

OFFICE BUILDING | FOR LEASE: 4,942 - 8,054 SF

1845 NORTHWESTERN DR, EL PASO, TX 79912



FOR LEASING INFORMATION, PLEASE CONTACT



Will Brown, Managing Partner
Sonny Brown Associates
+1 915-584-5511 x1 Office
will@sonnybrown.com



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PROPERTY DESCRIPTION



PROFESSIONAL DESCRIPTION

Office space available in desirable Northwest El Paso area, surrounded by rapidly expanding industrial, residential, and retail development. Located in Northwestern Corporate Center amongst several Fortune 500 company operations and adjacent to El Paso's Cimarron community, the building sits moments from I-10 and Loop 375/Woodrow Bean Transmountain Dr. The site is also located near medical facilities, including both the University Medical Center of El Paso West Campus as well as The Hospitals of Providence Transmountain Campus. Nearby retail options include The Outlet Shoppes at El Paso, West Towne Marketplace, The Canyons at Cimarron, The Four Corners at Cimarron, and The Paseo at Cimarron.

FEATURES

Year Built: 1998	Private Entrances
Total Building Size: 19,844 SF	Private Restrooms & Break Areas
Zoning: M-1	Separately Metered Suites
Signage: Building face signage and monument signage	Heavy Landscaping
Parking: ±68 parking spaces	

AVAILABLE SPACE

- Suite C: ±4,942 SF end-cap space with private offices, conference room, reception area, as well as break room. Ideal uses include engineering firm, architecture firm, general office.
- Suite D-E: ±6,304 SF end-cap space with reception area, offices, conference room, large meeting/multi-purpose rooms, as well as lab or storage area. Suite could potential be expanded to ±8,054 SF. Ideal uses include medical/general office.

