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FOR LEASE

Sierra Medical Building

1600 MEDICAL CENTER, EL PASO TX 79902

1,399 SF - 7,643 SF CONTIGUOUS

GRAYCE
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FOR LEASE 1600 Medical Center, El Paso, TX, 79902



SITE AERIAL



SITE SPECIFICATIONS

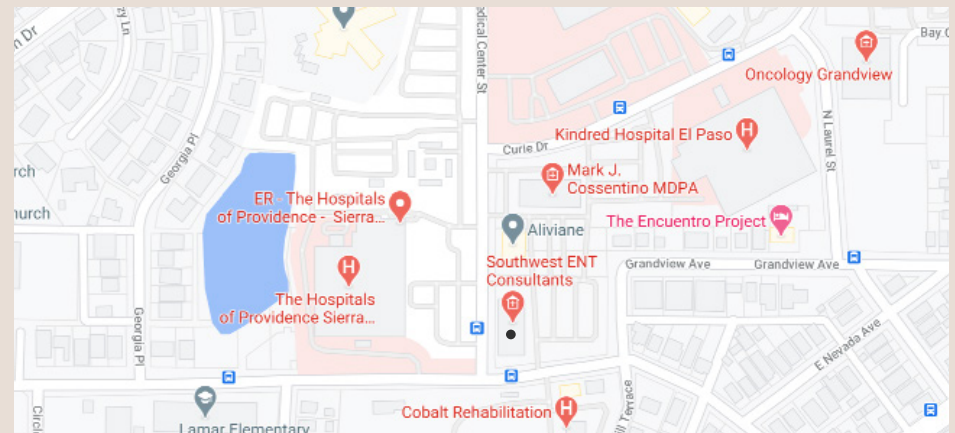
# of stories	4
Rates	Call for rates
Type of Business	Medical
Zoning	C-1
Building Class	B
Building Size	52,112 SF

AVAILABLE SPACE FOR LEASE

up to 7,643 SF

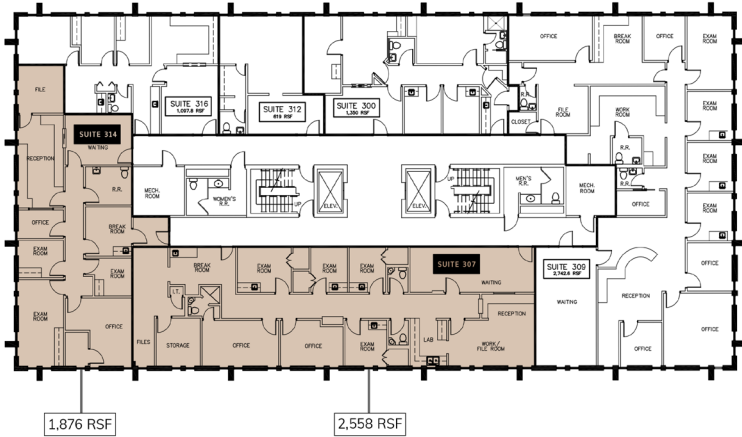
PROPERTY INFORMATION

- On campus with The Hospitals of Providence Sierra and located in the center of the medical district
- Class B Medical office building offers ± 619 SF up to 8,104 SF continuous
- Pairing all specialties with competitive lease rates including: utilities, janitorial, operating expenses and physician covered parking

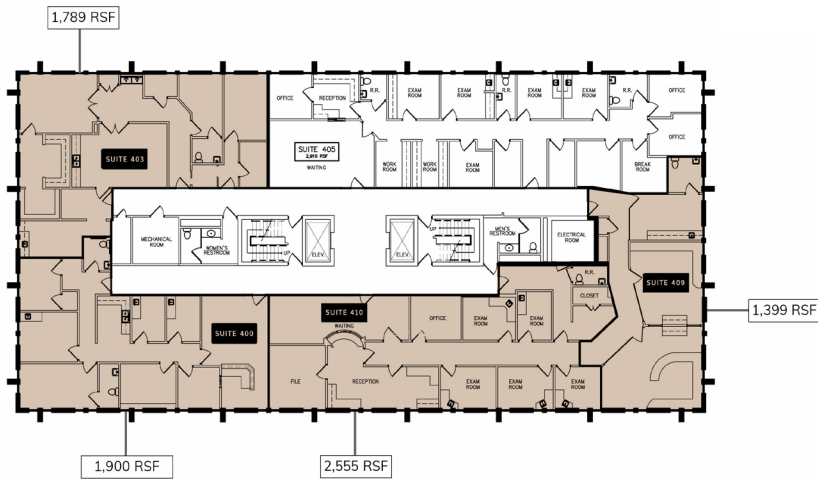


FLOOR PLANS

3RD FLOOR



4TH FLOOR



AVAILABILITY

3RD FLOOR

- SPEC SUITE 307: 2,558 RSF
- SUITE 314: 1,876 RSF

4TH FLOOR

- SUITE 400: 1,900 RSF
- SUITE 403: 1,789 RSF
- SUITE 409: 1,399 RSF
- SUITE 410: 2,555 RSF

OVERHEAD AERIAL



TENANT IMPROVEMENT NOTES:

