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Property Available

1125 TEXAS AVE
EL PASO, TX 79901
5,351 SF AVAILABLE





City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.



The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



About This Property

Property Details

1125 Texas Ave offers 5,351 SF of turn-key medical office space available for sale or lease in a well-established multi-tenant building in Downtown El Paso. Designed for immediate occupancy, the suite features a functional medical layout and benefits from excellent accessibility, nearby amenities, and proximity to major healthcare providers, government offices, and business centers. Offered on a NNN lease structure, this property presents an ideal opportunity for medical users, healthcare groups, or investors seeking a centrally located downtown presence.



1125 TEXAS AVE - EL PASO, TX - 79901



Property Details

5,351 SF AVAILABLE FOR LEASE OR FOR SALE

SF Available	5,351 SF Available
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Building Class	B
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Type of Business	Medical Office Building
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Lease Rate	Call for Rates
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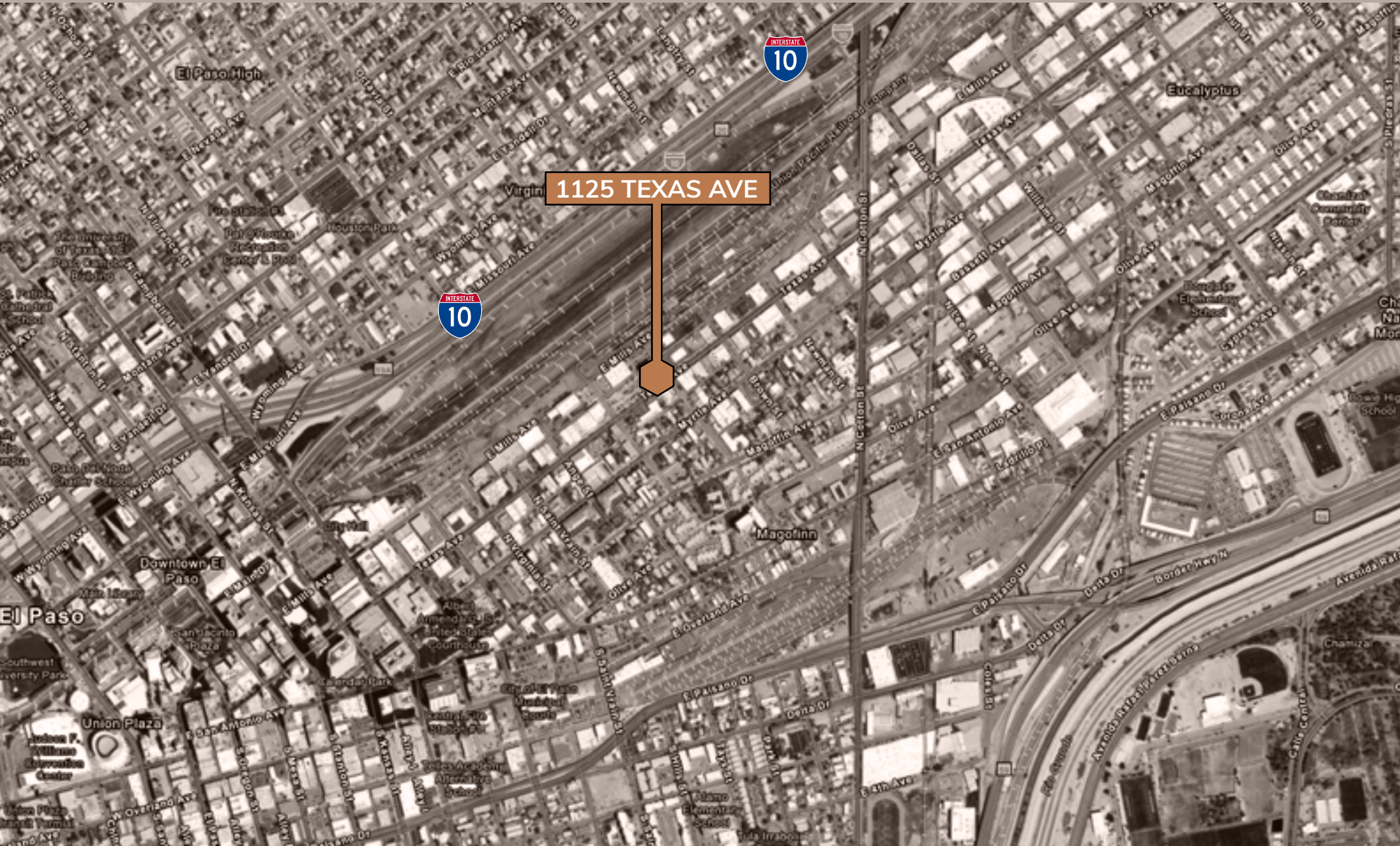
Lease Type	NNN
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Sales Price	Call for Price
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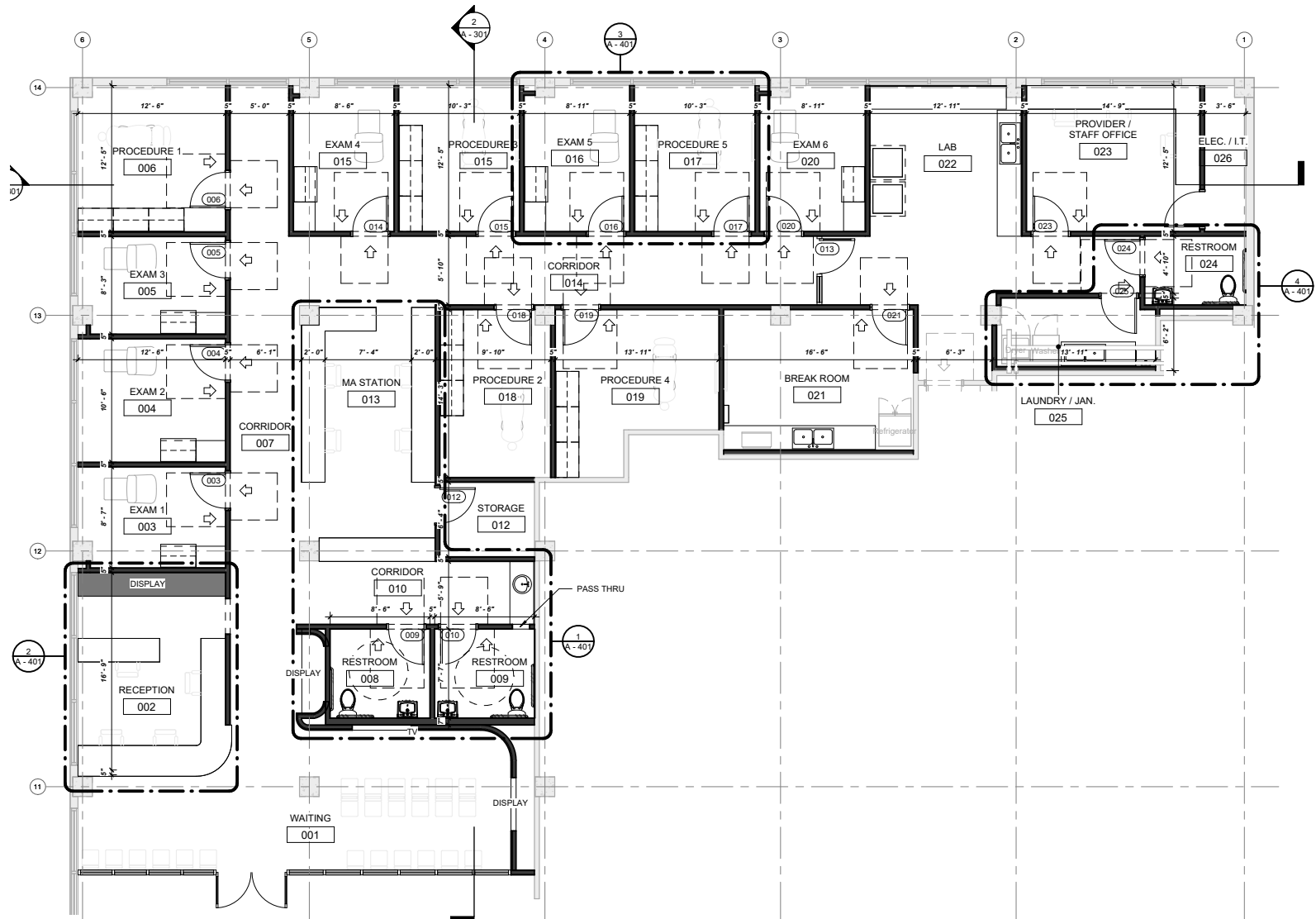
Site Aerial





