



CLASS A MEDICAL/OFFICE PROPERTY FOR LEASE

7400 Helen of Troy Dr
±1,800 - 4,800 SF

EL PASO, TX 79912

CALL FOR PRICING INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



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7400 Helen of Troy Dr

7400 HELEN OF TROY DR, EL PASO, TX 79912

PROPERTY FEATURES

PROPERTY DESCRIPTION

7400 Helen of Troy Dr. offers Class A medical space in an excellent West El Paso location. Built in 2017, the property features quality construction and finishes, flexible space configurations, and a professional campus environment designed to support a variety of healthcare users. The property is accessible from both Helen of Troy Dr. and Resler Dr., providing convenient access within one of West El Paso's rapidly growing residential and commercial corridors. With strong surrounding demographics, proximity to I-10 and Loop 375, ample on-site parking, prominent building signage, and C-3 commercial zoning, the property provides an attractive opportunity for medical practices and healthcare organizations seeking a well-located, high-quality facility in the Cimarron area.

HIGHLIGHTS

- **Class A Medical/Office totaling 14,400 SF** (Bldg. A ±10,800 SF, Bldg. B ±3,600 SF)
- Built in 2017 with quality construction and finishes
- **Two-building medical campus providing flexibility for healthcare users**
- 70 on-site parking spaces
- **Prominent building signage**
- Conveniently located near the rapidly expanding Paseo Del Norte and Resler corridor in Cimarron
- **Easy access to I-10 and Loop 375**
- C-3 Commercial zoning supporting a broad range of medical uses
- **Well suited for medical practices, specialty providers, healthcare organizations, and other outpatient medical users**
- Flexible space configurations to accommodate a variety of medical practice requirements

MEDICAL/OFFICE BUILDING FOR LEASE:

