



Offering Memorandum



301 E Yandell Class A Office FOR LEASE

301 E YANDELL DR, EL PASO, TX 79902

PRESENTED BY:

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PROPERTY SUMMARY

301 E YANDELL CLASS A OFFICE FOR LEASE

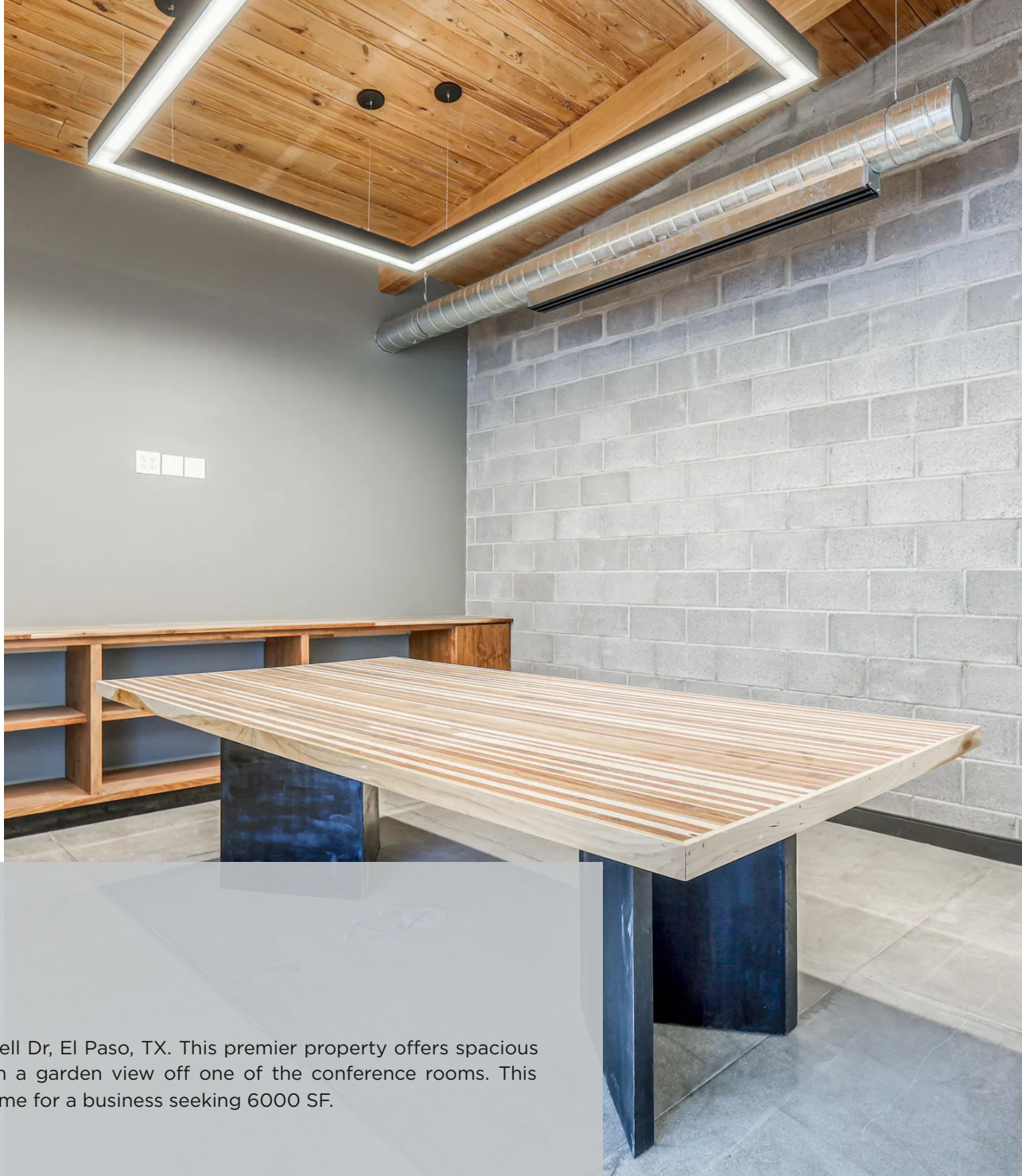
301 E YANDELL DR
EL PASO, TX 79902

OFFERING SUMMARY

LEASE RATE:	Contact Broker
BUILDING SIZE:	6,142 SF
ZONING	C4
LOT SIZE:	15,780 SF

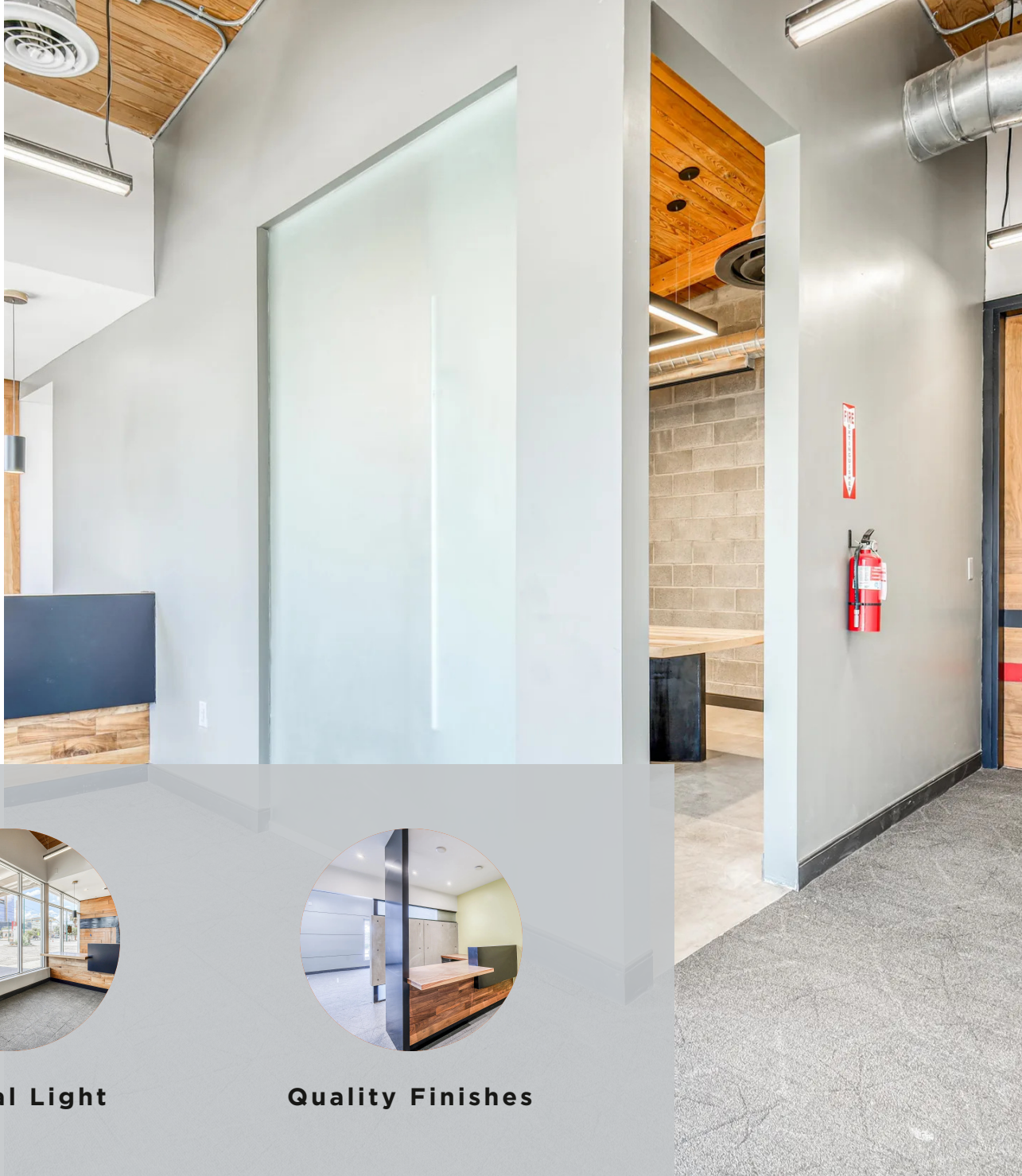
PROPERTY SUMMARY

Discover the ideal space for any office business at 301 E Yandell Dr, El Paso, TX. This premier property offers spacious and modern interiors, abundant natural light inside, and even a garden view off one of the conference rooms. This space has been completely updated to offer a true turn key home for a business seeking 6000 SF.



