



**FOR LEASE**

**BUILDING SIZE**  
5,300 SF

**LAND AREA**  
0.20 AC

**CONTACT LISTING  
AGENT FOR MORE  
INFORMATION**

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**PROPERTY HIGHLIGHTS:**

Position your business in a beautifully restored office building located at 1514 Montana Ave., in the heart of El Paso's historic and rapidly revitalizing central corridor. This 5,300 square foot, three-story property with basement blends classic architectural character with modern functionality, offering a unique and professional environment ideal for a variety of office users.

The property provides flexible leasing options to accommodate different business needs—lease the entire building for a corporate headquarters presence, secure a full floor for a growing team, or occupy individual office suites for a more tailored footprint.

Strategically located just minutes from Interstate 10 (approximately 3 minutes), the building offers exceptional accessibility for commuters and clients alike. Its close proximity to Downtown El Paso places tenants near key government offices, courthouses, financial institutions, and a wide array of dining and amenities.

Surrounded by a mix of established businesses, professional services, and ongoing redevelopment, the Montana Avenue corridor continues to gain momentum as a desirable business location. The combination of central positioning, historic charm, and flexible layout makes this property an outstanding opportunity for companies seeking both character and convenience.



**AREA TRAFFIC GENERATORS**



The Hospitals of PROVIDENCE



**DEMOGRAPHIC SNAPSHOT 2024**



**72,837**  
**POPULATION**  
3-MILE RADIUS



**\$50,890**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$36,937**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



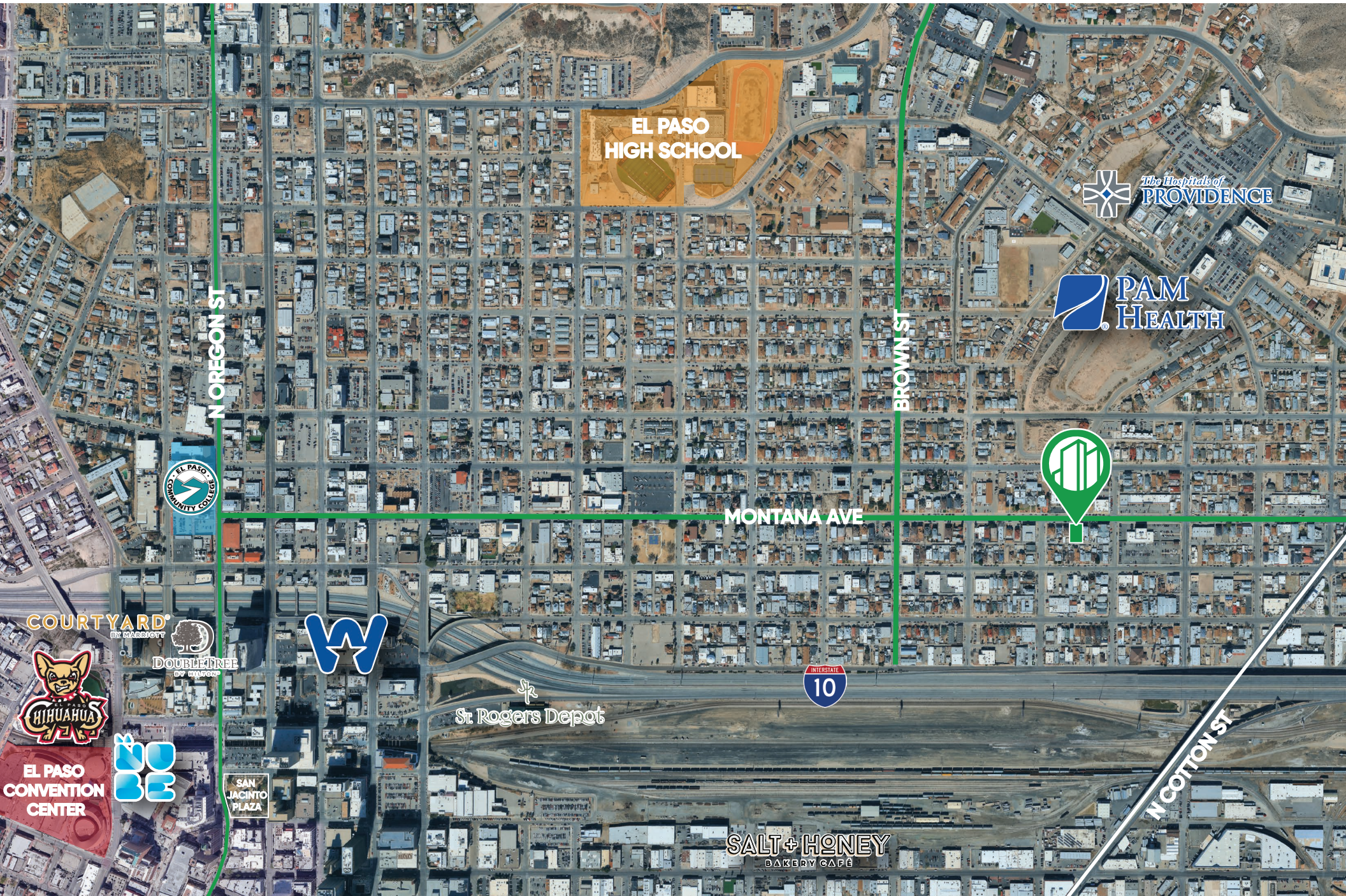
**TRAFFIC COUNTS**  
MONTANA AVE: 8,427 AADT  
N COTTON ST: 17,000 AADT (TDT)

1ST FLOOR



2ND FLOOR





EL PASO  
HIGH SCHOOL

The Hospitals of  
**PROVIDENCE**

**PAM  
HEALTH**

N OREGON ST

BROWN ST

MONTANA AVE



**COURTYARD**  
BY MARRIOTT

DOUBLE TREE  
BY HILTON



EL PASO  
CONVENTION  
CENTER



SAN  
JACINTO  
PLAZA

St. Rogers Depot



**SALT + HONEY**  
BAKERY CAFE

N COTTON ST

# INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## 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 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.

**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.

**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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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