±1,800 – 4,800 SF | CALL FOR PRICING



Structures built with multiple storefronts offering layout/access flexibility



Minimal exam room fixtures offer relatively easy office-use conversion

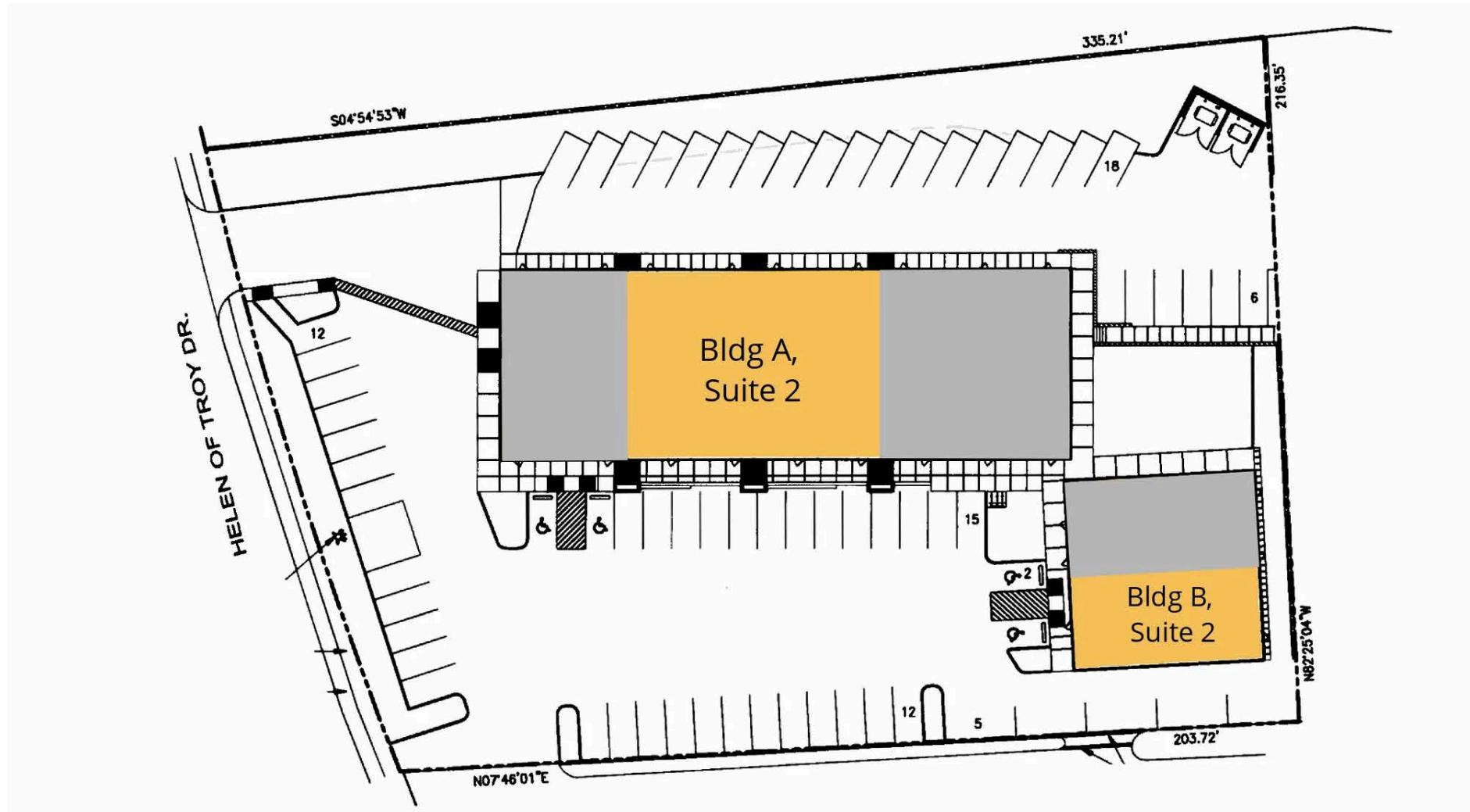
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SITE PLAN



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ADDITIONAL PHOTOS

MEDICAL/OFFICE BUILDING FOR LEASE:

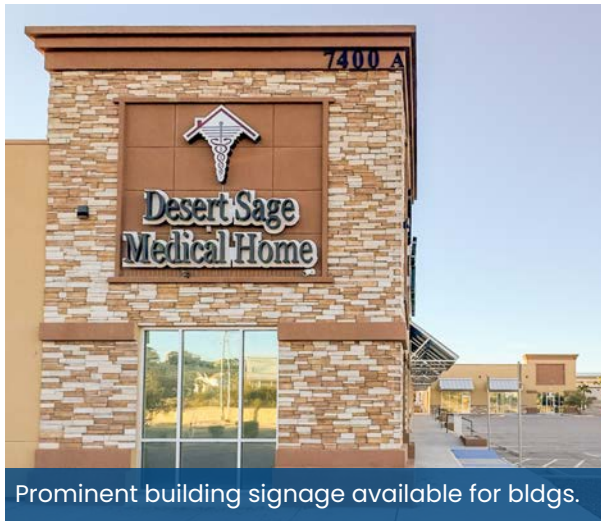
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Large parking area in front of buildings with multiple ADA access points



Over (20) rear parking stalls available for staff with rear building access



Prominent building signage available for bldgs.



