

FOR LEASE



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PROPERTY INFORMATION

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Location: 211 N Florence St.

Asking Lease Rate: \$17.50/Sq.Ft. Gross

AVAILABLE SPACES

Suite 101	1,500 Sq. Ft.
Suite 103	3,000 Sq. Ft.
Suite 204	1,450 Sq. Ft.
Suite 205	3,700 Sq. Ft.

KEY HIGHLIGHTS

- Recently remodeled office suites in Downtown El Paso
- Central Business District location near Main St.
- Across from City headquarters and surrounded by government offices, restaurants, hotels, and professional services
- Four blocks from I-10 with convenient access to major transportation routes
- Three office suites available with flexible options for various business needs
- Professional downtown setting with excellent visibility and accessibility

AREA TRAFFIC GENERATORS



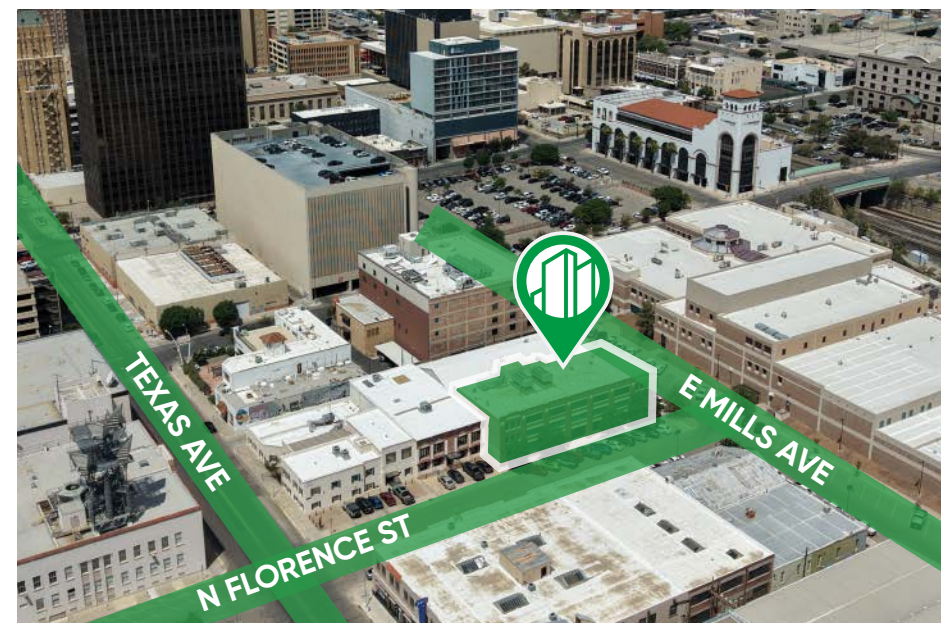
**SANTA FE
INTERNATIONAL
BRIDGE**



PROPERTY HIGHLIGHTS

Position your business in the heart of Downtown El Paso's Central Business District at 211 N. Florence St., near Main St. This recently remodeled and updated office building offers a professional setting in one of the city's most active and recognizable commercial areas. Located directly across from the City's main headquarters, the property is surrounded by government offices, professional services, restaurants, hotels, and other downtown amenities, creating a convenient and vibrant environment for employees, clients, and visitors.

