



OFFICE PROPERTY FOR LEASE

Gateway Business Center ±1,350 - 15,778 SF

10737 GATEWAY BLVD, EL PASO, TX 79935

CALL FOR PRICING INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



Will Brown, SIOR
915.213.7791 Office
will@sonnybrown.com



J.C. Weiss
915.213.7794 Office
jc@sonnybrown.com

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Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:

±1,350 – 15,778 SF | CALL FOR PRICING

PROPERTY DESCRIPTION



FEATURES

- ±117,884 SF Office / Flex Development
- Grade level service doors available
- Private entrances, restrooms and break areas for each tenant
- Separately metered utilities offices lower
- energy costs and tenant control
- High parking ratio at 5.5 spaces : 1,000 SF
- Prominent company signage
- HVAC systems responsibility of Landlord
- M-1 Zoning
- 12 minutes from El Paso CBD and Ciudad Juarez, Mexico
- Highly visible location with direct exposure on Interstate 10
- Ideal uses include: **Office, Call Center, Lab, Tech, Healthcare, Showroom**

FINANCIAL SUMMARY

- **Availability:** Immediate Occupancy*
- **Rental Rate:** Negotiable
- **Lease Term:** 3-5 year minimum lease term
- **Security Deposit:** Equal to one month rent

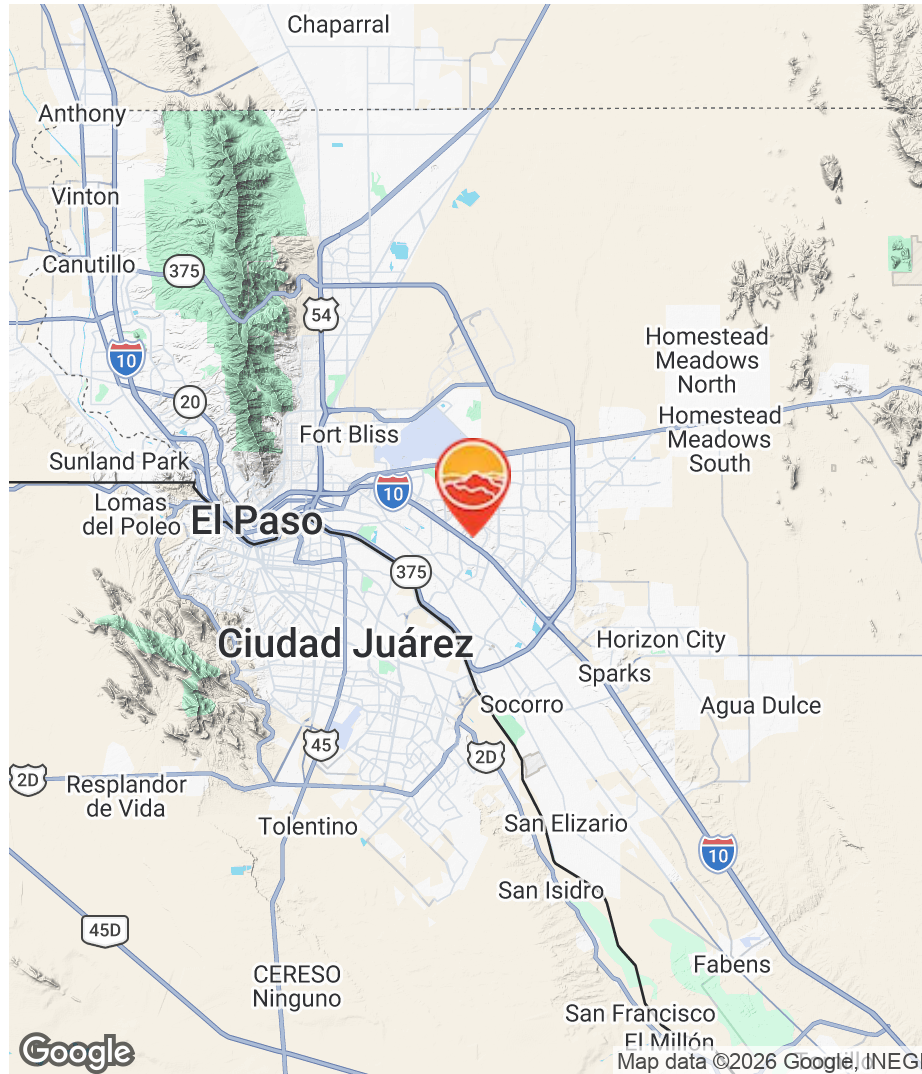
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LOCATION MAP



