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Property For Lease

1600 MEDICAL CENTER ST EL PASO, TX 79902

1,399 SF - 10,686 SF
CONTIGUOUS AVAILABLE

GRAYCE
PROPERTY CONSULTANTS

IRA
CAPITAL

1600 MEDICAL CENTER STREET - EL PASO, TX - 79902

About This Property

Property Details

Located on campus with The Hospitals of Providence Sierra and in the heart of the medical district, this 52,112 SF Class B medical office building offers suite sizes ranging from approximately 856 to 7,576 square feet of continuous space. Ideal for a wide range of medical specialties, the building features competitive lease rates that include utilities, janitorial services, operating expenses, and physician-covered parking—providing a convenient and cost-effective solution for healthcare providers.

Property Details

UP TO 10,686 SF CONTIGUOUS AVAILABLE FOR LEASE

Building Size	52,112 SF
SF Available	1,399-10,686 SF Available
# of Stories	4
Building Class	B
Type of Business	Medical
Lease Rate	Call for Rates
Lease Type	Modified Gross
Zoning	C-1

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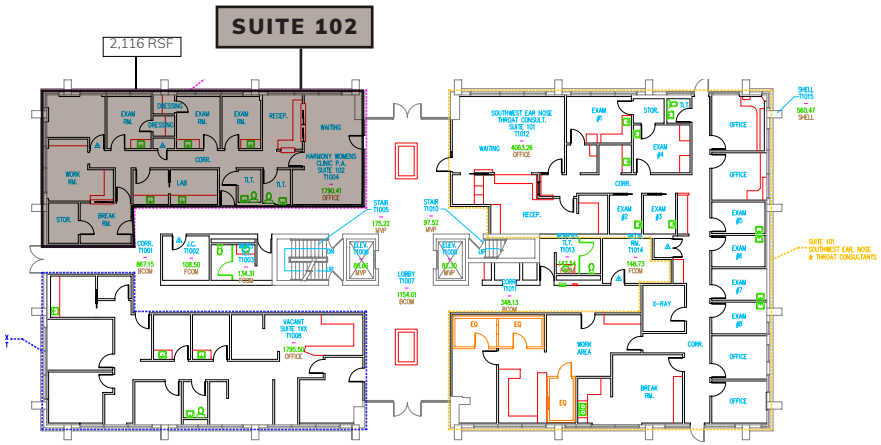
Site Aerial

