

# LEASE

## EASTSIDE OFFICE SPACE

12350 Montwood Dr. Ste. 100 El Paso, TX 79928



**Carol Lewis**  
(915) 544-5205

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**COMMERCIAL**  
**LEWIS REALTY GROUP**

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12350 Montwood Dr. Ste. 100 El Paso, TX 79928



### PROPERTY DESCRIPTION

The available 3,316 sf space is located in the front of the building with excellent signage fronting the heavy traffic on Montwood. The improvements which were originally built out for a title company, has well sized offices with windows and adjacent space for versatile workstations or specialized equipment. The offices on the west side of the building can be utilized as offices or conference rooms offering natural light and pleasant working environment. All of these exterior offices have windows. Additional amenities include a nice employee breakroom, copy area and welcoming reception area. This space is being leased as triple net however Landlord maintains the air conditioning equipment. This is a fantastic space with great potential for a variety of business needs. Additionally, Suite 400-C will be vacating 1,088 sf. This office is ideal for a 3 or 4 person office, utilities are included as well as the owner's operating expenses. Tenant provides the maintenance within their suite. The rent is \$1,900/month. Call today for a tour and explore the potential of this impressive location!

### PROPERTY HIGHLIGHTS

- Frontage On Montwood With Great Signage

### OFFERING SUMMARY

|                  |                           |
|------------------|---------------------------|
| Lease Rate:      | \$20 - 21 SF/yr (NNN; MG) |
| Number of Units: | 6                         |
| Available SF:    | 1,088 - 3,316 SF          |
| Lot Size:        | 33,213 SF                 |
| Building Size:   | 10,055 SF                 |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 561       | 1,407     | 3,942    |
| Total Population  | 1,205     | 3,513     | 11,756   |
| Average HH Income | \$72,196  | \$78,822  | \$86,664 |

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### LOCATION DESCRIPTION

This office building is located in the fastest growing area in East El Paso. Located 1/2 block east of Loop 375 at Montwood where major retailers are located including Walmart, Target and Home Depot which is directly across the street of this building.

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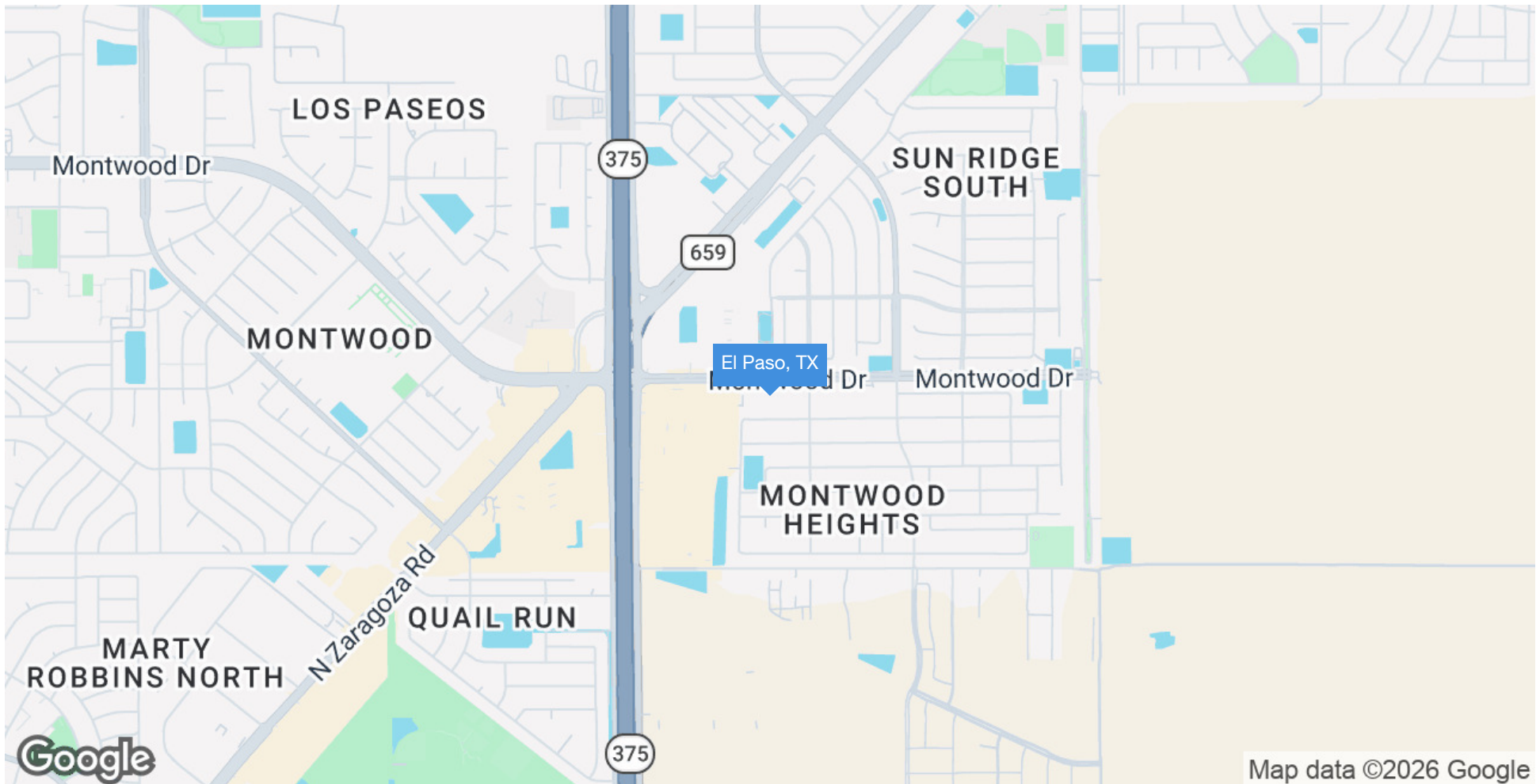


