

LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



EXCELLENT WEST EL PASO LOCATION
PROFESSIONAL OFFICE AND OFFICE WAREHOUSE
MODERN AMENITIES
BELOW MARKET LEASE RATE

Tommy Lewis
(915) 544-5205

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP**

LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



PROPERTY DESCRIPTION

This professional flex office and office warehouse complex has recently undergone significant renovations and upgrades, creating an attractive and functional environment for a wide range of business users. The property features a professional tenant mix and offers flexible lease spaces designed to accommodate both office and warehouse operations. Ideal for medical sales groups, engineering firms, contractors, security companies, service providers, and other professional users seeking a well-located and versatile business setting.

PROPERTY HIGHLIGHTS

- Office and Office Warehouse with Modern Amenities
- Professional Environment
- Excellent Westside Location

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	1,750 - 2,950 SF
Lot Size:	2.14 Acres
Building Size:	32,733 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,489	66,269	136,890
Total Population	6,380	182,021	403,393
Average HH Income	\$54,558	\$57,271	\$52,260

Tommy Lewis
(915) 544-5205



LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



Tommy Lewis
(915) 544-5205



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



Tommy Lewis
(915) 544-5205



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



Tommy Lewis
(915) 544-5205



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



SUITE 101



SUITE 215

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,750 - 2,950 SF

Lease Term:	Negotiable
Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
120 Paragon Suite 101	Available	2,950 SF	NNN	\$15.00 SF/yr	Office showroom with conference room, one private office, break area, two restrooms, warehouse with one overhead door, and yard area with common dock.
120 Paragon Suite 215	Available	1,750 SF	NNN	\$15.00 SF/yr	Modern office space with many upgrades, consisting of open reception with private office and storage room, open bullpen area, conference room and two restrooms.