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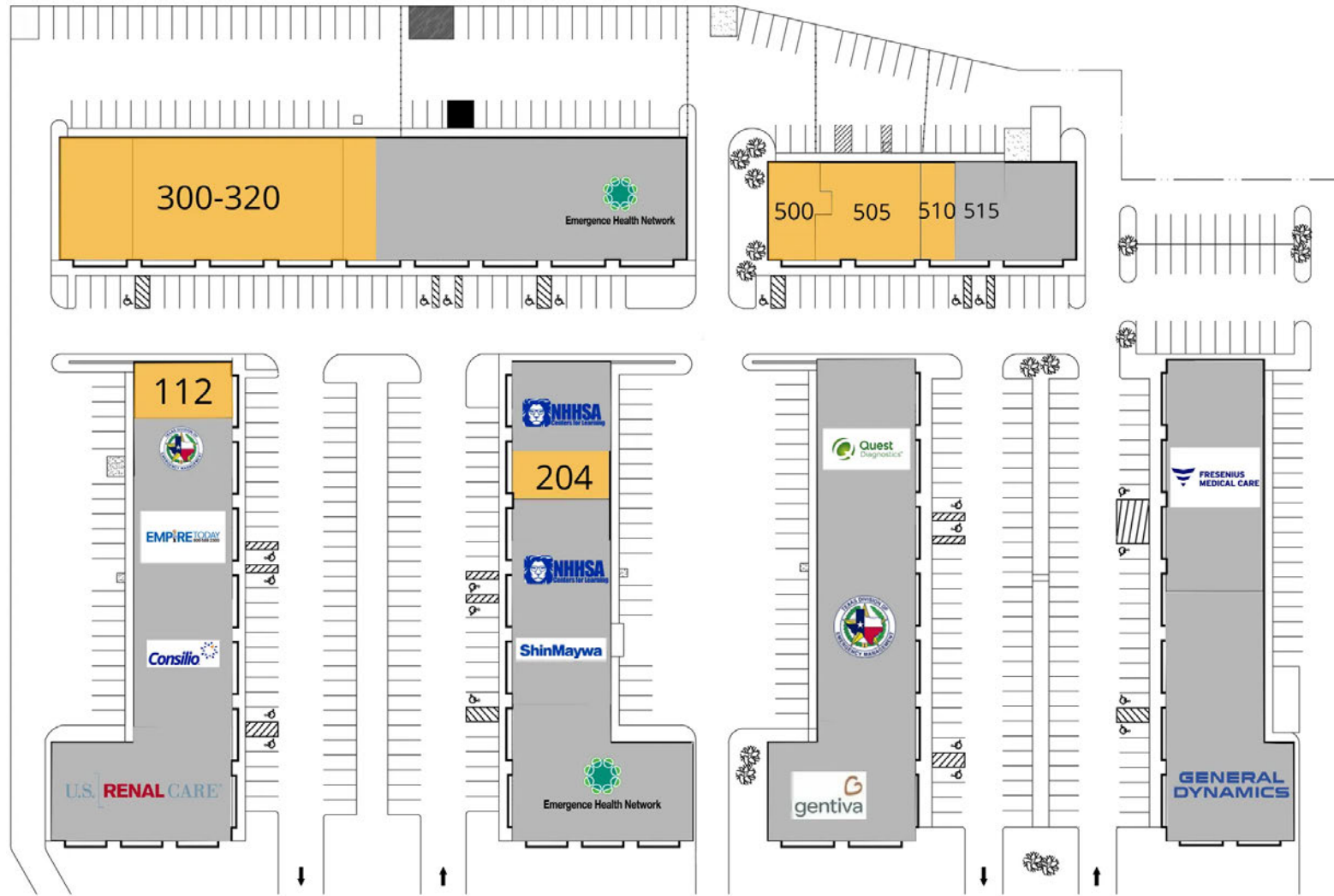
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SITE PLAN



