combined with efficient design, independent HVAC zoning, and well-maintained landscaping, **1320 Adabel Dr provides an ideal setting for professional, educational, or corporate users seeking a premier East El Paso location, including back office or call centers.**

HIGHLIGHTS

- **±19,622 SF** standalone office building, **Class A construction**, built 2008
- Site includes **large break room, multiple conference rooms/meeting spaces** as well as **outdoor break area/patio**. Potential to utilize existing furniture.
- Prominent signage on building face, **visible from I-10**, and monument signage
- **Flexible, column-free design** with **individualized HVAC zoning** and **build-to-suit potential** for long-term tenants
- Well-maintained, mature landscaping enhances professional environment
- **177 parking spaces (9:1000 ratio)** for employees and visitors
- **Energy-efficient design** reduces operational costs
- Infrastructure to add **Backup Generator / UPS systems** for business continuity
- Building suitable for educational or training uses
- Excellent accessibility from I-10 and local thoroughfares
- Close proximity to retail, dining, public transportation, and essential services **near I-10 and Zaragoza/George Dieter in East El Paso**

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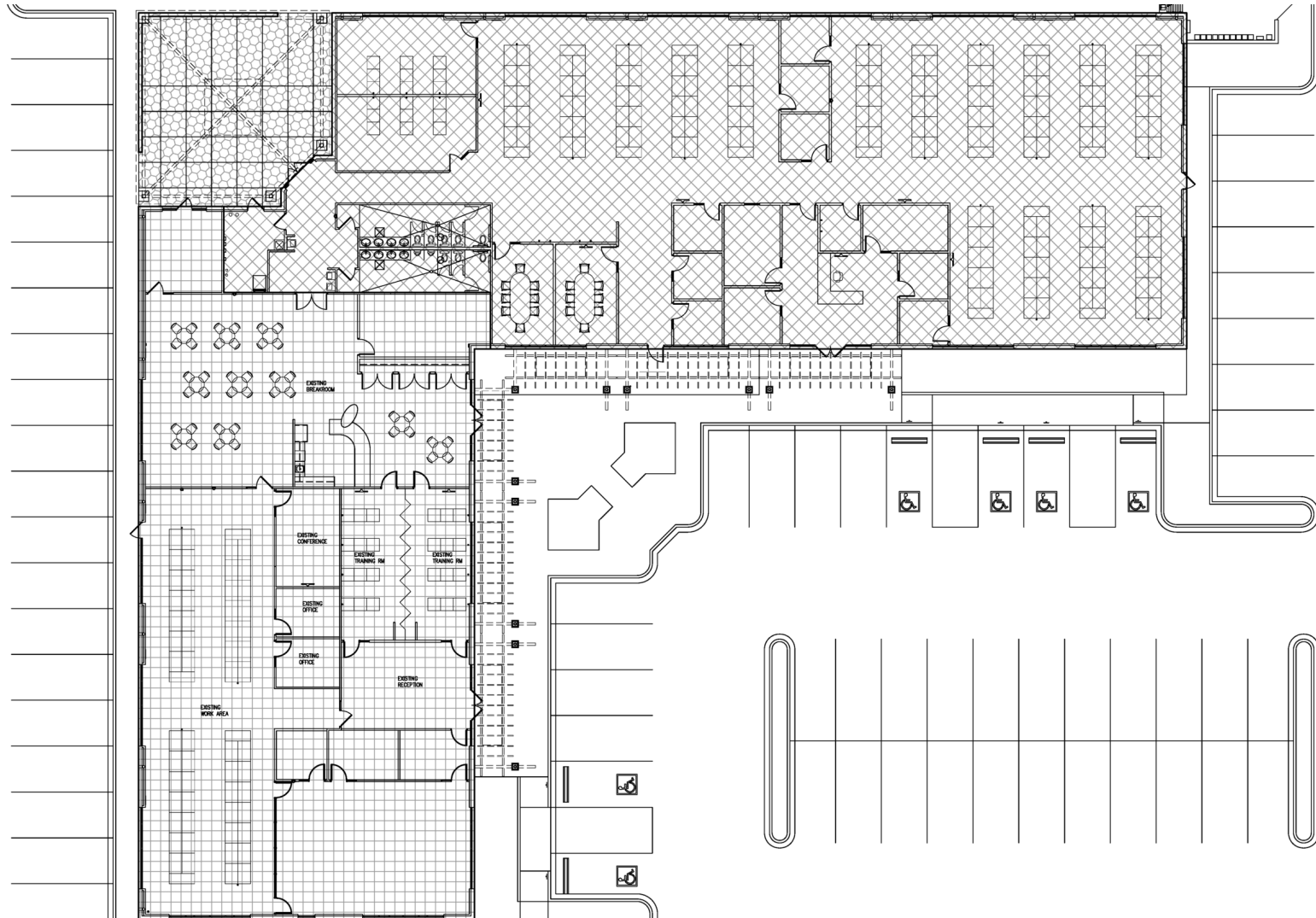
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FLOOR PLAN