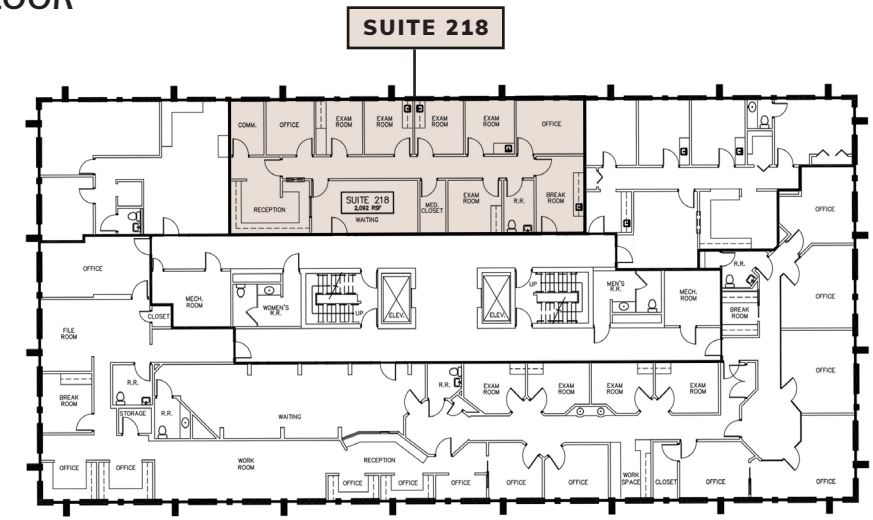
WITH SURROUNDING HOSPITALS

Space Layout

1ST FLOOR



2ND FLOOR



AVAILABLE SPACES

1ST FLOOR

- SUITE 102: 2,116 RSF

2ND FLOOR

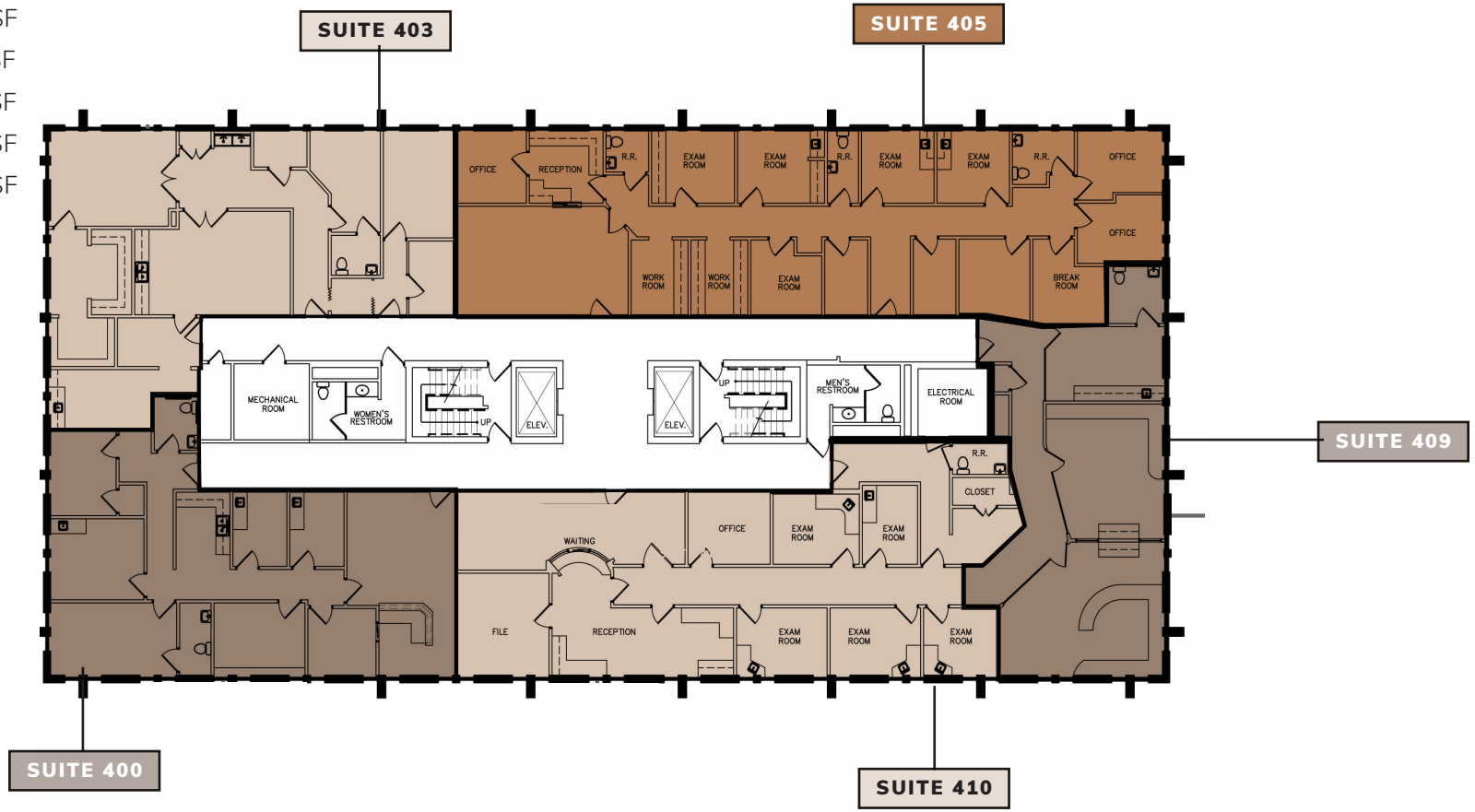
- SUITE 218: 2,092 RSF

Space Layout

AVAILABLE SPACES

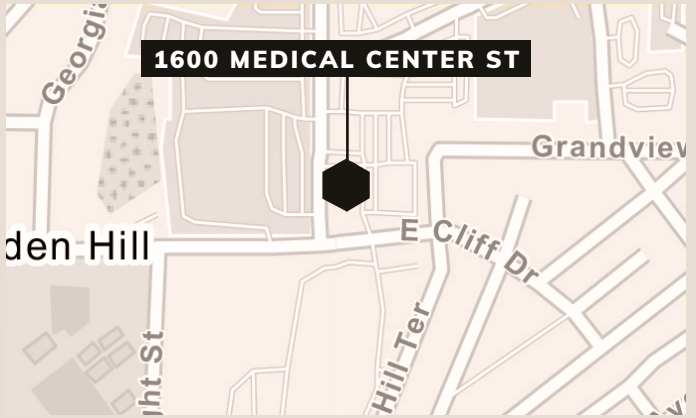
4TH FLOOR

- SUITE 400: 1,900 RSF
- SUITE 403: 1,789 RSF
- SUITE 405: 3,392 RSF
- SUITE 409: 1,399 RSF
- SUITE 410: 2,448 RSF



Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

Property Photos

EXTERIOR PHOTOS

Demographics

1,3,5 Mile Radius, 2024 & 2029

Population

1 mile	11,291	11,303
3 miles	73,674	73,823
5 miles	136,416	136,519

Households

1 mile	4,544	4,705
3 miles	30,553	31,732
5 miles	55,511	57,580

Median HH Income

1 mile	$30,792	$34,903
3 miles	$34,434	$38,645
5 miles	$38,233	$43,748

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