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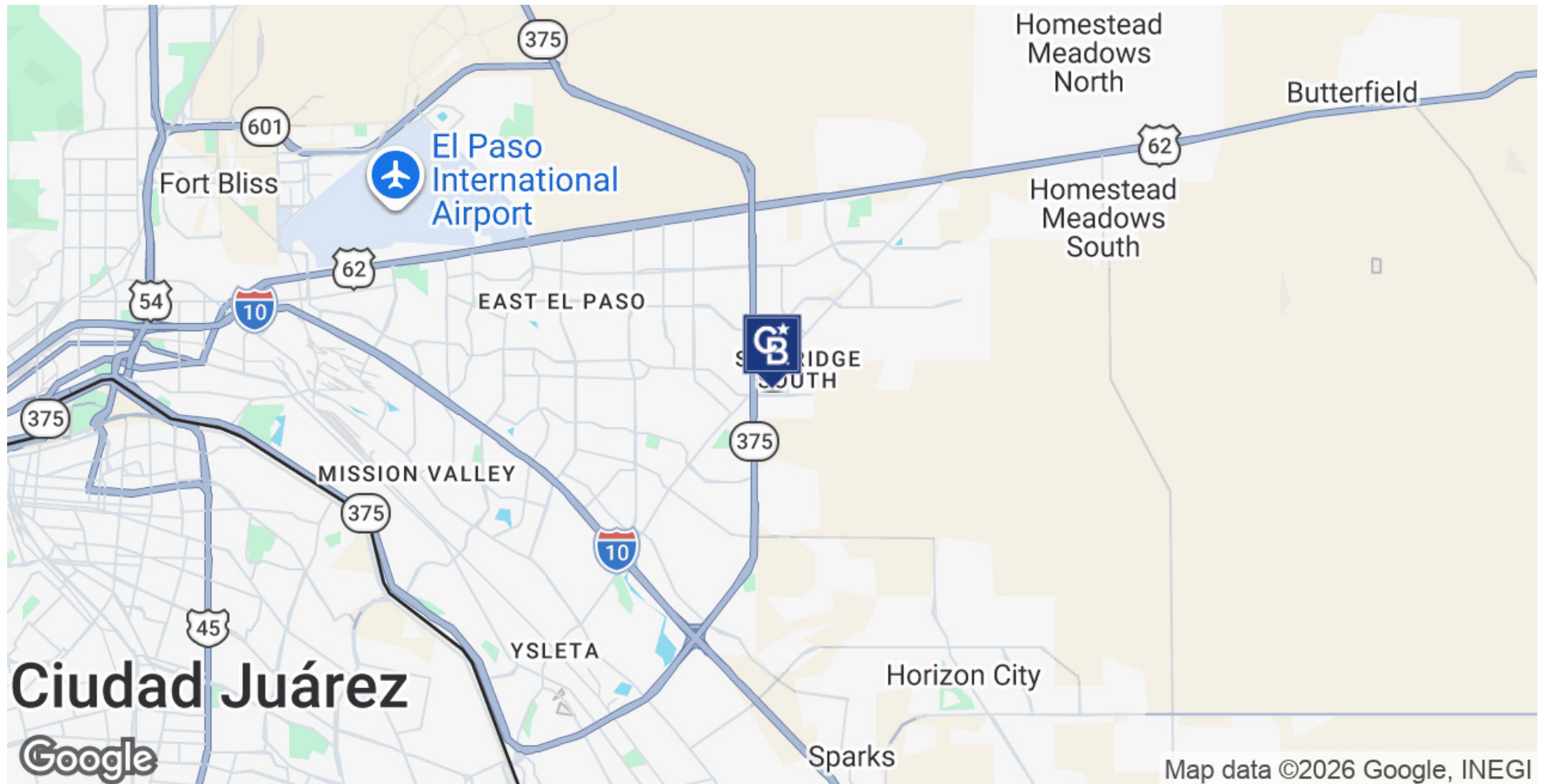
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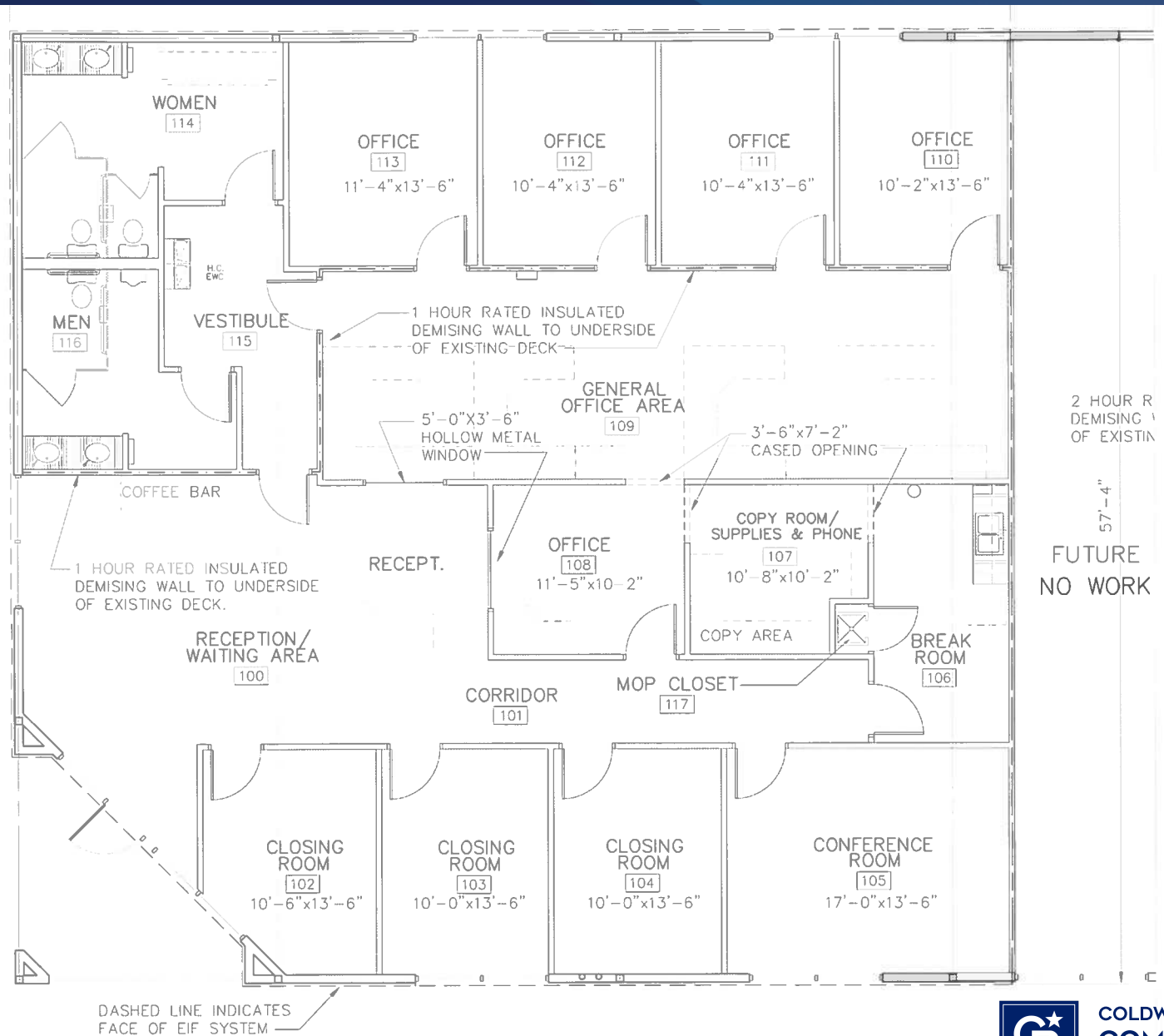
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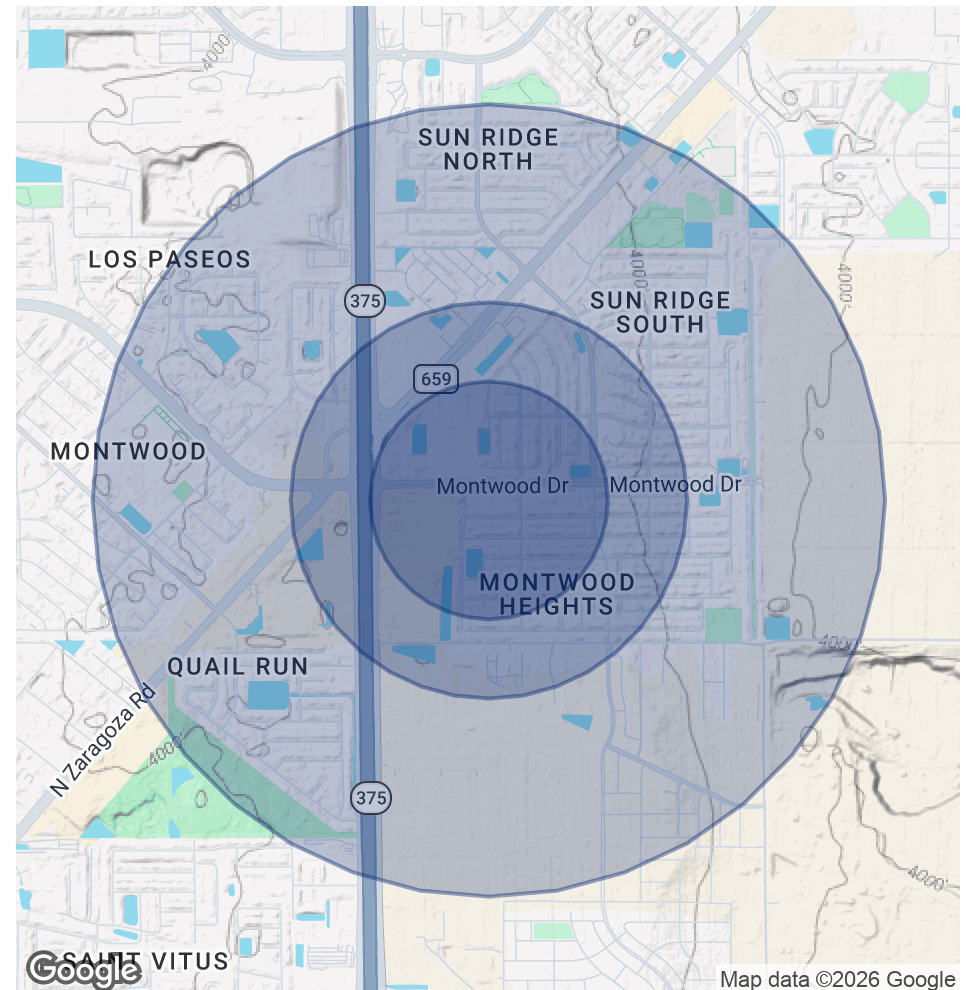
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,205     | 3,513     | 11,756 |
| Average Age          | 52.6      | 43.3      | 34.9   |
| Average Age (Male)   | 52        | 43.6      | 34.9   |
| Average Age (Female) | 53.8      | 43.9      | 35     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 561       | 1,407     | 3,942     |
| # of Persons per HH | 2.1       | 2.5       | 3         |
| Average HH Income   | \$72,196  | \$78,822  | \$86,664  |
| Average House Value | \$170,532 | \$180,755 | \$194,160 |