Multiple storefronts for layout/access options



Smaller standalone building offers flexible use

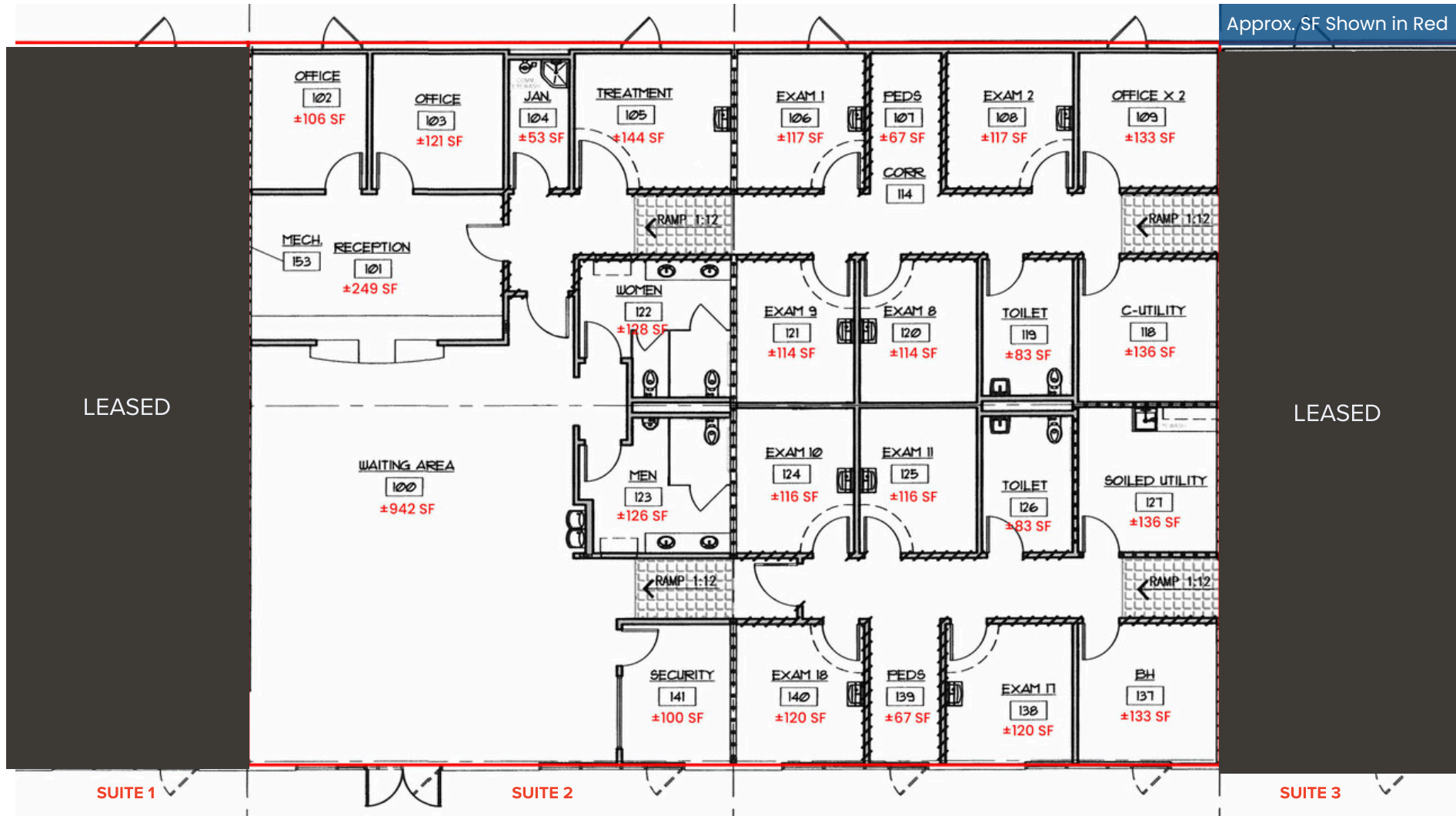
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SUITE 2 - BLDG. A