- FLOORING: REMOVE EXISTING, INSTALL LVT LAY SELECTED BY TENANT PER BUILDING STANDARD REQUIREMENTS. FINISH FLOOR PREPARATION INCLUDING LEVELING AS REQUIRED.
- COULMIS: REMOVE AND STORE EXISTING COULMIS TILES FOR RE-USE. NEW MMS FOR LAYOUT IN AFFECTED AREAS.
- WALLS: NEW - PAINT & TEXTURE:
 EXISTING - LIGHTS WALL PATCH WORK AS NECESSARY.
 PAINT & TEXTURE, REPLACE DRYWALL IF NECESSARY.
- DOORS: REPLACE ALL INTERIOR SUITE ROOMS WITH NEW DOOR WITH 20" CLEARANCE - STAINLESS ADA COMPLIANT HARDWARE. NEW HOLLOW METAL FRAMES - PAINTED.
- SUITE ENTRY: HARDWARE SHALL BE REPLACED. SUITE ENTRY ALLOWED, SHALL ALWAYS HAVE FREE EXIT. APPROPRIATE STORAGE IF DEADENDS ARE NECESSARY SHALL BE ADDED. REPLACEMENT OF HARDWARE IF REQUIRED SHALL MATCH EXISTING BUILDING STANDARD.
- DOOR FRAMES: NEW METAL FRAMES - PAINTED.
- MILLWORK: NEW PLASTIC LAMINATE FINISHES AND COULMIS AS SELECTED BY TENANT. EXISTING LAB MILLWORK SHALL BE REFINISHED TO MATCH NEW.
- HVAC: UNITS AND ELECTRICS SHALL BE TESTED. NON-FUNCTIONING UNITS SHALL BE REPLACED. DUCTWORK SHALL BE INSURED IN AFFECTED AREAS AS REQUIRED. ADJUST AND RE-BALANCE EXISTING SYSTEM FOR PROPER FUNCTION (INCLUDING DAMPERS IF REQUIRED FOR CODE). THERMOSTATS TO BE MINUS AS ISD. AND MUST BE INSTALLED AT ADA COMPLIANT HEIGHT (3-FOOT-MINIMUM HEIGHTS SHALL BE MAINTAINED FROM PATIENT AREAS).
- PLUMBING: NEW RESTROOM PLUMBING FIXTURES. NEW HAND-WASH SINKS IN MILLWORK FIXTURES SHALL BE ADA COMPLIANT AND INSTALLED AT ADA COMPLIANT HEIGHTS & HEIGHTS, AND SHALL MAINTAIN COMPLIANT CLEARANCES.
- UPHOLSTERY: TV, 20" LAMP-ON NEW LED FIXTURES AND OCCUPANCY SENSORS OR AS REQUIRED BY CODE. ALL OUTLETS, SENSORS AND SWITCHES MUST BE INSTALLED AT ADA COMPLIANT HEIGHTS.
- ELECTRICAL: DUPLEX, RECEPTACLE AND SOME PHONE/DATA OUTLETS AT MINIMUM WALLS.
- NEWLY COULMIS FIRE ALARM SYSTEM AND/OR FIRE SMOKE DETECTOR SYSTEM AND UPGRADE PER CODE. CONTRACTOR IS RESPONSIBLE FOR THIS ITEM - DAMPERS FOR SMOKE DAMPERS ARE NOT INCLUDED IN THIS.
- CEILING: EXISTING POP CEILING AND TOWERS BETWEEN WALLS. INCLUDE COMPLETE UPGRADE AND SEALING OF THESE WALLS PER CODE TO MEET THE INDICATED RATING. MISSING DAMPERS SHALL BE ADDED WHERE NOT NON-FUNCTIONING DAMPERS SHALL BE REPLACED.
- CEILING: WHERE TREATMENTS TO REMAIN. MATCH EXISTING WHERE MISSING OR REPLACE WITH CURRENT BUILDING STANDARD IF REQUIRED BY PROPERTY MANAGEMENT.
- RESTROOM: FACE-THROUGH OPERATOR CABINET TO LAB SHALL BE ADDED IF MISSING. ALL RESTROOM ACCESSORIES SHALL BE NEW ADA COMPLIANT, AND INSTALLED AT ADA COMPLIANT HEIGHTS, REACH TO, AND SHALL MAINTAIN COMPLIANT CLEARANCES.