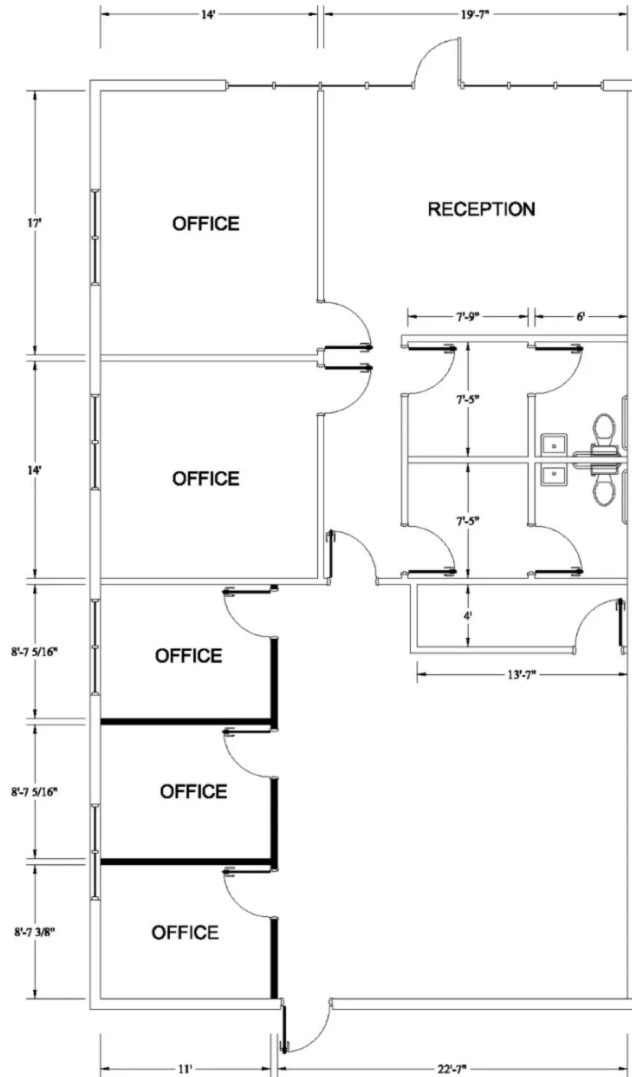
Gateway Business Center

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FLOOR PLANS 112 | ±2,058 SF



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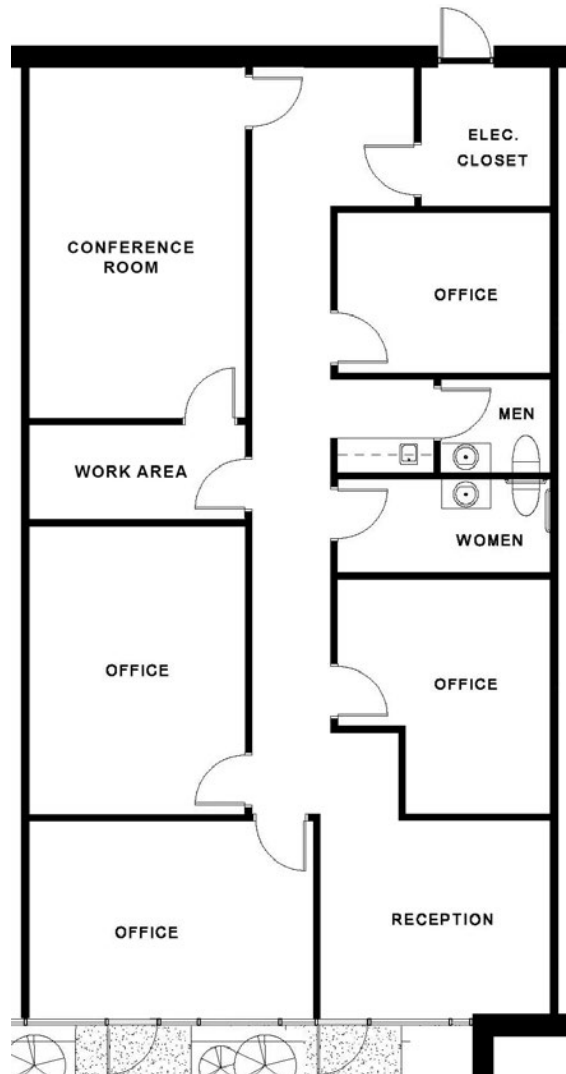
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FLOOR PLANS 204 | ±1,800 SF

