

4501 NORTH MESA
EL PASO, TEXAS, 79912



MEDICAL OFFICE BUILDING FOR SUBLEASE

7,380 SF

PROPERTY FEATURES

- Potential Turn-Key opportunity including existing F,F & E
- Excellent Location along North Mesa Street
- Excellent Visibility and access
- Close proximity to Las Palmas del Sol & Providence Hospitals
- 40 parking spaces (10 covered)
- Sublease Term-Thru August 2023
- Lease Rate: Call for Quote

Traffic Counts North Mesa: 33,216 Cars per Day

Zoning: C-3

<u>Demographics:</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	5,937	58,297	177,420
Avg. HH Income	\$54,269	\$58,594	\$61,454
Bachelor's/Grad/Prof Degree	45%	36%	29%
Some College	32%	26%	26%



COMMERCIAL BORDER PARTNERS OF TEXAS, LLC
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Texas Broker License # 478517

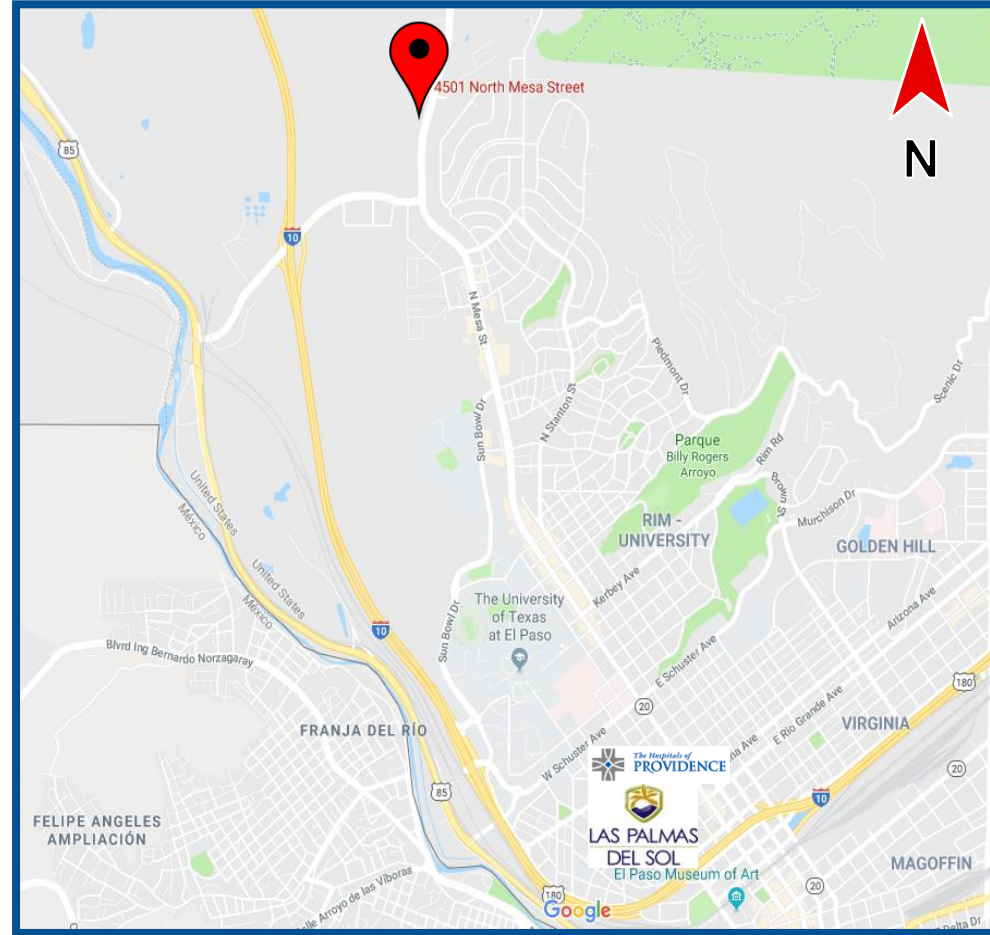
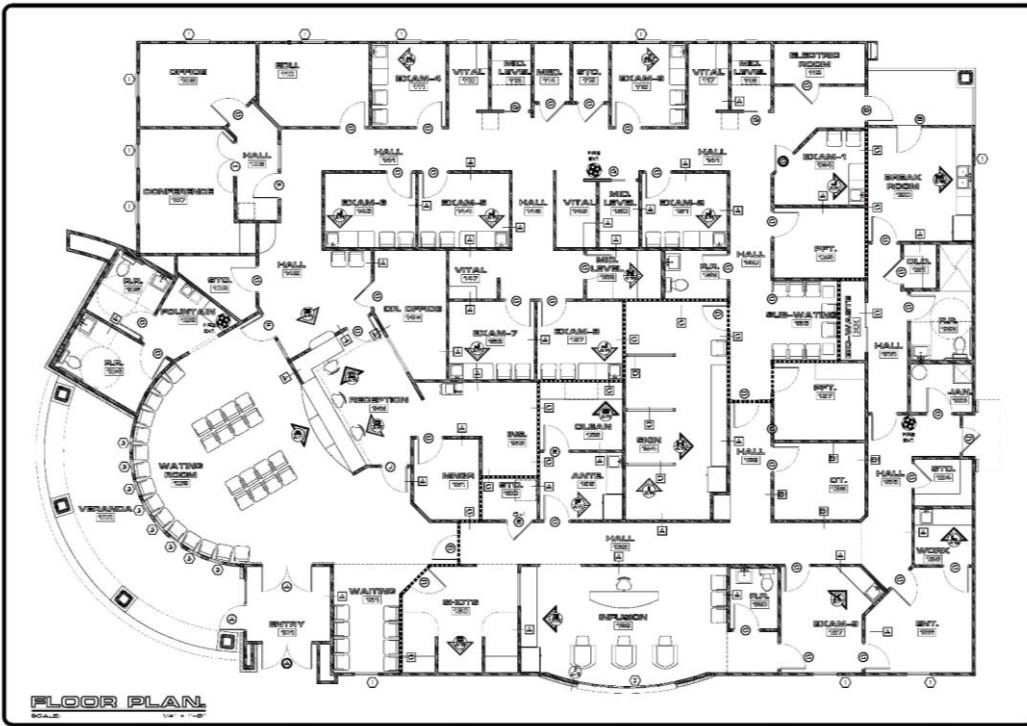
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The information contained herein has been obtained through sources deemed reliable, but cannot be guaranteed for its accuracy. We recommend to any potential buyer or third party that any information, which is of special interest, including but not limited to measurements, areas and boundaries, should be obtained through independent verification.

For more information, please contact:

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