OCCUPANCY LOAD CALCULATION:

TOTAL SUITE = 2184 SQ FT
 (3-OCCUPANCY: 100/1000) = 21 PER 1000 SQ FT
 MAXIMUM ROOM OCCUPANCY CONSIDERATIONS:
 WAITING AREA = 245 OF 4 400 SF
 CLASS = 1,448 OF 100
 23 PERSON OCCUPANCY

(PER 2014 SECTION 70001 SECTION 4)
 A fire resistance rating is NOT required for corridors in an occupancy in Group B that is a space requiring only a single means of egress complying with section 70001.2

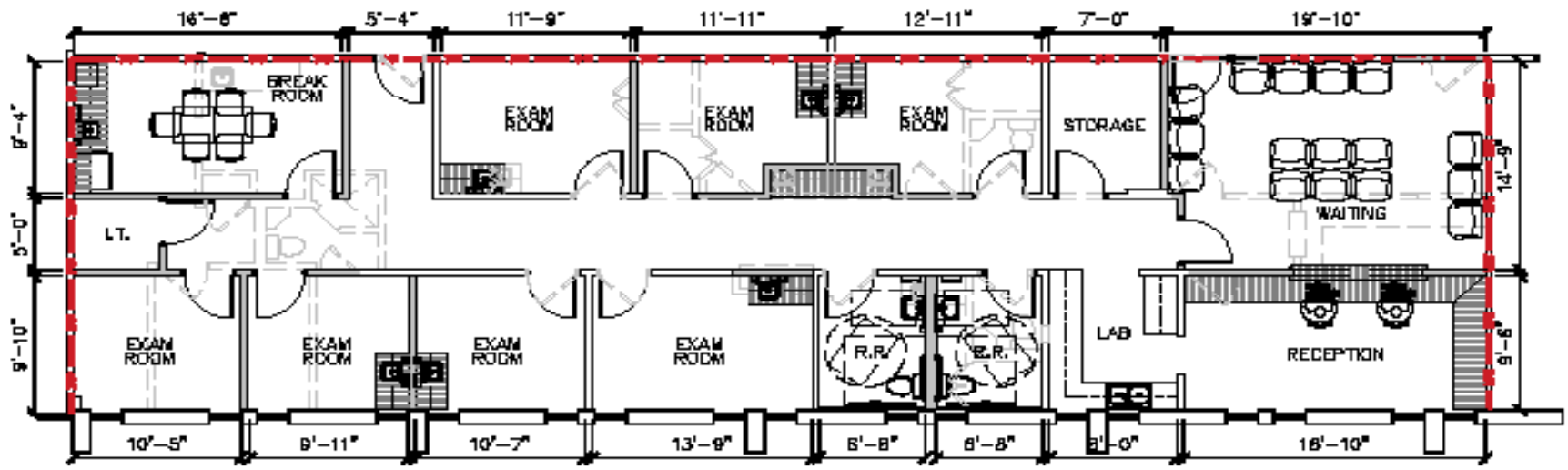
CONSTRUCTION COST CALCULATION:

PER CITY OF EL PASO:
 CONSTRUCTION AREA = 2,184 SF
 TYPE III CONSTRUCTION @ 180.00
 2,184 SF X 180.00 = 393,120.00
 10% LABOR & SUPERINTENDENT FOR THIS COST SUITE

THIS REVIEW & INSPECTION REQUIRED FOR THIS COST SUITE
 THESE CONSTRUCTION COST IS BASED ON A QUANTIFIER BY THE CITY WHICH WILL BE USED FOR PERMITTING PURPOSES AND DOES NOT REFLECT OR IMPLICATE THE ACTUAL HARD BID FROM ANY CONTRACTOR.

