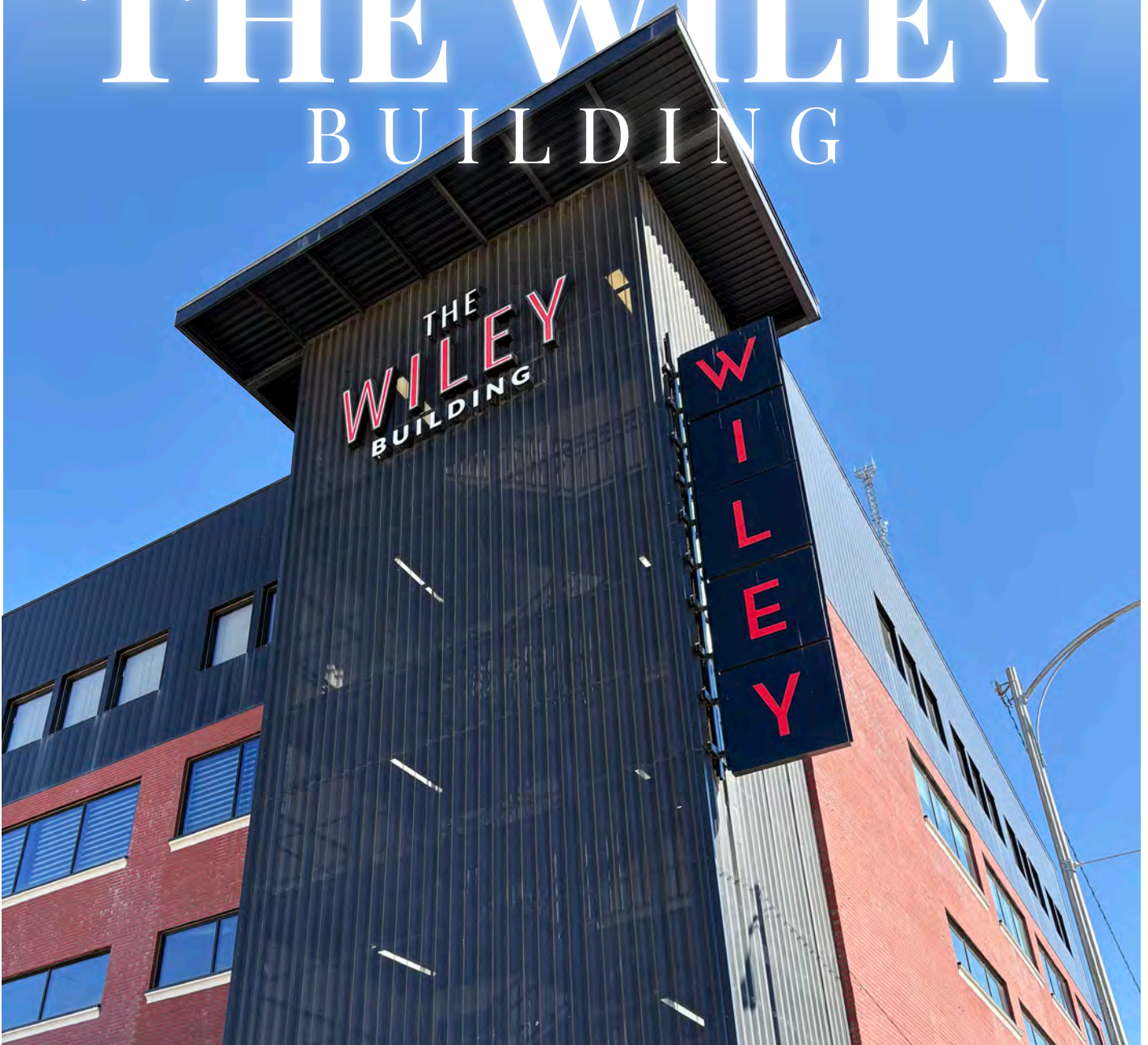


# THE WILEY BUILDING

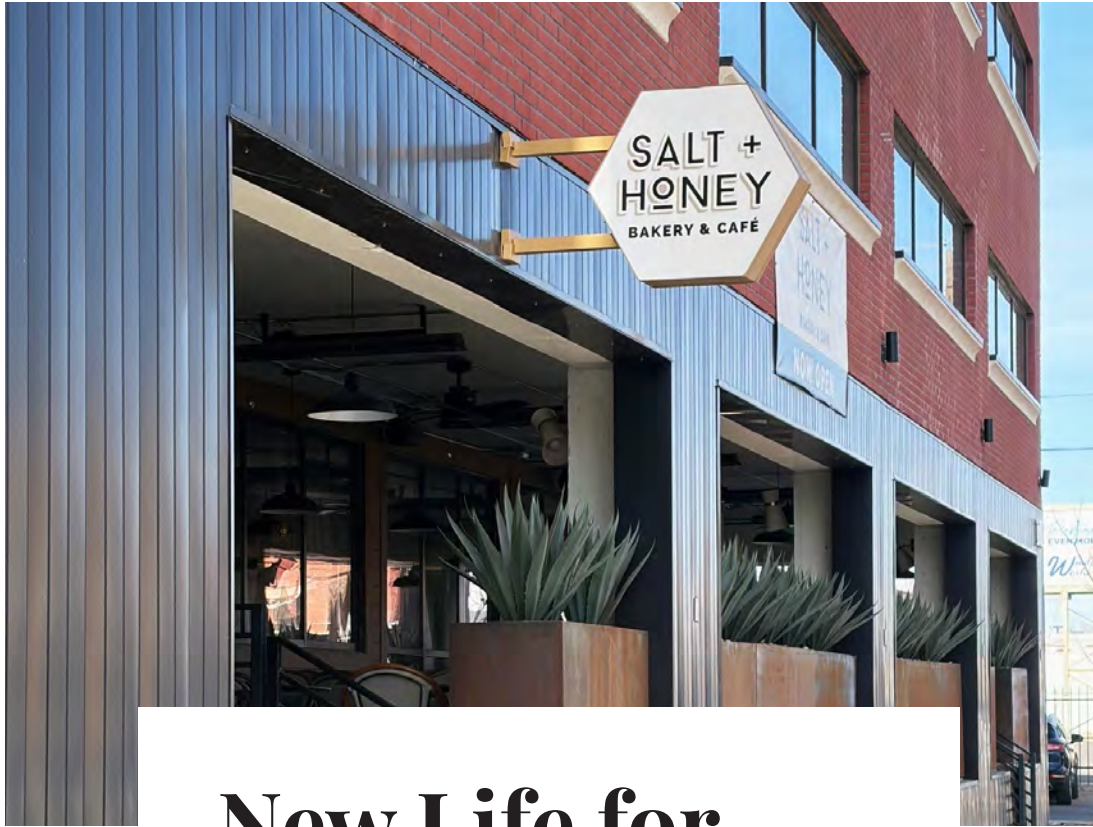


## SALE OR LEASE OPPORTUNITES

**1125 TEXAS AVE**  
EL PASO, TEXAS 79901

Class A contemporary office space available for sale or lease at the reimagined historic Wiley Building in the downtown El Paso, Texas

**CBRE**



# New Life for Old Brick

THE WILEY BUILDING

Originally constructed around 1910, the Wiley Building at 1125 Texas began as a four-story industrial concrete warehouse with a basement. Built during El Paso's early 20th-century industrial expansion, the structure's heavy concrete design was typical of the era and served as a warehouse and industrial facility, supporting distribution and industrial activity in the rapidly growing downtown area. In the 2010s and early 2020s, the building underwent a complete architectural transformation led by Wright & Dalbin Architects, evolving into a Class A contemporary office structure while preserving its original industrial character. Today, the Wiley Building functions as a mixed medical and professional office building, housing notable tenants such as Salt + Honey Bakery Café, the Advanced Surgery Center of El Paso, the El Paso Orthopedic and Spine Institute, Epiphany Dermatology, El Paso Head and Neck Surgery, and Moreno Cardenas Inc. This modernization, along with ongoing tenant-specific renovations including medical office build-outs and a new ambulatory surgery center on the 5th floor, has positioned the building as a key component in the revitalization of downtown El Paso. The Wiley Building's adaptive reuse, which preserves historical aspects while incorporating modern elements, makes it one of downtown El Paso's most noteworthy projects.