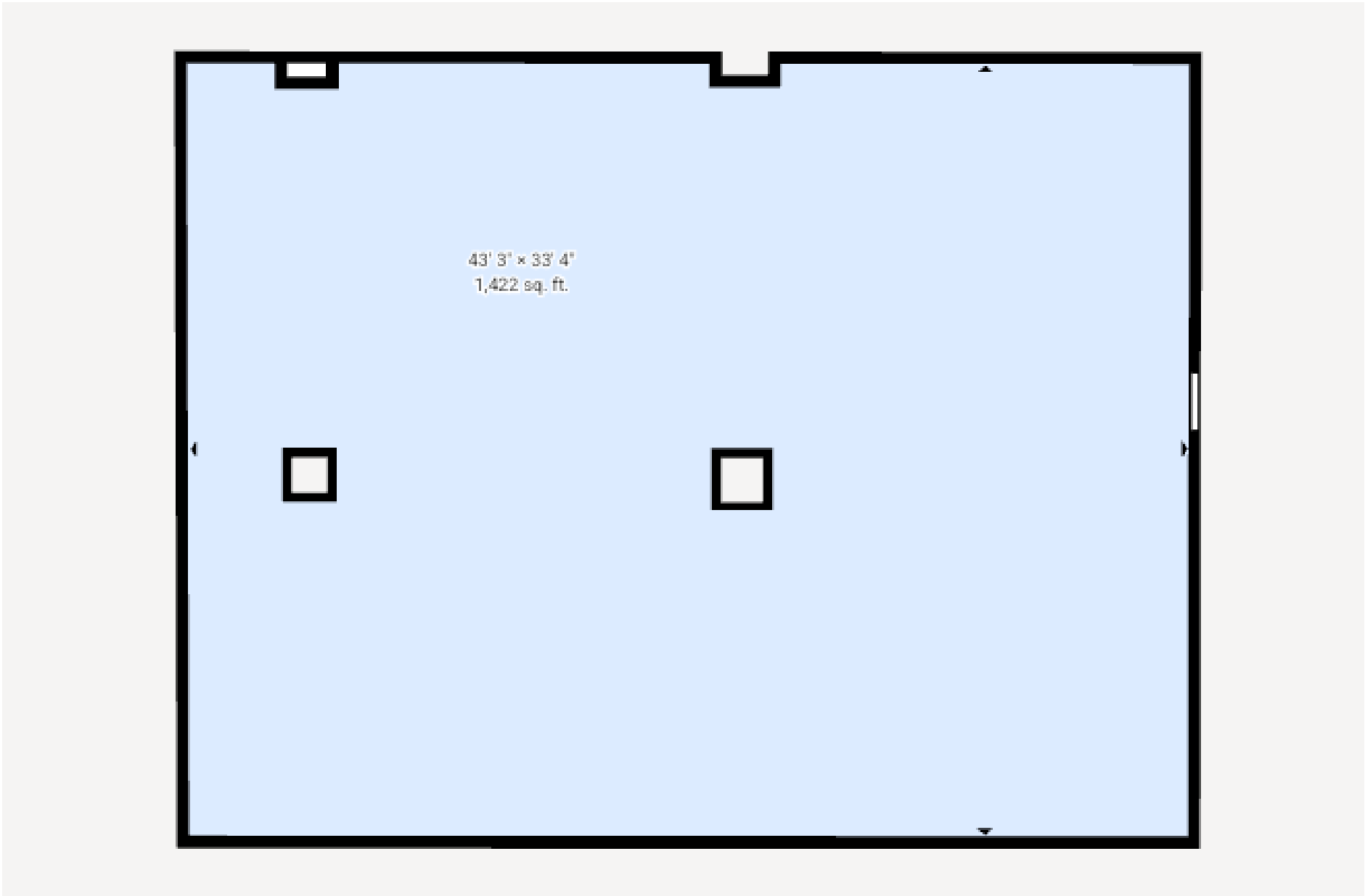
With Interstate 10 just four blocks away, this location provides excellent accessibility while offering the visibility and prestige of a central downtown address. Three office suites are currently available for lease, with flexible options designed to accommodate a variety of business and office needs.