Tommy Lewis
(915) 544-5205



LEASE

120 PARAGON

120 Paragon El Paso, TX 79912

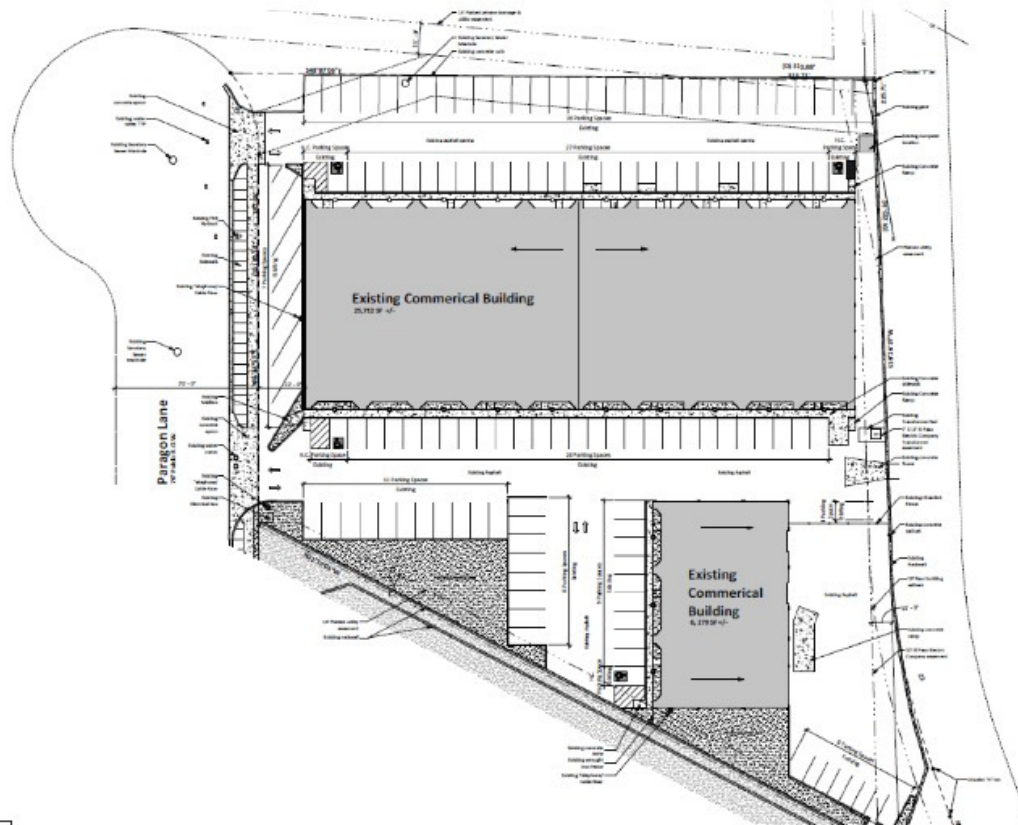


Tommy Lewis
(915) 544-5205

LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



Tommy Lewis
(915) 544-5205



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

LEASE

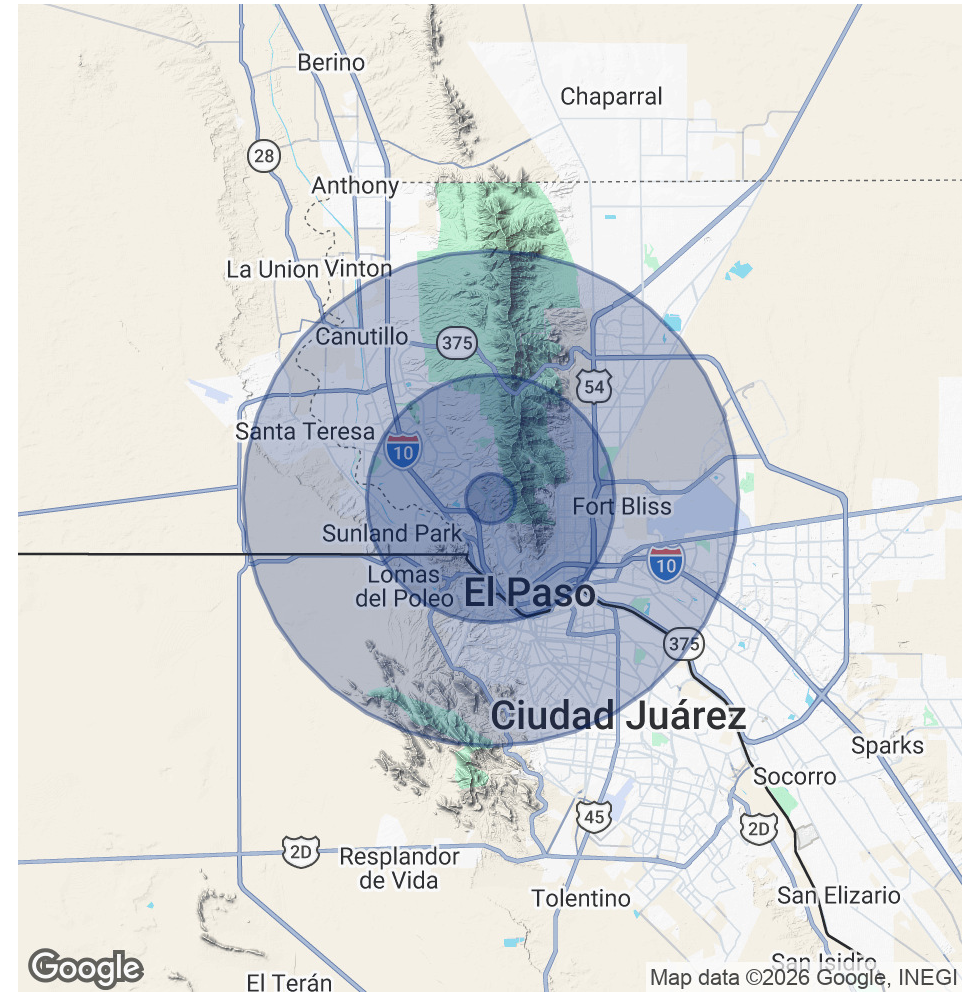
120 PARAGON

120 Paragon El Paso, TX 79912

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,380	182,021	403,393
Average Age	28.3	34.6	33.4
Average Age (Male)	27.4	33.4	31.8
Average Age (Female)	30.2	35.7	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,489	66,269	136,890
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$54,558	\$57,271	\$52,260
Average House Value	\$125,868	\$203,665	\$168,396

2020 American Community Survey (ACS)



Tommy Lewis
(915) 544-5205



LEASE

120 PARAGON

120 Paragon El Paso, TX 79912



TOMMY LEWIS

Commercial Owner, Owner, Comm Sales Associate

tommy@cbclewisrealtygroup.com

Direct: (915) 544-5205 | Cell: (915) 204-5883

PROFESSIONAL BACKGROUND

Tommy Lewis, Partner of Coldwell Banker Commercial/Lewis Realty Group, Inc. received a bachelor's degree in Liberal Arts at the University of Texas at El Paso where he represented UTEP on a full golf scholarship. His leadership on the golf team enabled him to serve as a vital role for the NCAA Athletic Advisory Committee and he continued to play on the professional golf tour for three years. Tommy has gained much of his experience in the past 20 plus years working on leasing, acquisitions, and dispositions of commercial investment properties including participating as a partner in the development of retail, office, and industrial projects. He has completed hundreds of transactions, some as small as 2,500 square foot medical office lease to the acquisition of a \$14 Million retail portfolio. In 2016, 2018, and again in 2019 Tommy was given Gold Level Circle of Distinction by CBC Corporate where he ranked in the top 5% of over 2,500 agents in the U.S. In 2020, 2021, and 2023 Tommy was in the top 2% in production for Coldwell Banker Commercial ranking among the top 50 agents in the U.S. for production. In 2023 Tommy was ranked as number 2 professional nationally for CBC. Tommy has a passion to serve his community which he shows by contributing his time to Big Brothers Big Sisters, past president of The Sunturians, currently serves on the Sun Bowl Association Advisory Board and the UTEP Century Club Board of Directors.

EDUCATION

Bachelor's Degree From The University of Texas El Paso

Lewis Realty Group

7338 Remcon Circle Suite # 100
El Paso, TX 79912
915.544.5205

Tommy Lewis

(915) 544-5205



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Lewis Realty Group	-	-	915.544.5205
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tommy Lewis	-	tommy@cbclewisrealtygroup.com	(915) 544-5205
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date