LEGEND:

- POPULATION: NEW MILLWORK
- EXISTING WALL: EXISTING DOOR
- NEW WALL CONSTRUCTION: NEW DOOR
- 1-HOUR RATED WALL

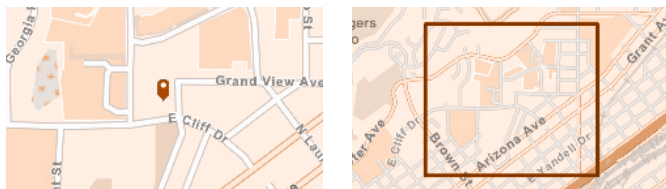
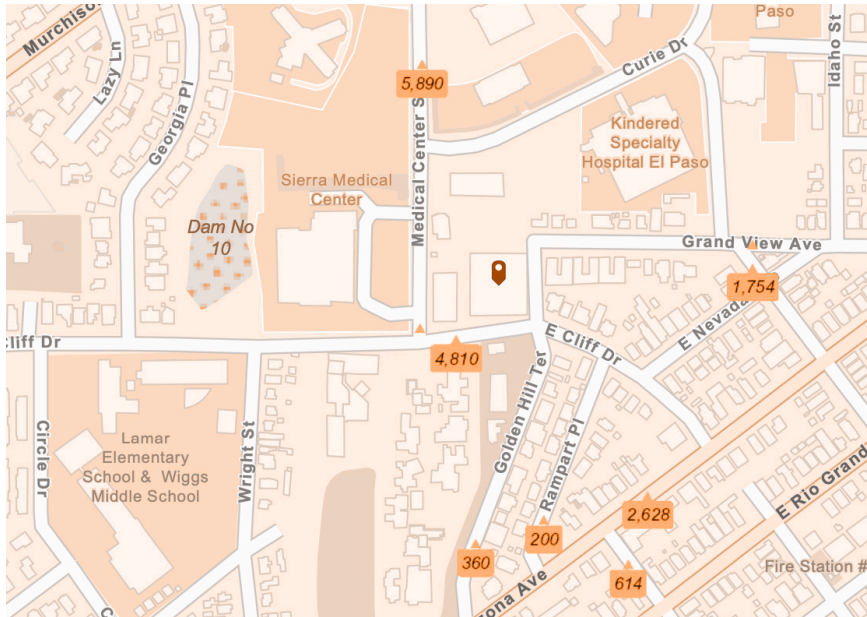


PROPOSED FLOOR PLAN
 AREA: 2,287 SF
 SCALE: 1/8" = 1'-0"



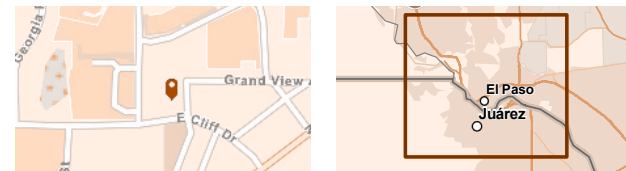
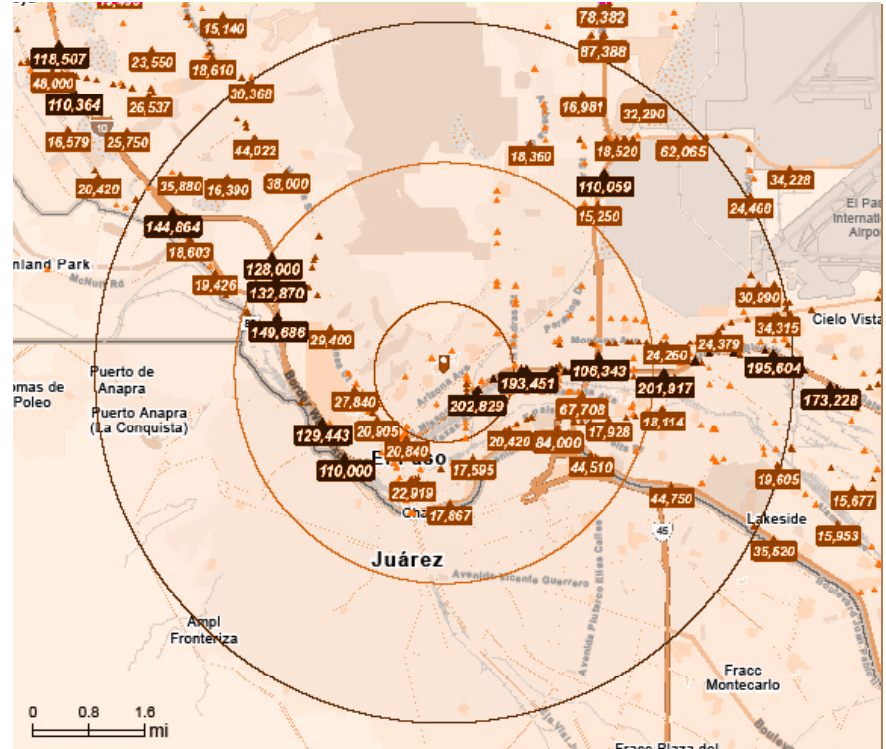
TRAFFIC VOLUME

IMMEDIATE AREA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

1,3,5 MILE RADIUS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
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PROPERTY PHOTOS