SUITE 102 BASEMENT



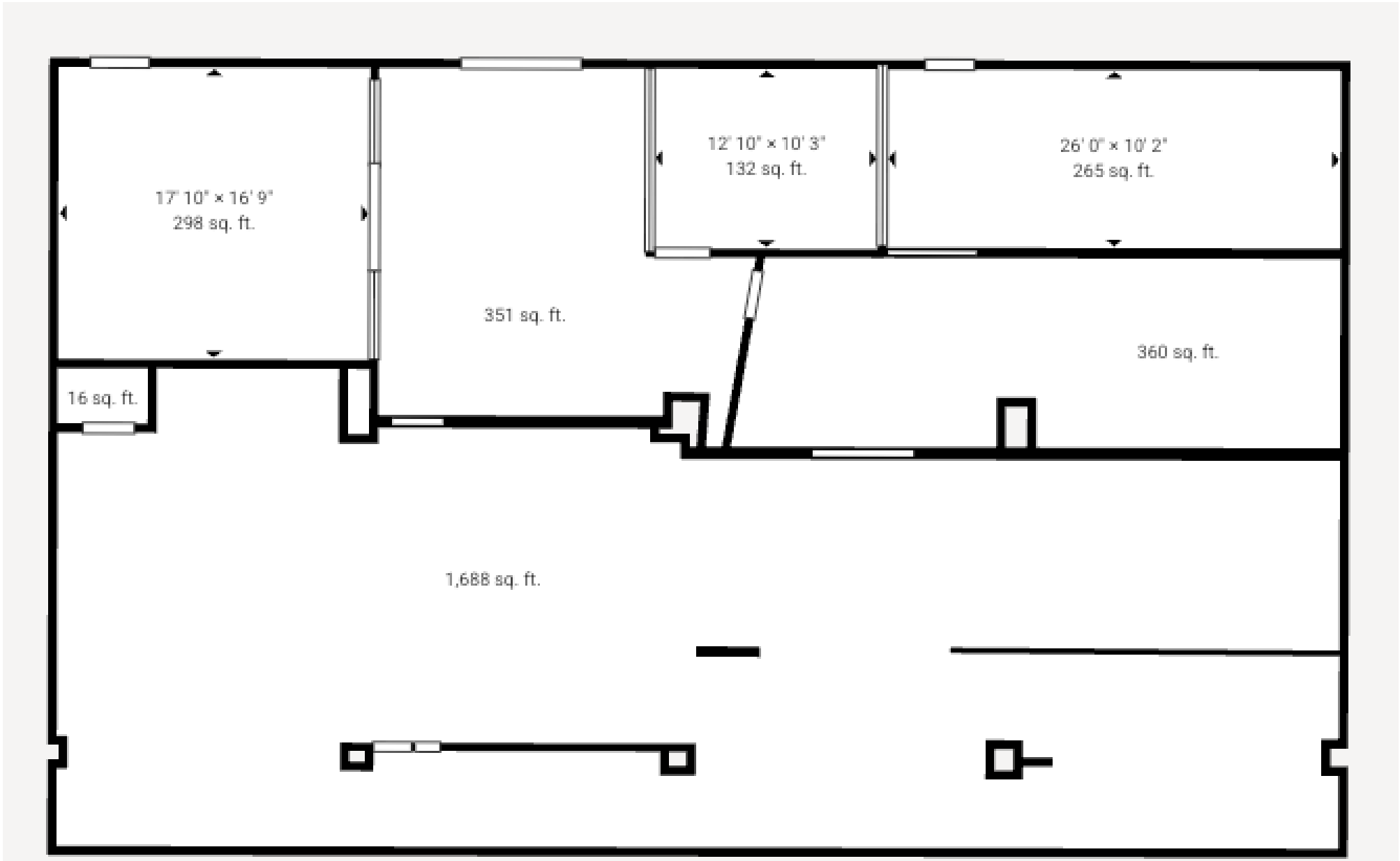
SUITE 102 BASEMENT



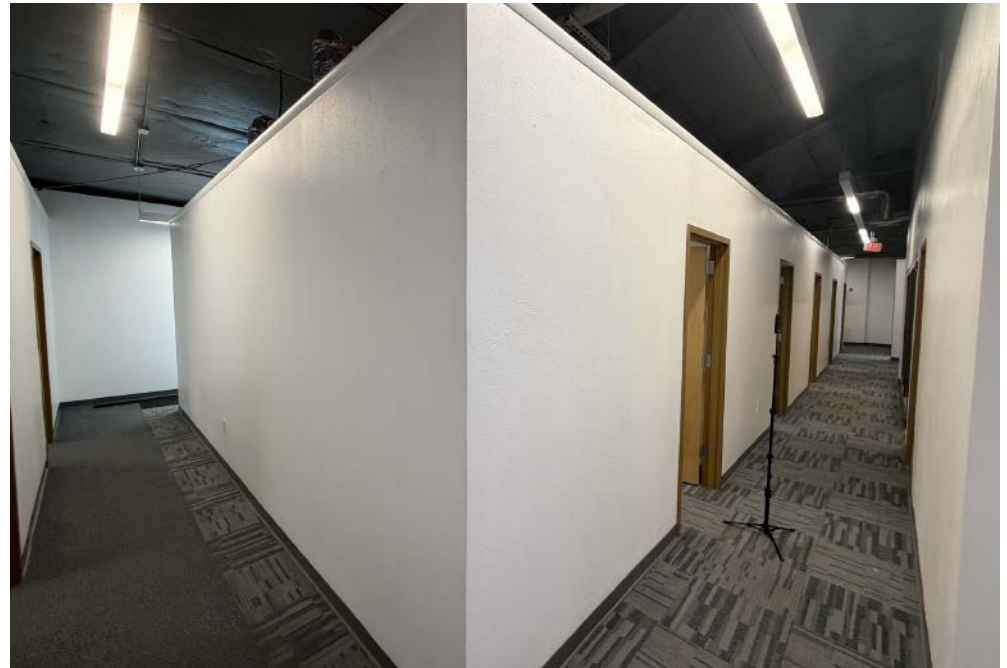
SUITE 103 BASEMENT