# History & Innovation

## HIGHLIGHTS

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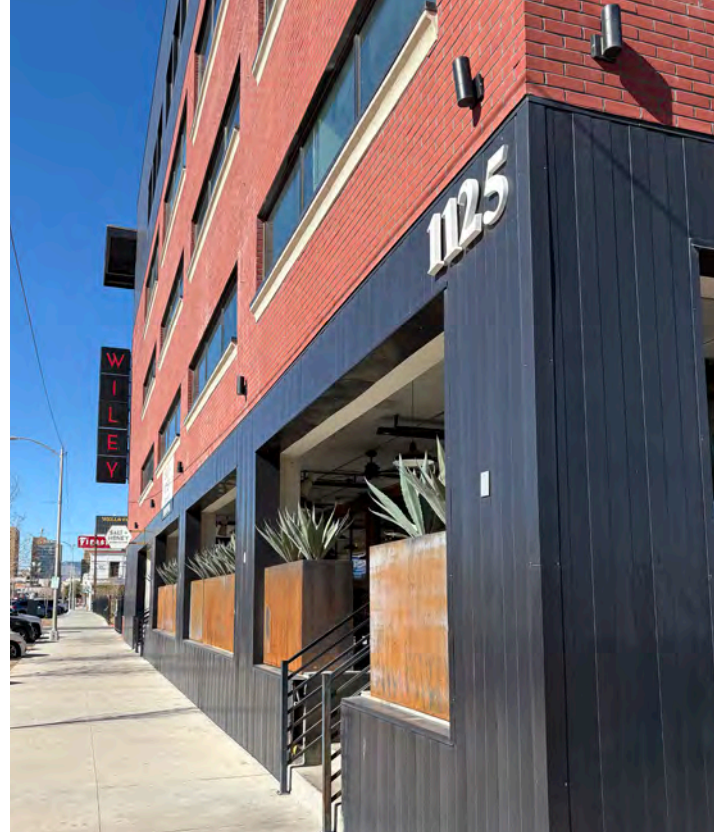
- + Class A medical/professional office environment
- + Ground-floor retail including popular on-site dining
- + Excellent opportunity to create an efficient, modern clinical layout
- + Fully operational ambulatory surgery center (ASC) on the 5th floor
- + Positioned within an active medical community that drives steady patient volume
- + 95 public parking spaces, plus employee parking in an adjacent lot

## TENANTS

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- + Salt + Honey Bakery Café
- + Advanced Surgery Center of El Paso
- + El Paso Orthopedic and Spine Institute
- + Epiphany Dermatology
- + El Paso Head and Neck Surgery
- + Moreno Cardenas Inc.

**The Wiley Building hosts a diverse array of established medical practices, creating a naturally synergistic environment for referrals and shared patient traffic. The property also features a fully operational ambulatory surgery center (ASC) on the 5th floor, providing added convenience for providers who benefit from surgical capabilities within the same building.**





## Suite 201

Positioned within the professionally redesigned Wiley Building, Suite 201 is currently a shell space with no interior finishes, offering a blank slate for a medical or professional user to design a fully customized layout. This condition allows tenants or buyers to tailor exam rooms, procedure areas, offices, or workflow patterns to their exact operational needs.

### KEY FEATURES

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- + 5,737 Sq. Ft.
- + Vacant shell: design and build to your specifications
- + Ideal for medical, diagnostic, or professional clinical use
- + Located on the 2nd floor with elevator access
- + Excellent opportunity to create an efficient, modern clinical layout
- + Positioned within an active medical community that drives steady patient volume

A CUSTOMIZABLE  
BLANK SLATE





## Suite B01

# TURN KEY MEDICAL OFFICE SPACE

Finished in 2023, this modern medical office suite offers turn key clinical space in the lower level of a well established medical office building featuring an on site ambulatory surgery center (ASC). The suite includes contemporary finishes, exam rooms, private offices, a reception/waiting area, and in suite plumbing throughout. Ideal for medical practices seeking a move in ready environment with built in patient traffic and strong clinical synergy from the ASC and other medical tenants.

### KEY FEATURES

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- + 6,454 Sq. Ft.
- + Move in ready
- + Contemporary finishes
- + Includes exam rooms, private offices and a reception/waiting area
- + In suite plumbing
- + Positioned within an active medical community that drives steady patient volume