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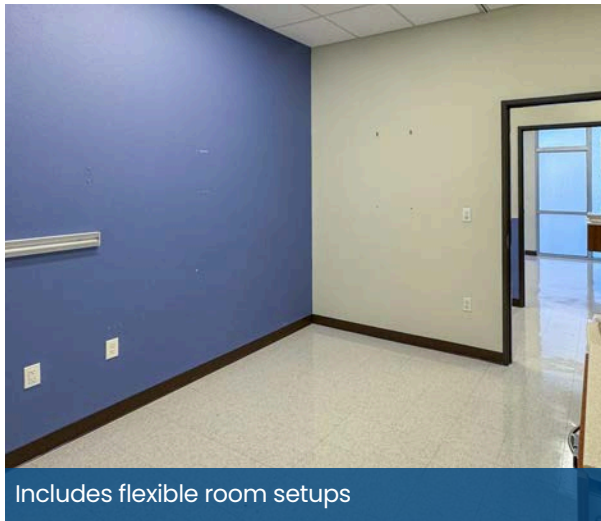
BLDG. A PHOTOS



Large reception area with controlled access, white noise system, restrooms



Multiple offices as well as open multi-purpose rooms for operational needs



Includes flexible room setups



Medical office layout



Multiple individually plumbed rooms

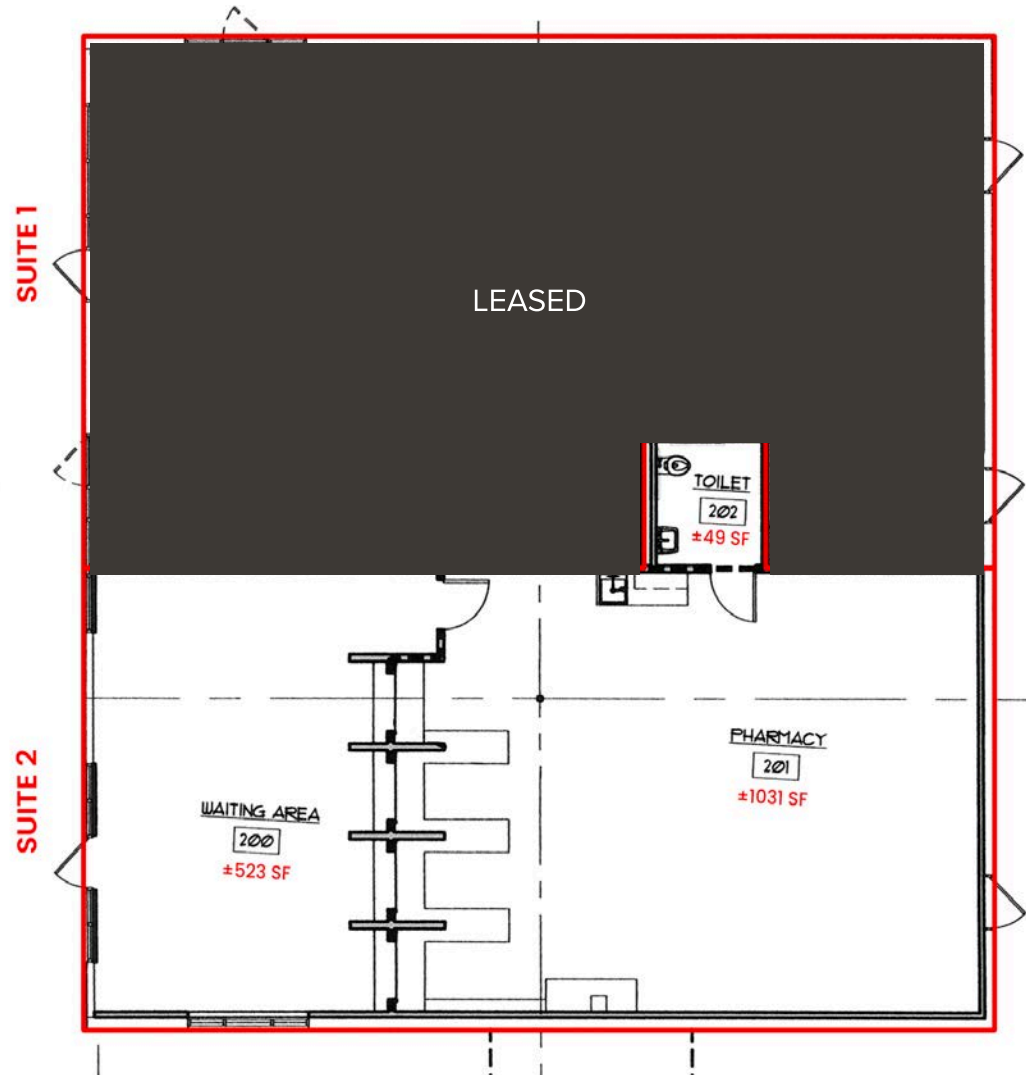
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FLOOR PLAN: BLDG. B