SUITE 103 BASEMENT



SUITE 204



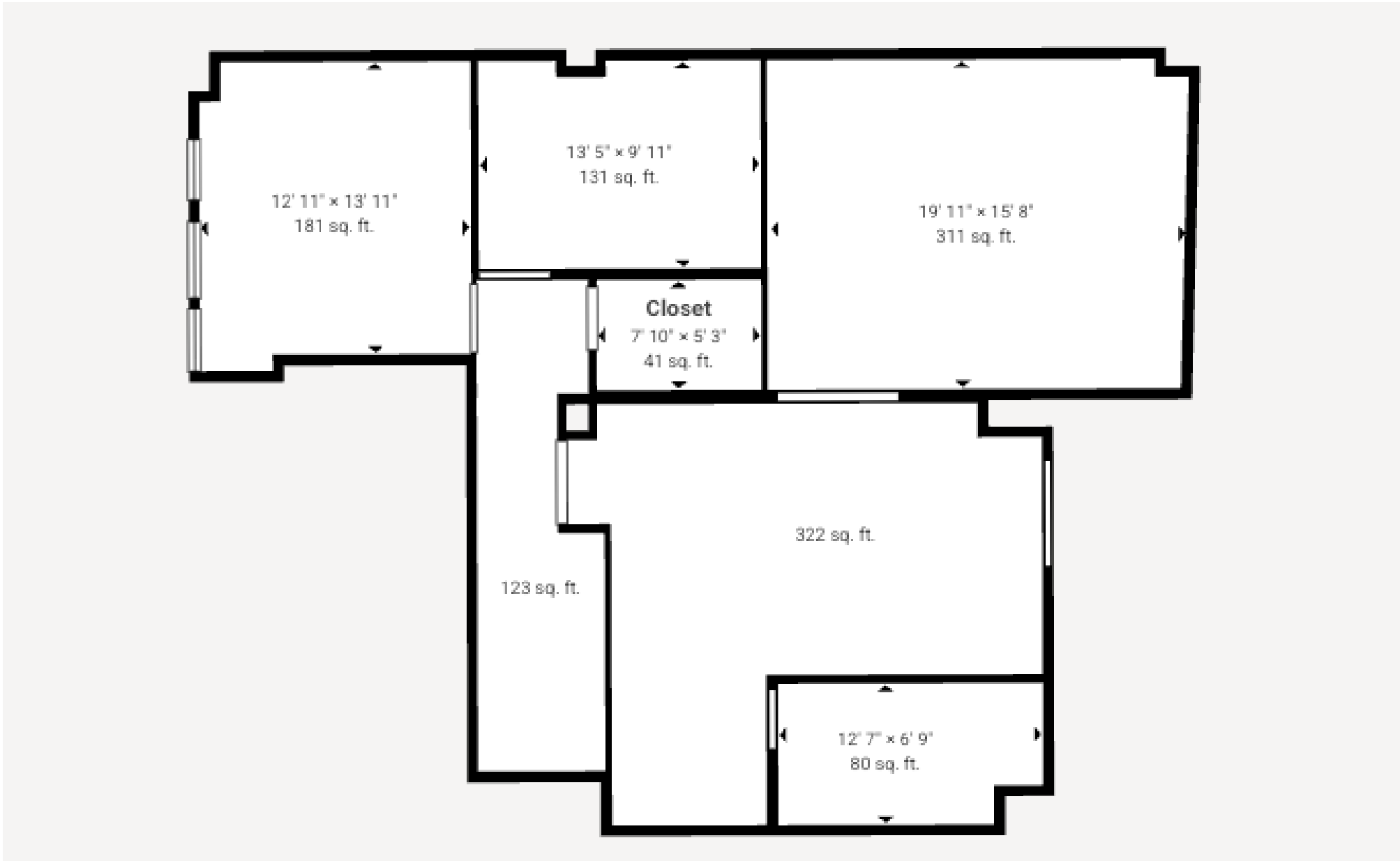
SUITE 204



SUITE 205

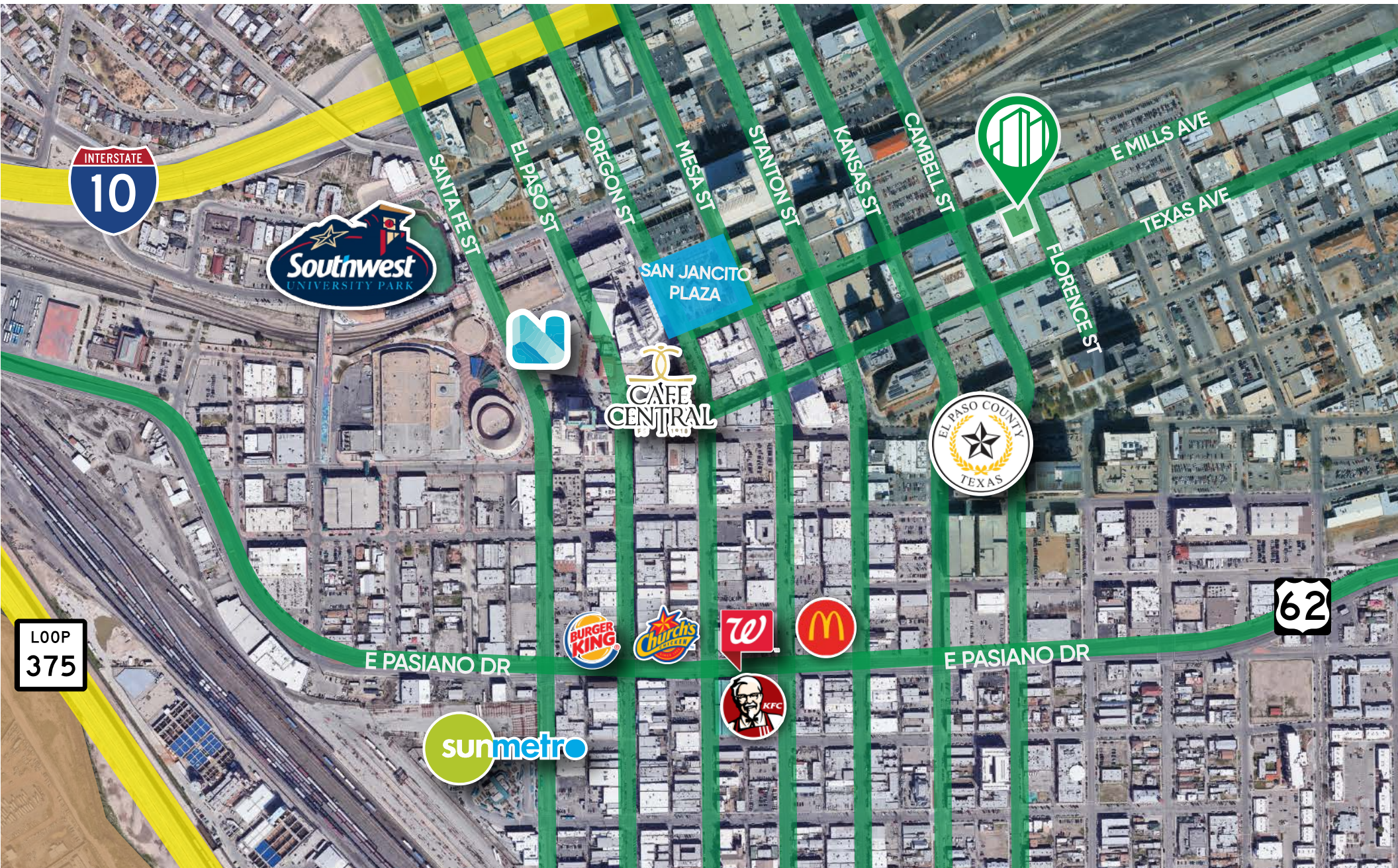


SUITE 205



AERIAL

211 N FLORENCE ST.



LOCAL DEMOGRAPHICS



TRAFFIC COUNTS

N FLORENCE ST: 263 AADT

N KANSAS ST: 13,311 AADT

(TDT)