## Suite B02

READY FOR  
YOUR VISION

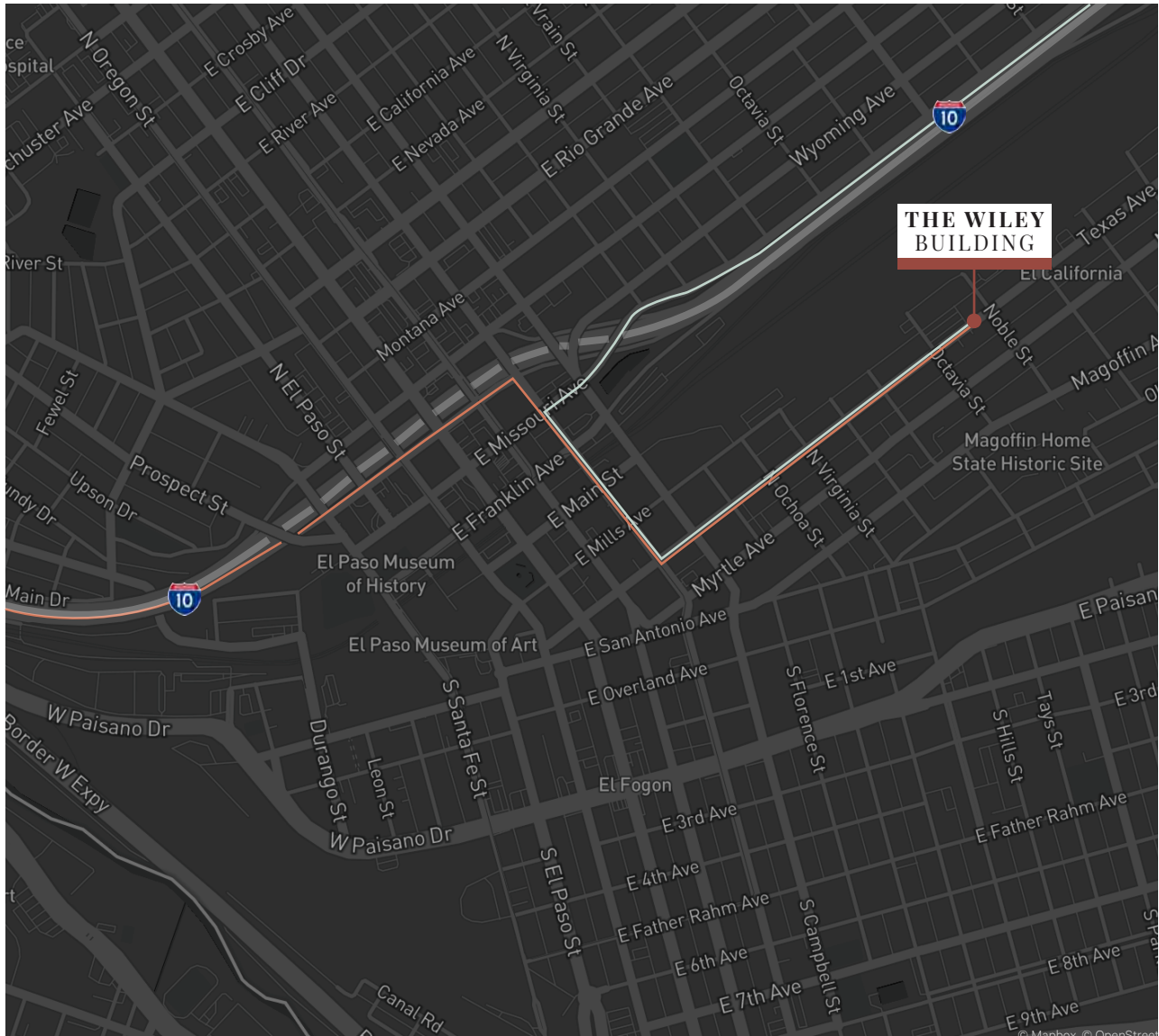
Located in the newly reimagined Wiley Building, Suite B02 presents a unique opportunity: a raw, unfinished space ready for your vision. This blank canvas allows medical or professional users to design a completely bespoke environment, perfectly optimized for their specific needs. From exam rooms and procedure areas to offices and workflow, you have complete control over the layout and design.

### KEY FEATURES

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- + 5,000 Sq. Ft.
- + Vacant shell: design and build to your specifications
- + Ideal for medical, diagnostic, or professional clinical use
- + Excellent opportunity to create an efficient, modern clinical layout
- + Positioned within an active medical community that drives steady patient volume





# Excellent I-10 Connectivity

- 1.2 Miles from the East bound I-10 exit (roughly four minutes)
- 0.9 Miles from the West bound I-10 exit (roughly 4 minutes)

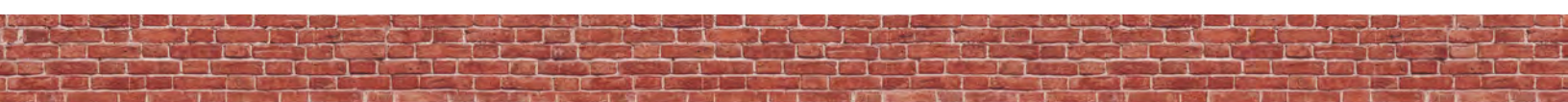


# COMMUNITY PROFILE

## 2025 DEMOGRAPHICS

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	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Businesses	2,204	4,375	6,774
Population	16,798	59,313	118,618
Households	7,202	24,957	49,857
Daytime Population	40,072	103,481	168,654



# THE WILEY BUILDING

SALE OR LEASE OPPORTUNITIES



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