Space Layout

SUITE SIZE: 5,351 RSF





Property Photos

EXTERIOR + LOBBY





Property Photos





Property Photos





Property Photos





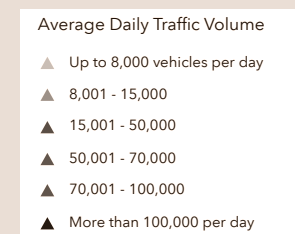
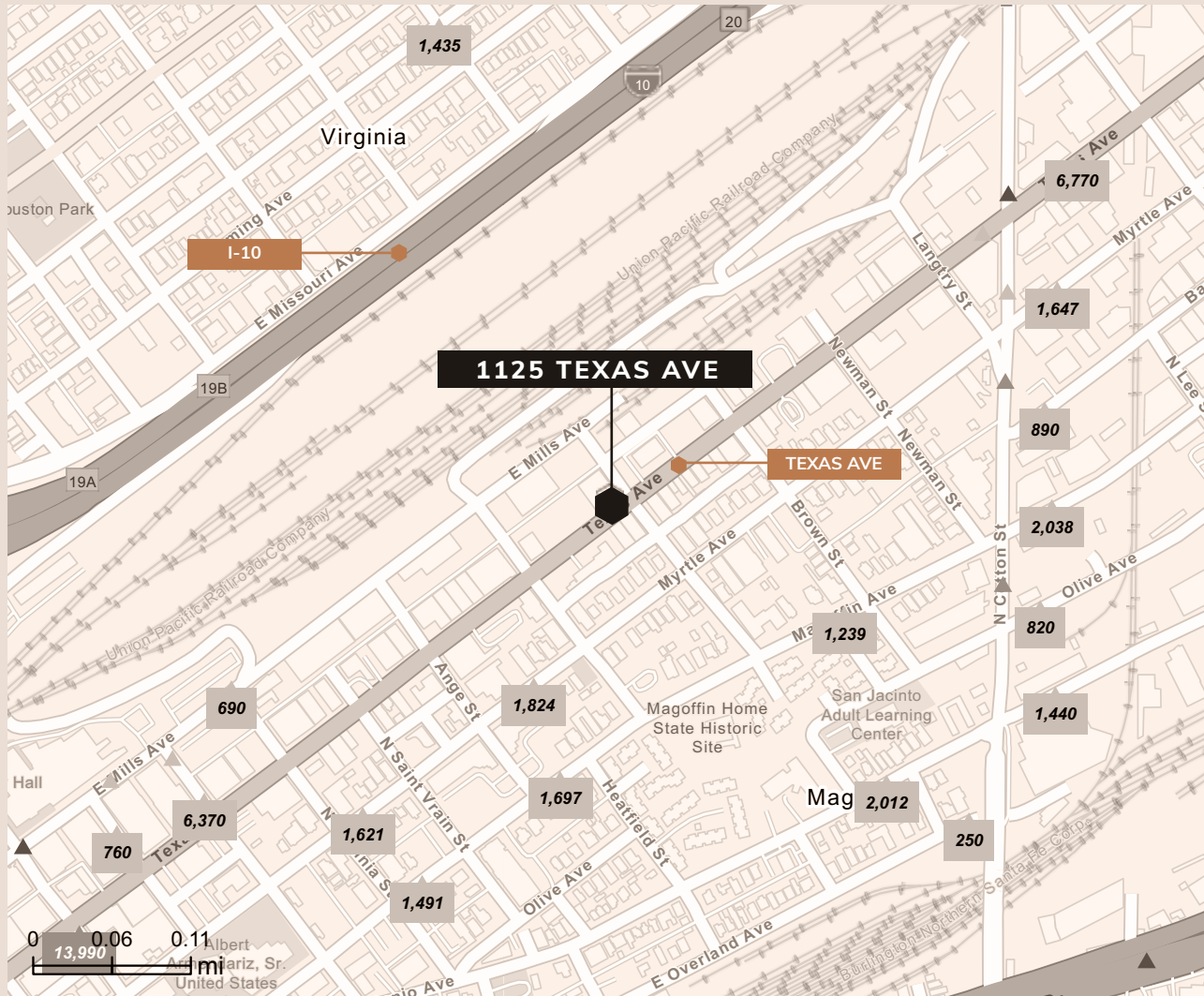
Property Photos





Traffic Volume

IMMEDIATE AREA



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