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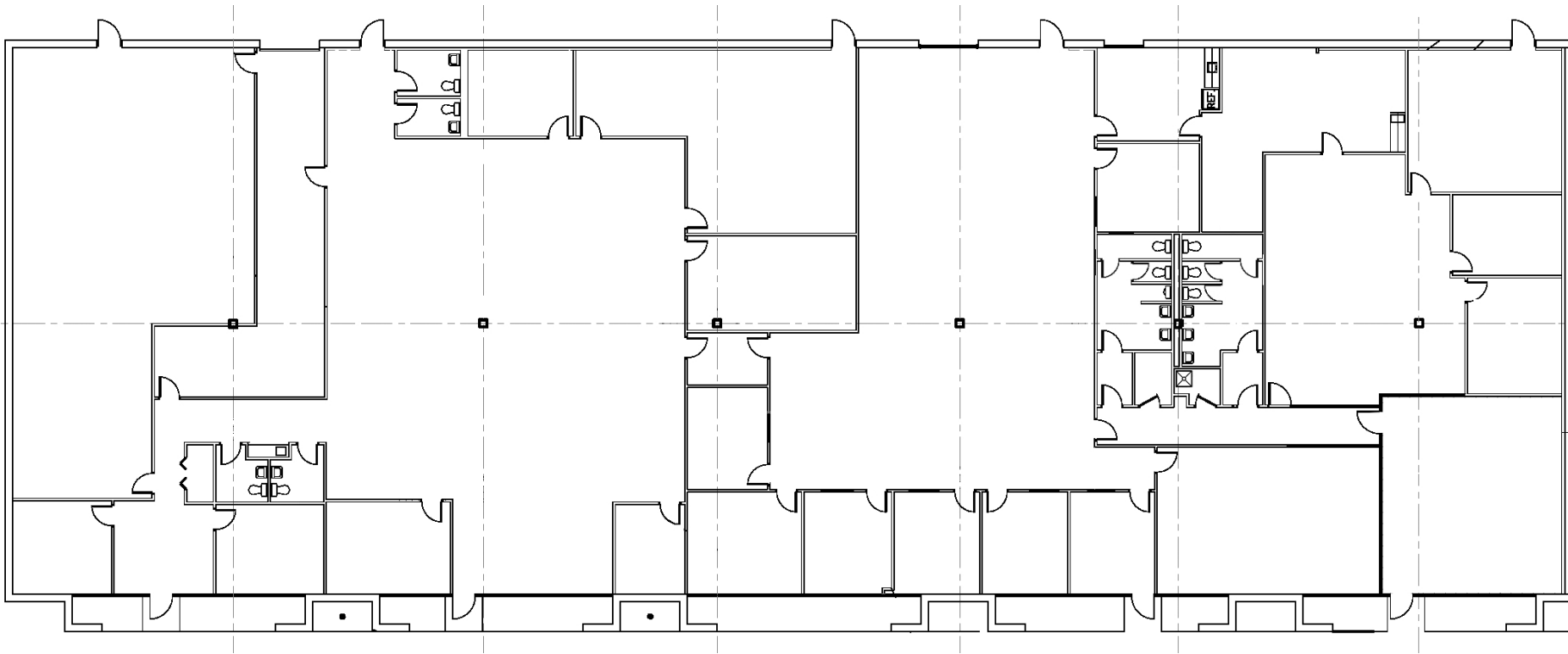
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SUITE 300-320 FLOOR PLAN | ±15,778 SF