2023 American Community Survey (ACS)



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### CAROL LEWIS

Marketing Contact, Owner, Comm Sales Associate

carol@cbcleyrealtygroup.com

Direct: (915) 544-5205

### PROFESSIONAL BACKGROUND

Carol Lewis, President of the company started her real estate career in 1983 working with an El Paso based development company leasing and managing their commercial/industrial properties which included over 1,000,000 square feet of properties. In 1988, she joined one of El Paso's leading commercial real estate firms where she became Vice-President and later, Regional Director of the El Paso branch. She formed her own company, Lewis Realty Group, Inc. in 1998 and in 2006 was approached by the Coldwell Banker Commercial corporate franchise team to affiliate with their worldwide organization.

In her thirty six year career, she has been involved in all facets of the real estate industry to include one of the largest office lease transactions in the City of El Paso which was 70,000 square feet for the Department of Human Services. She represented a buyer who acquired a portfolio of shopping centers which was a \$14,000,000 sale. In addition to handling hundreds of commercial real estate transactions, Carol was responsible for working for both buyer and seller in a \$10,000,000 industrial portfolio sale.

Fostering long lasting relationships driven by integrity, honesty and professionalism is what has made Carol the epitome of success.

Carol has served as a Board of Director on the CCIM El Paso Chapter and the Rotary Club of West El Paso. In 2024, she will celebrate her 35th year as a Rotarian.

#### Lewis Realty Group

7338 Remcon Circle Suite # 100

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