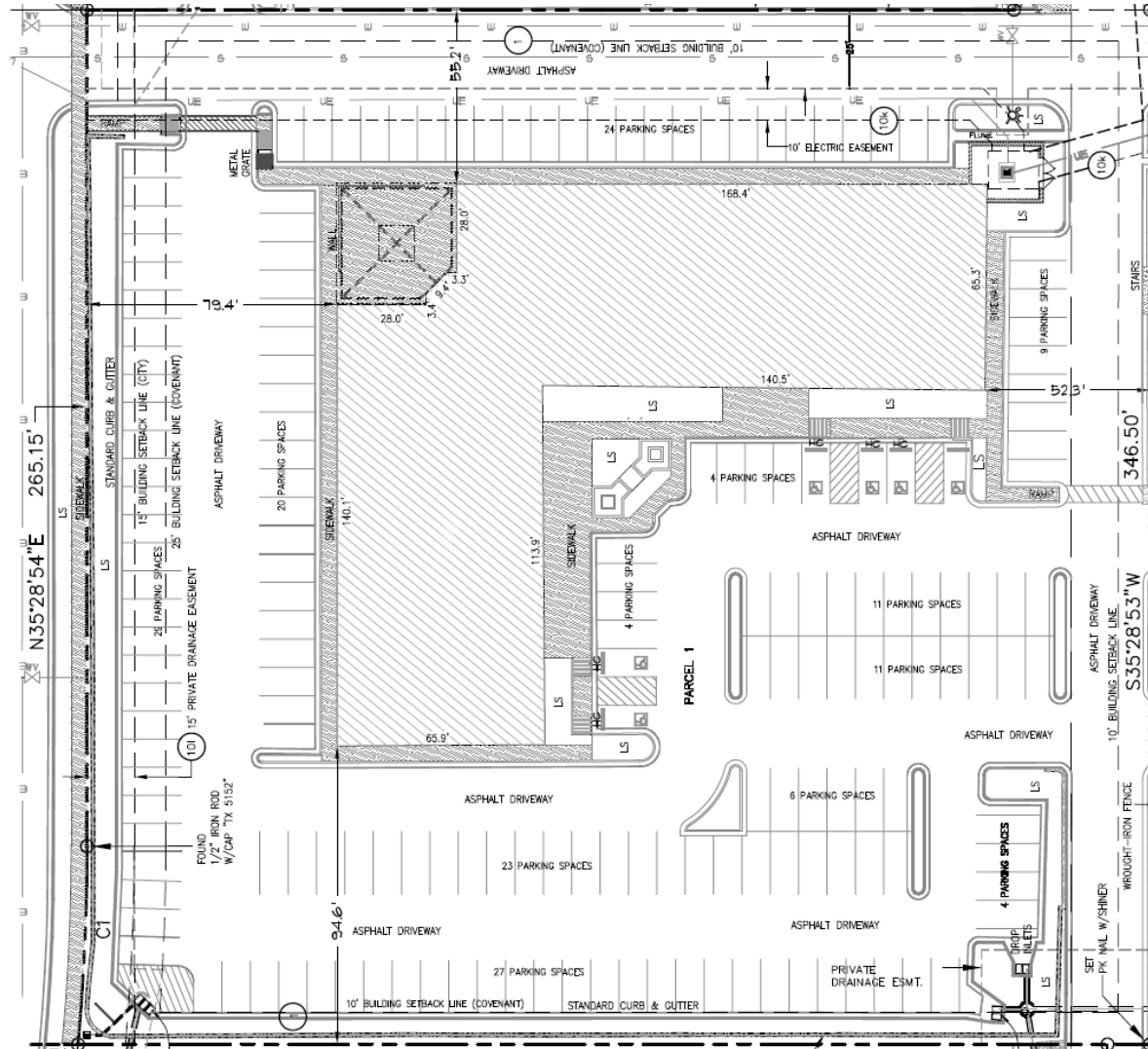
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SITE PLAN



