



OFFICE/MEDICAL SPACE FOR LEASE

181 Gem Street
±2,058 - 4,147 SF

EL PASO, TX 79912

FOR MORE INFORMATION, PLEASE CONTACT



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NEW WEST EL PASO OFFICE DEVELOPMENT
AT I-10 AND N. MESA ST, NEAR LOOP 375
ACCESS AND ESTABLISHED RETAIL AND
DINING CORRIDOR

CALL FOR PRICING INFORMATION

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



New West El Paso Office

181 GEM STREET, EL PASO, TX 79912

PROPERTY FEATURES

PROPERTY DESCRIPTION

New office space in West El Paso with potential turnkey build-out at 181 Gem Street. This new office construction is located approximately one mile from Interstate 10 and near North Mesa Street, providing convenient access throughout West El Paso and connectivity to Loop 375 and the broader El Paso market. The property is positioned for medical office and professional office users and is near retail, restaurants, hotels, residential neighborhoods, and ongoing medical office development.

PROPERTY HIGHLIGHTS

- New, high-quality office construction in West El Paso
- Approximately 1 mile from I-10 off of N. Mesa St.
- Convenient West El Paso access with direct connectivity to Loop 375
- C-3 Zoning
- Regional access across the El Paso market
- Near retail, restaurants, hotels and neighborhoods
- Medical/office developments nearby
- Suitable for medical or professional office users
- Potential turnkey suite delivery

OFFICE BUILDING FOR LEASE:
±2,058 – 4,147 SF | NEGOTIABLE



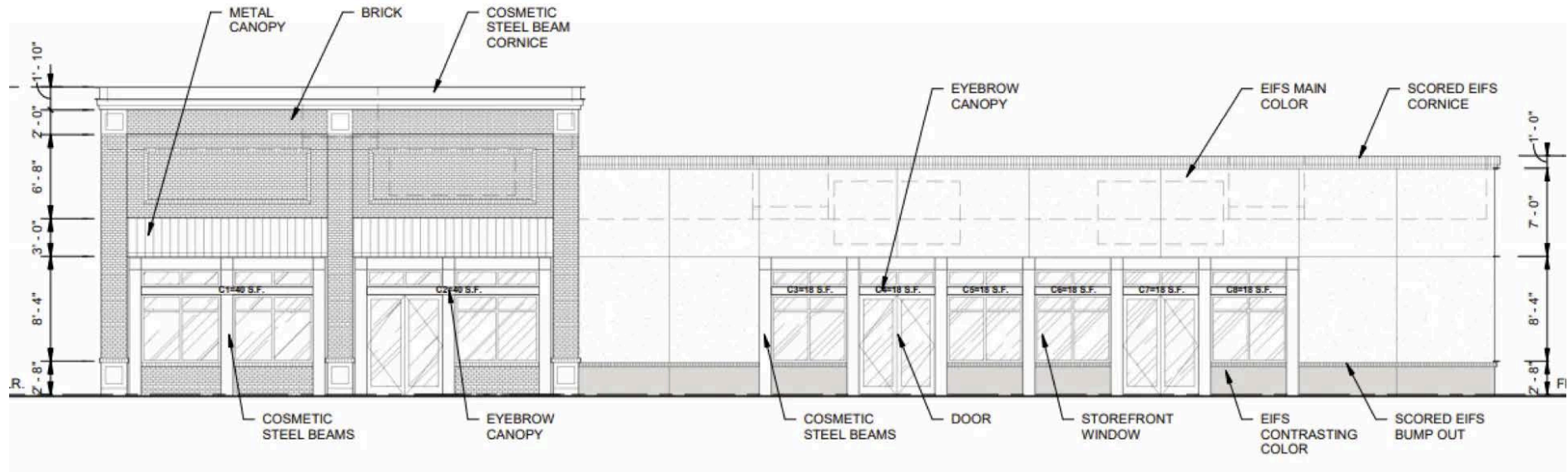
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ELEVATIONS

OFFICE BUILDING FOR LEASE:

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SITE PLAN



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RETAILER MAP



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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

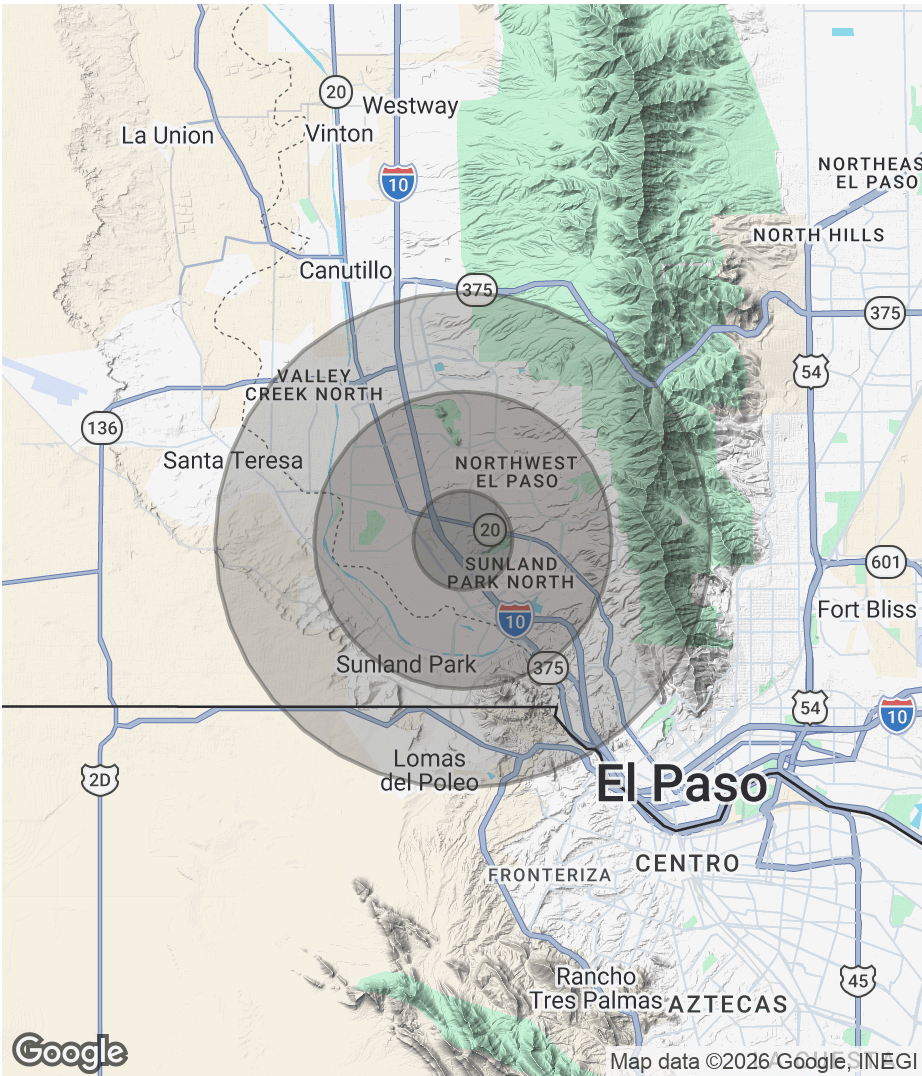
Total Population	9,781	85,640	139,626
Average Age	33.3	35.0	35.4
Average Age (Male)	29.6	34.2	34.8
Average Age (Female)	35.6	37.3	37.2

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	3,817	32,144	52,982
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$75,263	\$99,360	\$105,828
Average House Value	\$211,546	\$267,154	\$282,421

2023 American Community Survey (ACS)





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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