NEW MEXICO

MESA HILLS

NORTHEAST
EL PASO

FORT
BLISS

SUNLAND PARK

MISSION
VALLEY

CD. JUÁREZ,
CHIH. MEXICO

1 MI

3 MI

5 MI

		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	15,067	43,322	109,968
	2030 PROJECTED POPULATION	15,416	44,231	111,559
	2025 ESTIMATED HOUSEHOLDS	6,636	17,817	44,474
	2030 PROJECTED HOUSEHOLDS	6,800	18,227	45,172
	2025 MEDIAN HH INCOME	\$17,771	\$29,071	\$35,983

CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS



875,784
POPULATION



403,141
LABOR FORCE



2,500
AVG POPULATION
GROWTH PER YEAR



\$59,866
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

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WHY EL PASO?

BINATIONAL ADVANTAGE

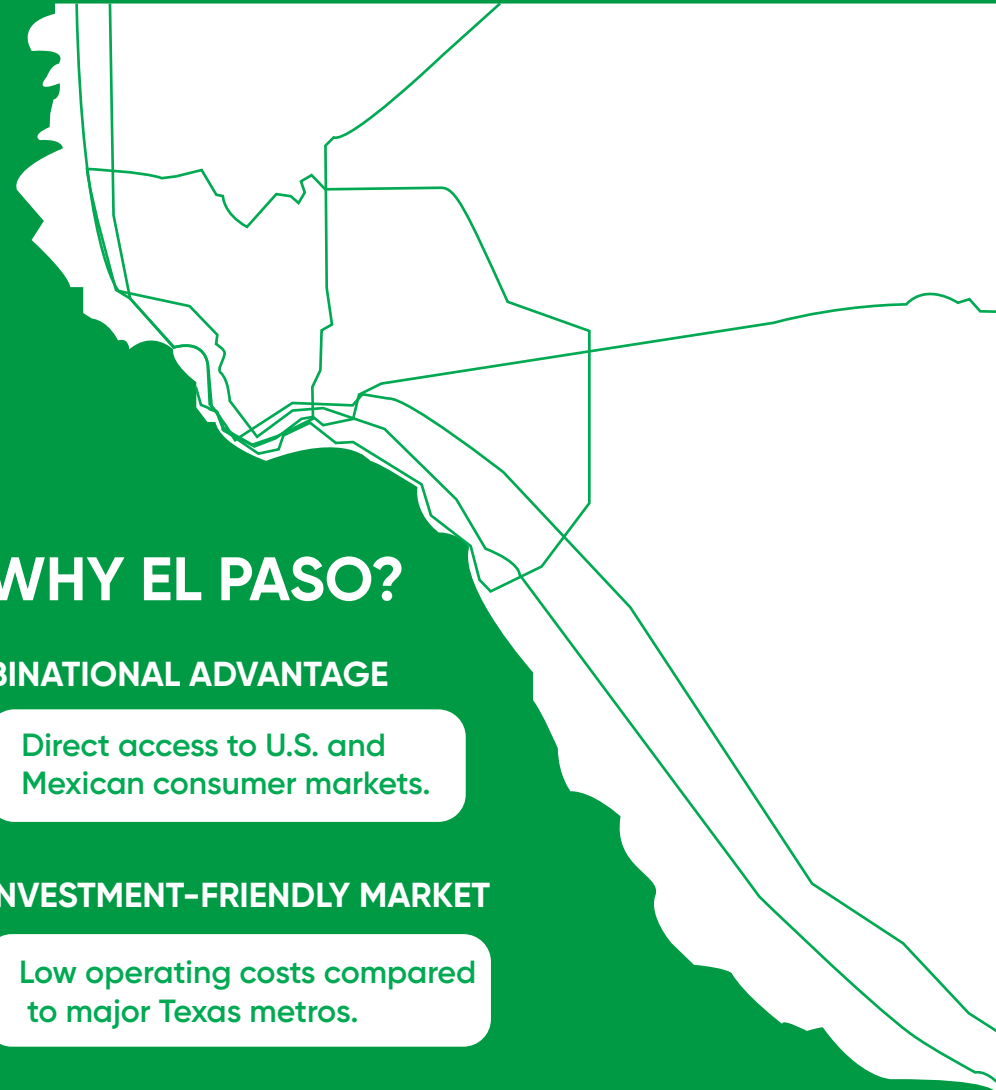
Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.



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.

11-2-2015

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 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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6006 N. Mesa Ste 110

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El Paso, TX 79912

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915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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