LEASE

3-5 Years	NNN Lease Structure	Call for Rate
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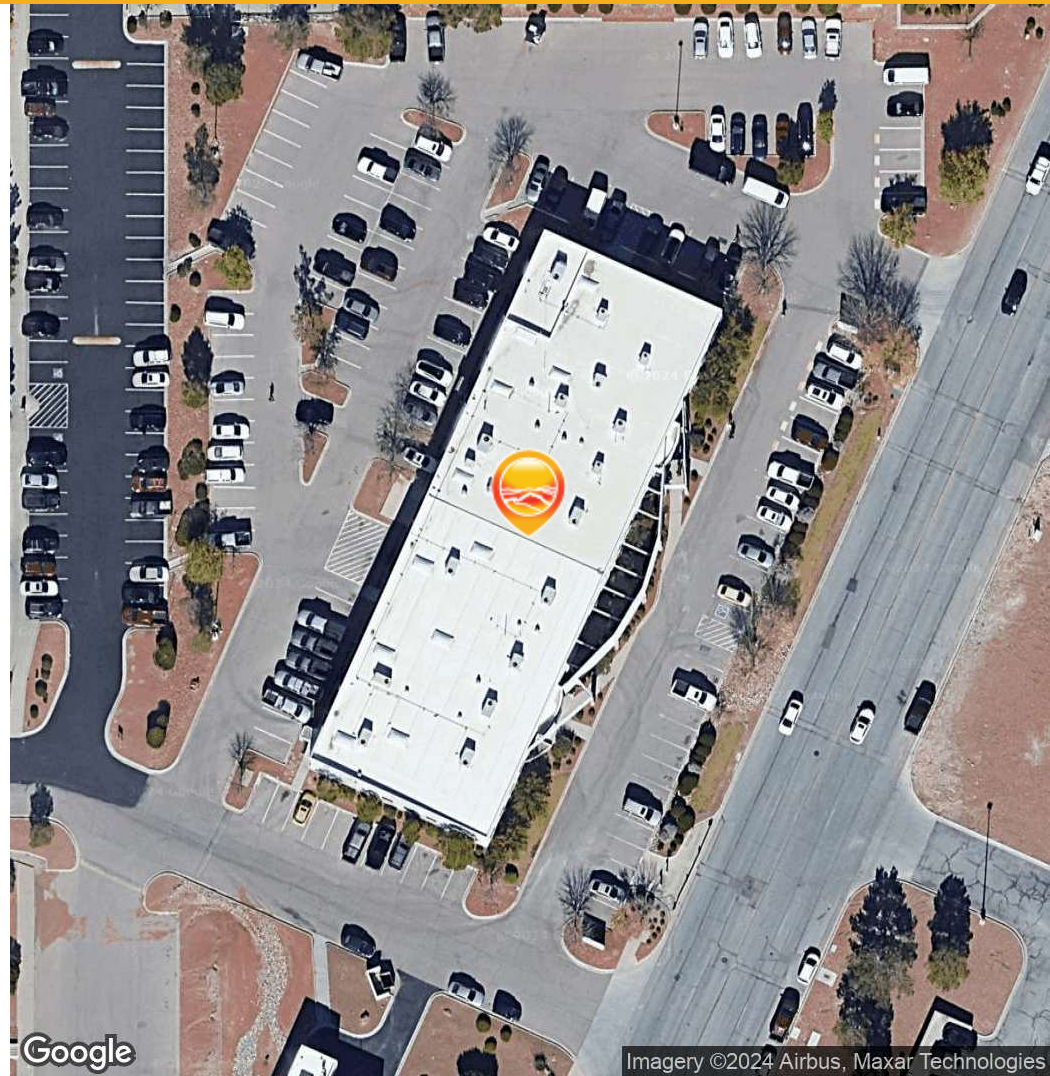
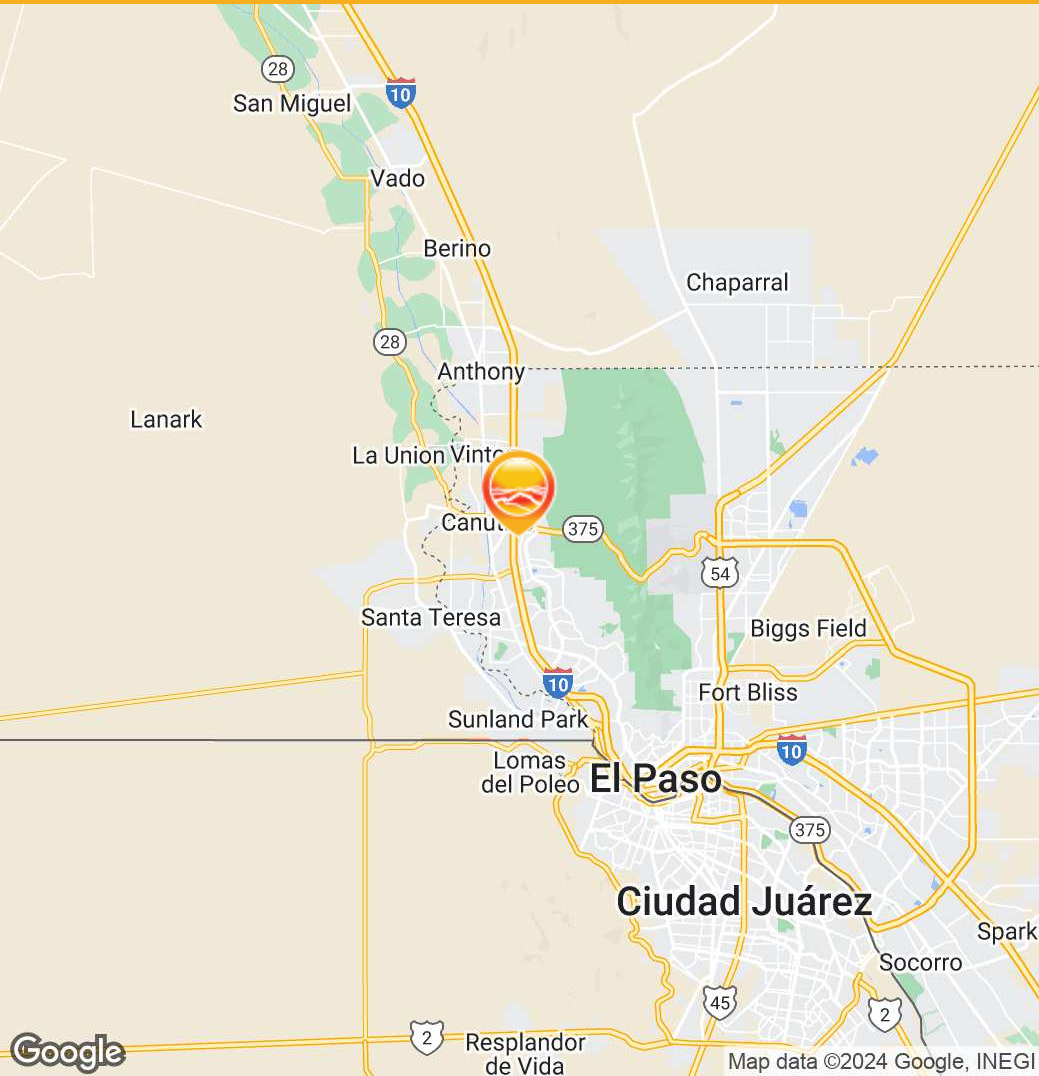