HIGHLIGHTS



On Campus with The Hospitals of Providence Sierra and located in the center of the Medical District



Class B Medical Office Building offers ±856 SF up to 3,782 SF



Competitive lease rates including: utilities, janitorial, operating expenses and physician covered parking



DEMOGRAPHICS

1,3, 5 Mile Radius, 2020 & 2025



Population

1 mile	12,878	12,989
3 miles	82,742	83,845
5 miles	151,348	153,329



Households

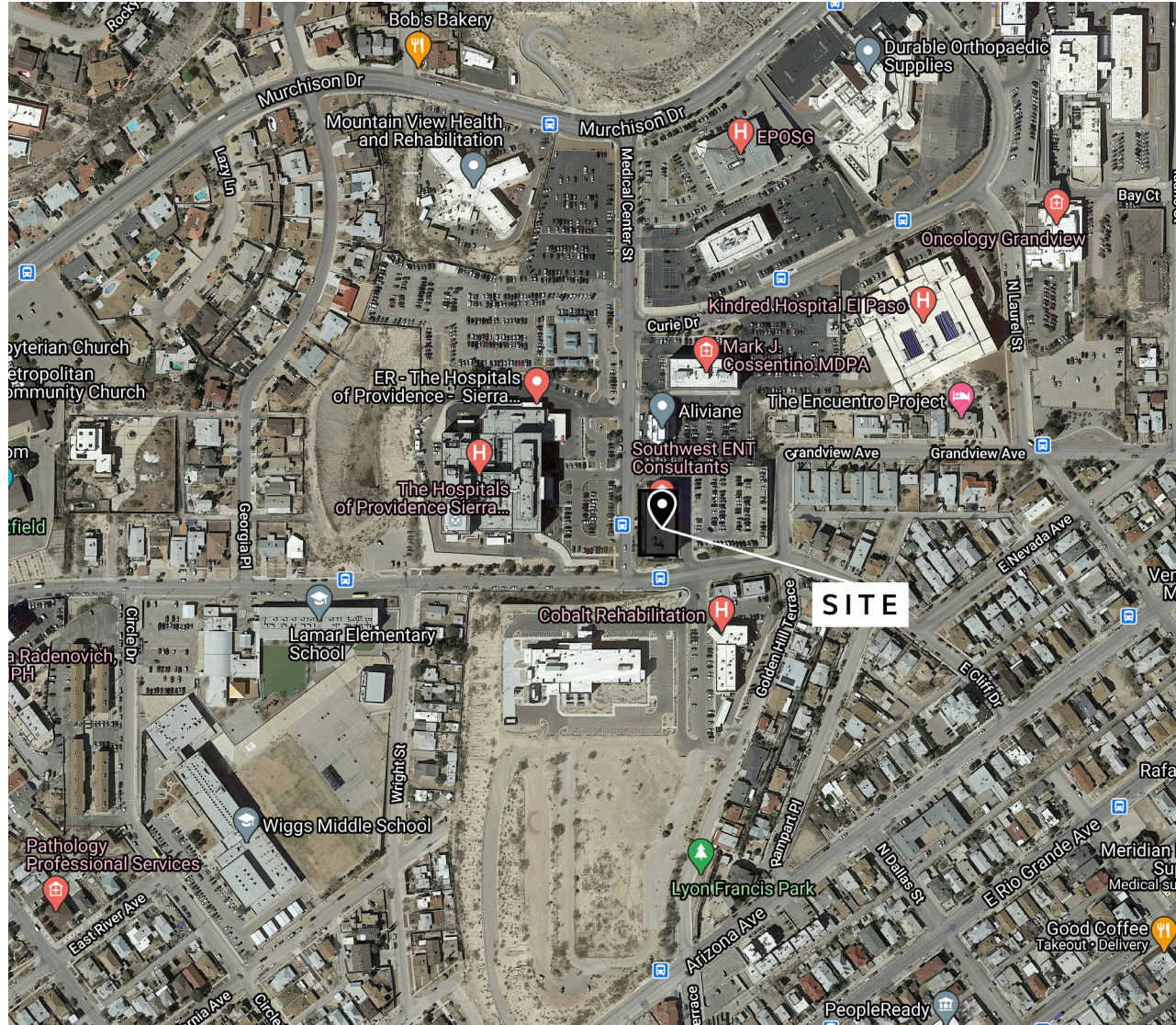
1 mile	4,770	4,828
3 miles	30,266	30,776
5 miles	54,529	55,477



Median HH Income

1 mile	\$25,549	\$26,450
3 miles	\$25,885	\$26,777
5 miles	\$29,643	\$31,015

AERIAL MAP



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