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ADDITIONAL PHOTOS



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AERIAL VIEW



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PROXIMITY TO I-10

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SURROUNDING AREA



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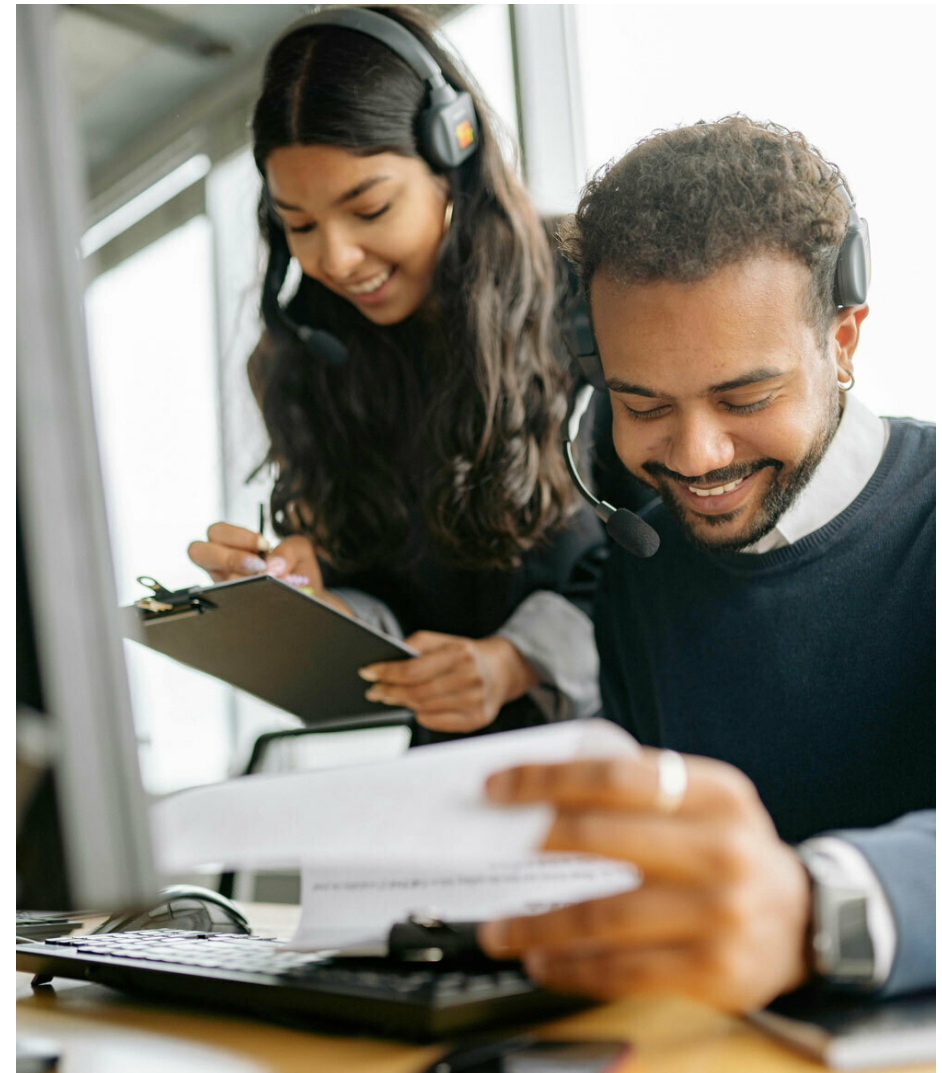
REGIONAL ADVANTAGES

CONTACT/CALL CENTER OPERATIONS

El Paso offers a unique combination of workforce strength, operating efficiency, and connectivity that makes it a leading destination for call centers and customer support operations in the Southwest. The city's bilingual labor pool, stable business environment, and dependable infrastructure provide an unmatched foundation for companies seeking quality, scalability, and cost control. With a proven track record of national call center success, the Borderplex region delivers both talent and reliability for growing operations.