Approx. SF Shown in Red

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BLDG. B PHOTOS

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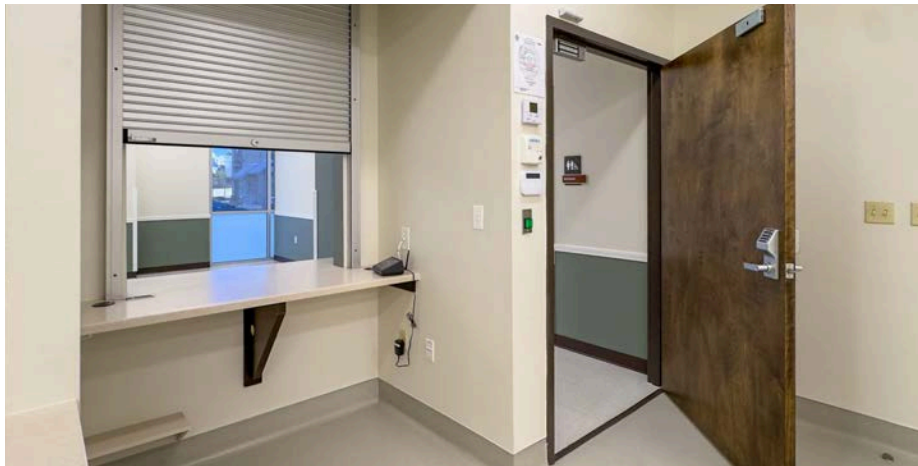
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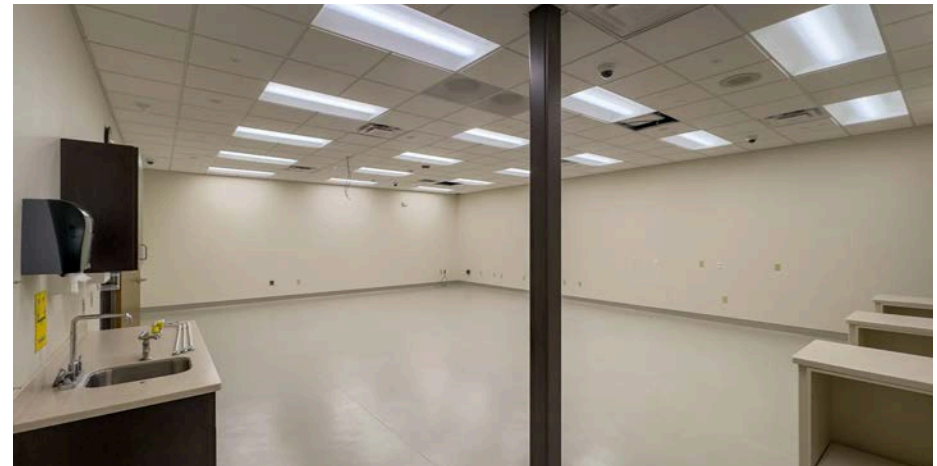
Current pharmacy buildout, with multiple windows and separate restroom



Secured rear area with separate HVAC control and restroom



Separate HVAC for lobby and pharmacy area for temperature control



Large open pharmacy space with potential for drive-thru area

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AERIAL VIEW



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SURROUNDING AREA



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SUBMARKET OVERVIEW





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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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