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LOCATION



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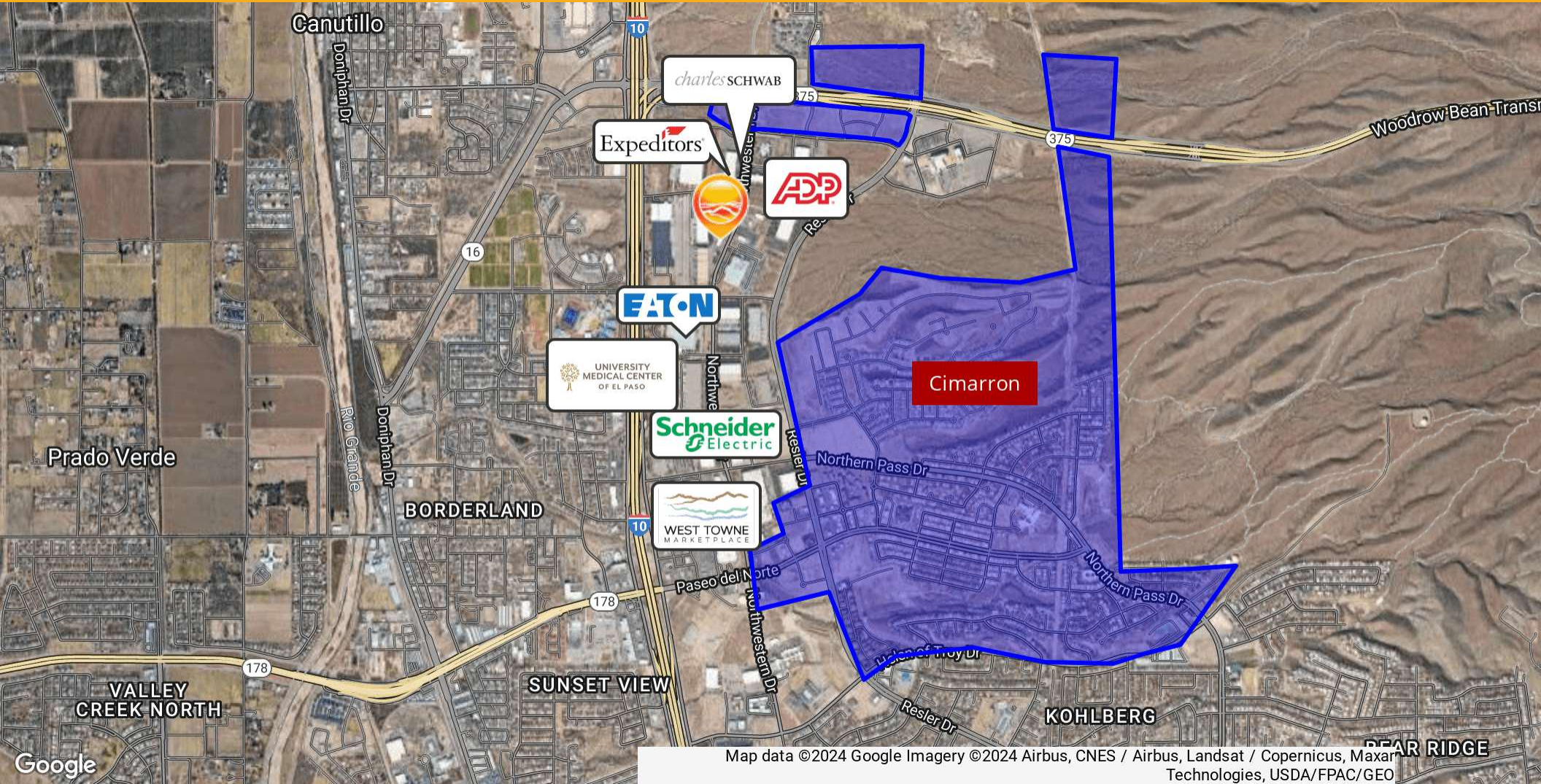


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SURROUNDING AREA



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SITE PLAN



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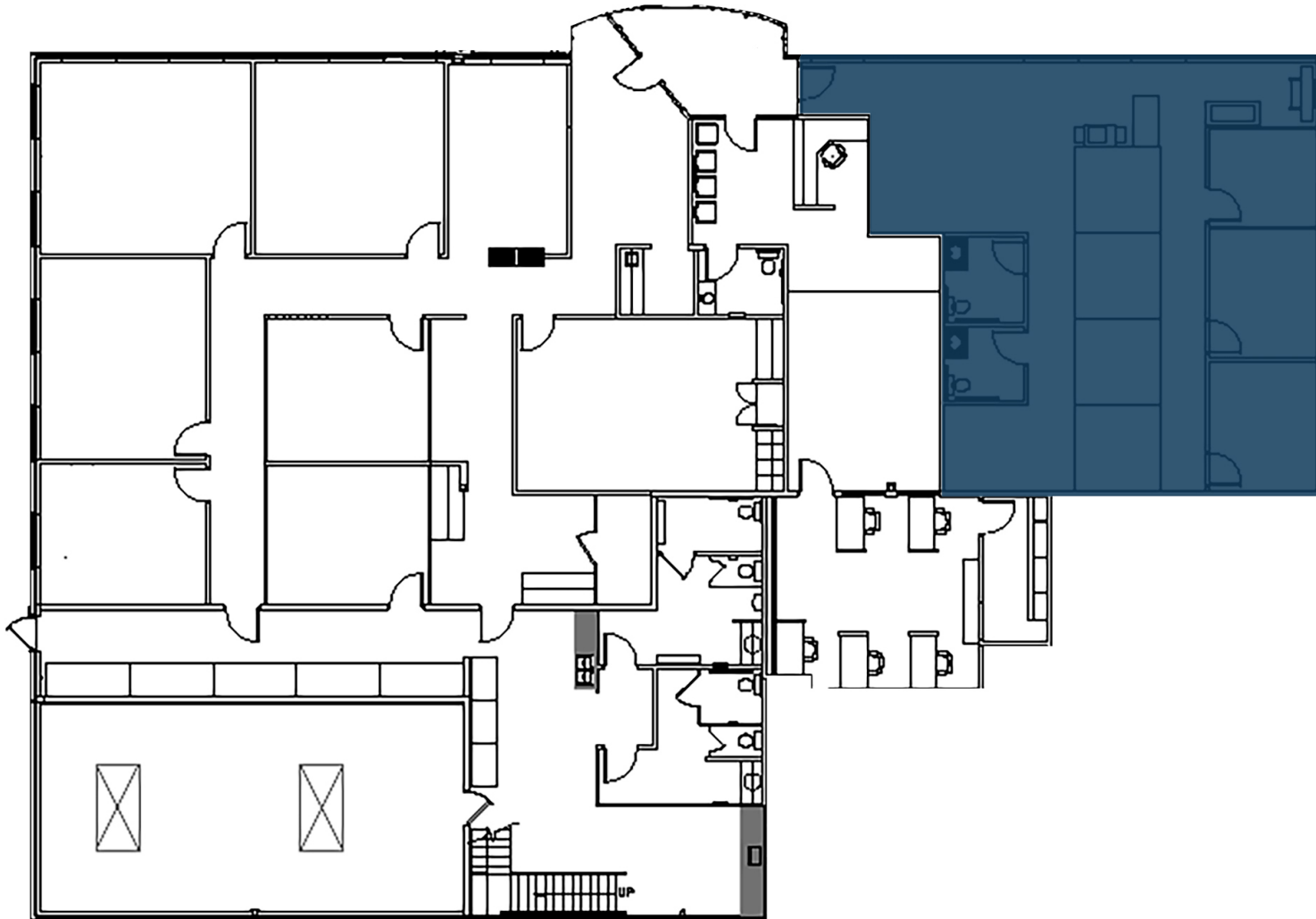


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SUITE D-E FLOOR PLAN | $\pm 6,304$ SF (OPTIONAL $\pm 1,750$ SF OF CONTIGUOUS SPACE HIGHLIGHTED)



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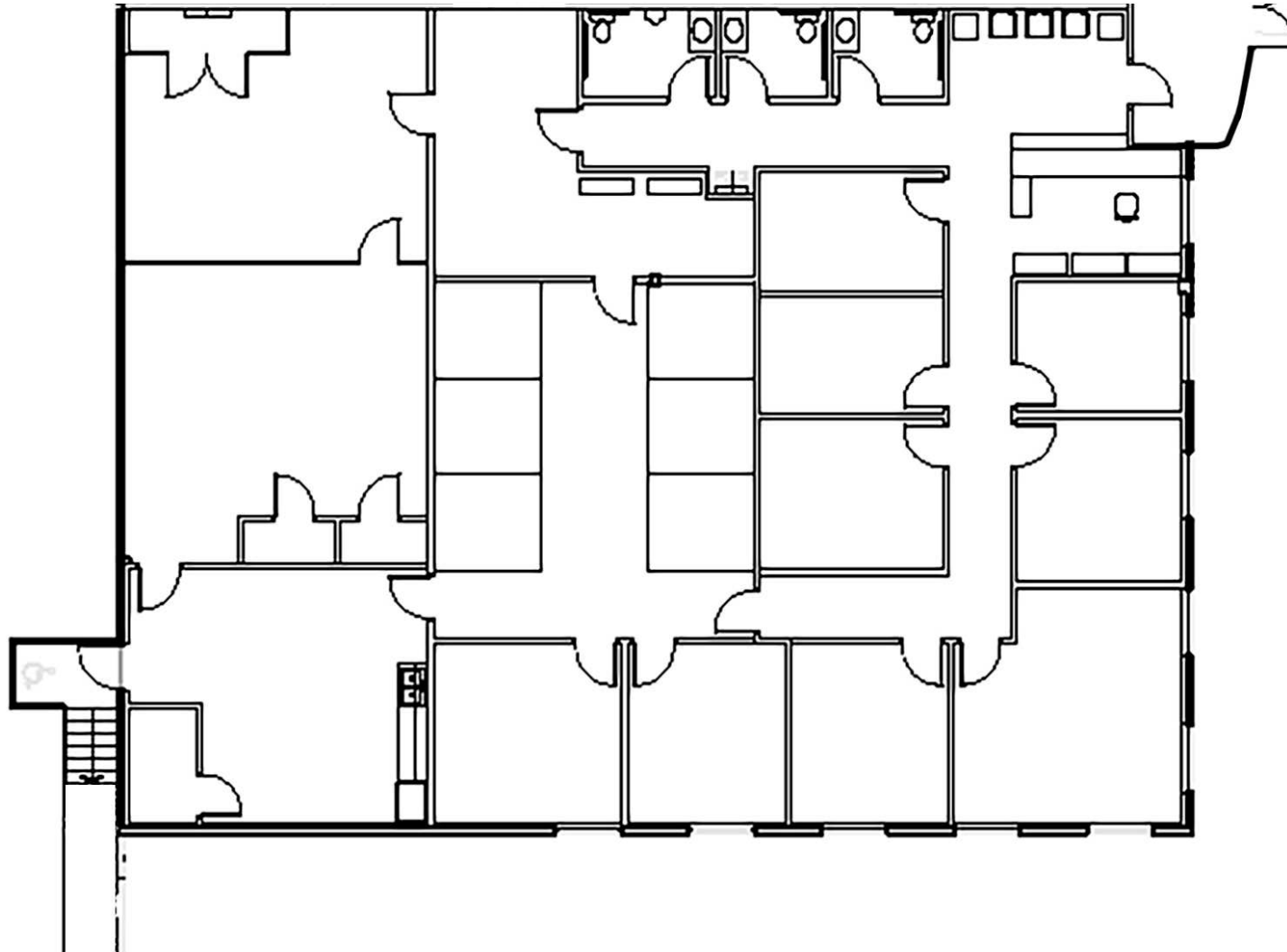


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SUITE C FLOOR PLAN | ±4,942 SF



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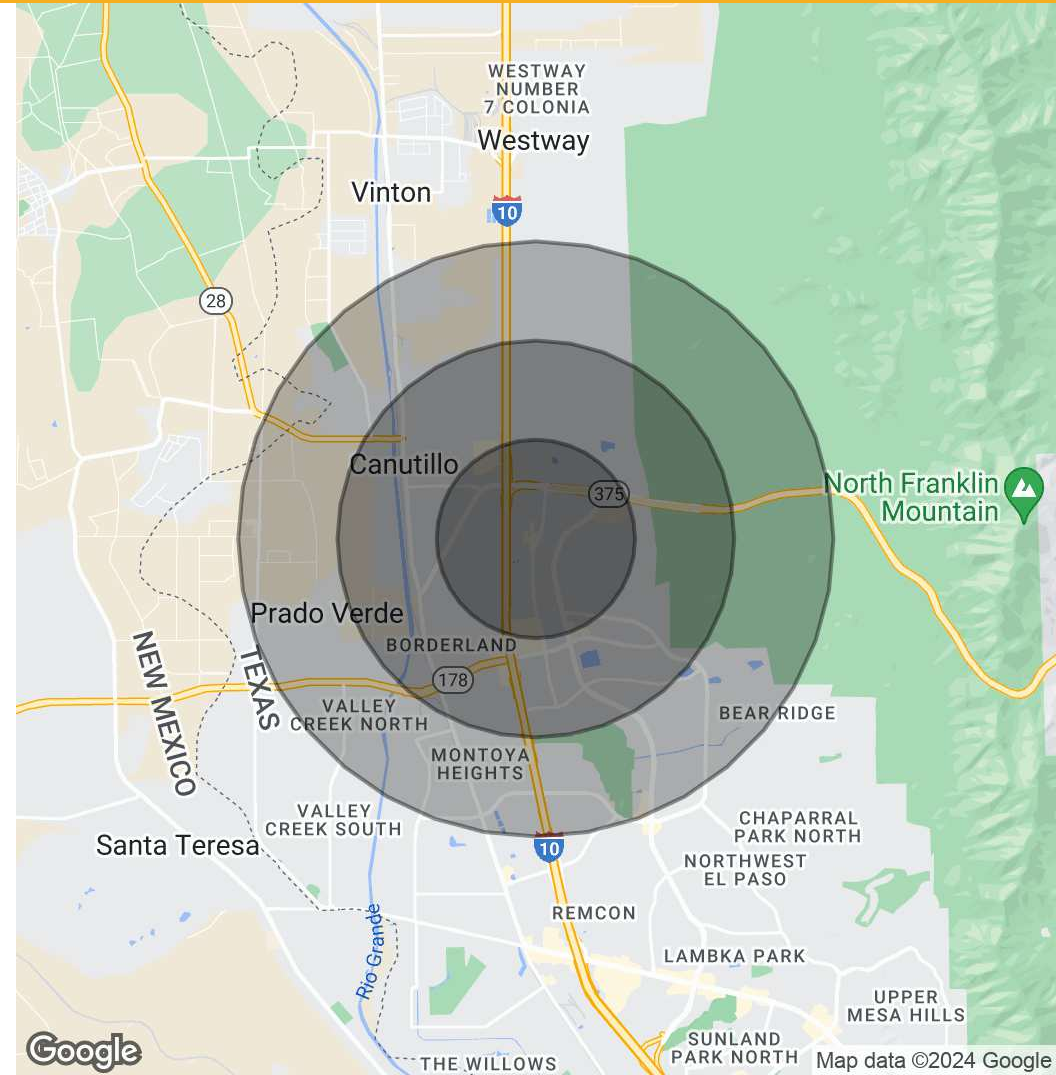
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,370	23,203	49,630
Average Age	33	36	37
Average Age (Male)	32	35	36
Average Age (Female)	34	36	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,540	7,874	16,751
# of Persons per HH	2.8	2.9	3
Average HH Income	\$103,152	\$104,997	\$110,939
Average House Value	\$257,969	\$268,816	\$274,705

Demographics data derived from AlphaMap



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