PROPERTY HIGHLIGHTS

- Turn Key Class A Office Space
- Industrial, Modern Feel inside
- Natural Light and Quality Finishes
- Multiple Offices, Conference rooms, and Restrooms
- Stellar Location
- High Yandell Traffic Counts



Private Offices



Natural Light



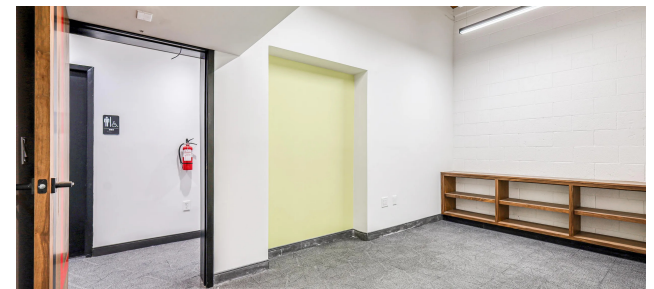
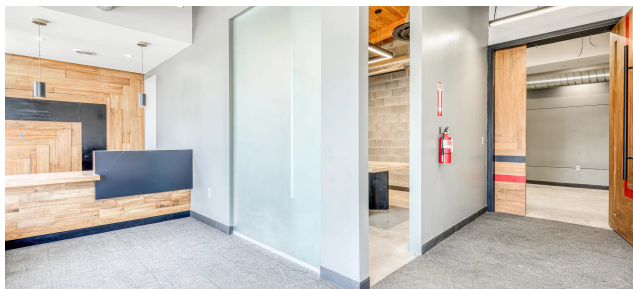
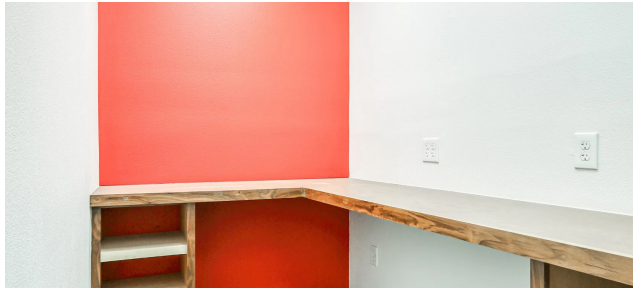
Quality Finishes

LOCATION DESCRIPTION



Located in the heart of El Paso's Uptown and right in front of Downtown. This building offers incredible visibility and high traffic counts on Yandell as the I-10 entrance ramp is accessed this way. Walk to Taco Neta and Downtown and various other El Paso favorites.

ADDITIONAL PHOTOS



LOCATION MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,801	45,399	112,985
AGE	42	40	36
HOUSEHOLDS	6,932	19,688	44,944
INCOME	\$53,701	\$58,935	\$59,504





Collective Strength, Accelerated Growth

214 W. FRANKLIN AVE
EL PASO, TX 79901



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

SVN Fortune Real Estate

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Laura Salome, CCIM	License No. 532916	Email laurasalome@svn.com	Phone (915)474-0306
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

TXR-2501

SVN Fortune Real Estate, Inc., 214 W. Franklin Ave. El Paso TX 79901

Laura Salome

Information available at www.trec.texas.gov

IABS 1-0 Date

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