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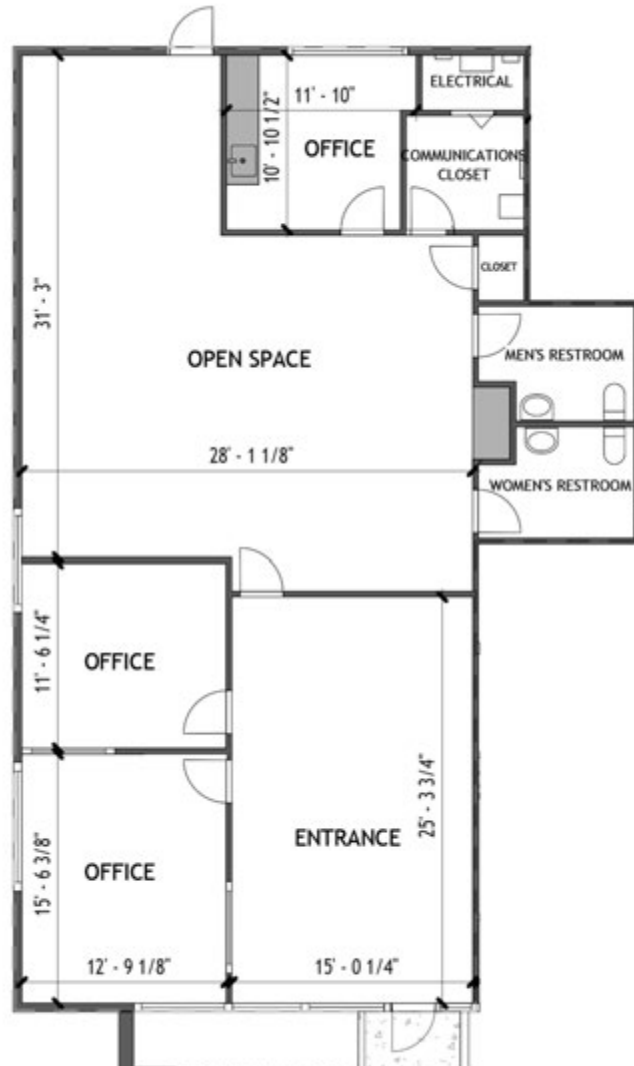
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OFFICE BUILDING FOR LEASE:

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SUITE 500 FLOOR PLAN | ±2,084 SF



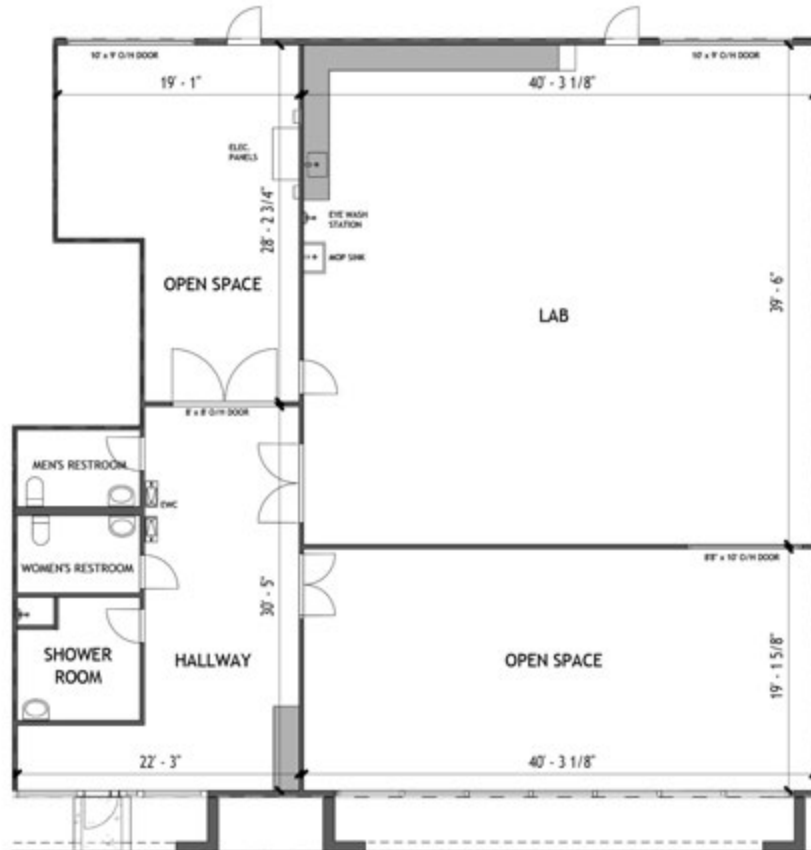
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SUITE 505 FLOOR PLAN | ±3,409 SF

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SUITE 500 & 505 (COMBINED) | ±5,493 SF



Potential floor plan for a combined space; ideal use for lab, technical space, engineering, showroom, office, flex

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SUITE 510 FLOOR PLAN | ±1,350 SF