REGIONAL HIGHLIGHTS:

- **Established Call Center Market:** Multiple national customer service operations have thrived in the region.
- **Skilled, Bilingual Workforce:** Large English-Spanish bilingual labor pool supports diverse customer bases.
- **Median Workforce Age ~32 Years:** Young, educated, and adaptable talent.
- **Reliable Labor Sources:** Fort Bliss Military Post and nine regional universities and colleges provide consistent staffing pipelines.
- **Competitive Wage Environment:** Strong employee retention at favorable operating costs.
- **Mountain Time Zone:** Aligns conveniently with both coasts for business operations.
- **Exceptional Climate:** 300+ days of sunshine annually support stable year-round operations.
- **Infrastructure:** The region features established power and telecommunications networks along with accessible logistics systems, supporting large-scale commercial operations.



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AREA ANALYTICS

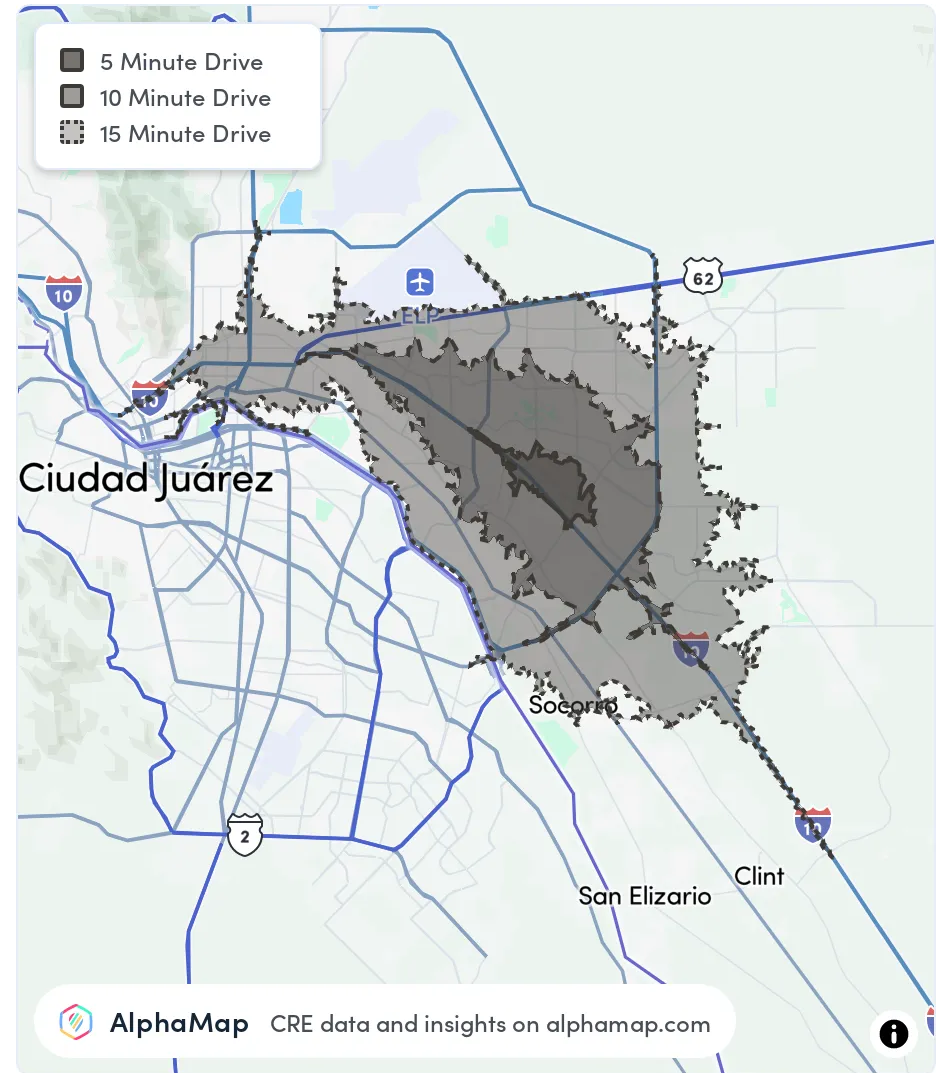
POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,988	92,814	318,067
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	42	42	41

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,503	34,825	113,952
Persons per HH	2.7	2.7	2.8
Average HH Income	\$77,550	\$72,492	\$73,693
Average House Value	\$240,023	\$209,303	\$191,998
Per Capita Income	\$28,722	\$26,848	\$26,318

Map and demographics data derived from AlphaMap





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov