

OFFICE | FOR LEASE



BHGRE
COMMERCIAL

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**PROPERTY
HIGHLIGHTS**

- + 2 spaces for lease that range from 1,652 SF- 2,900 SF and sit on 14,998 SF lot.
- + 3909 Durazno Ave features a 2,900 SF 2 story building and boasts 4 office spaces, 2 bathrooms, a kitchen area, a reception area and meeting room.
- + 3905 Durazno Ave features 1,652 SF of space in a single story with an open reception area, a kitchen area, 1 bathroom a private space and additional storage.
- + This unique configuration offers maximum flexibility and use of space for any professional office user, with ideal location in El Paso, TX with a short commute downtown and near by the international bridge.

**1,652-2,900 SF | .34
ACRES**

PROFESSIONAL / Multipurpose OFFICE SPACE

3905-3909 Durazno Ave, El Paso, TX, 79905

CONTACT

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AERIAL HIGHLIGHTS



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HIGHLIGHTS



SITE SIZE
14,998 SF



Available Space
1,652-2,900 SF



LOCATION
3905-3909 Durazno
Ave
El Paso, Texas



Description
Conveniently located
in central El Paso
with easy access to
the freeway and
Downtown El Paso.

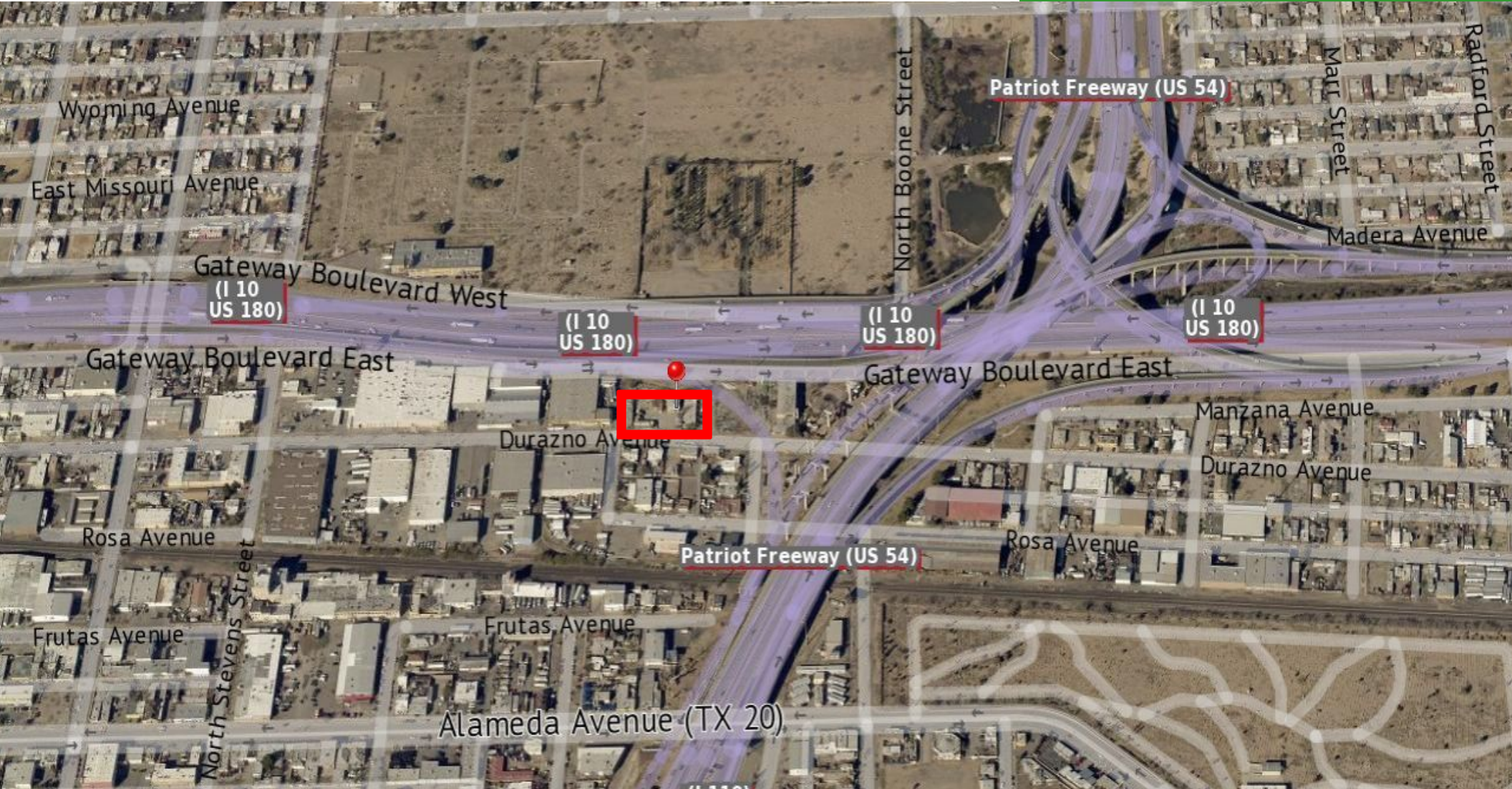


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AERIAL MAP



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ADDITIONAL PHOTOS



PROFESSIONAL /
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ADDITIONAL PHOTOS



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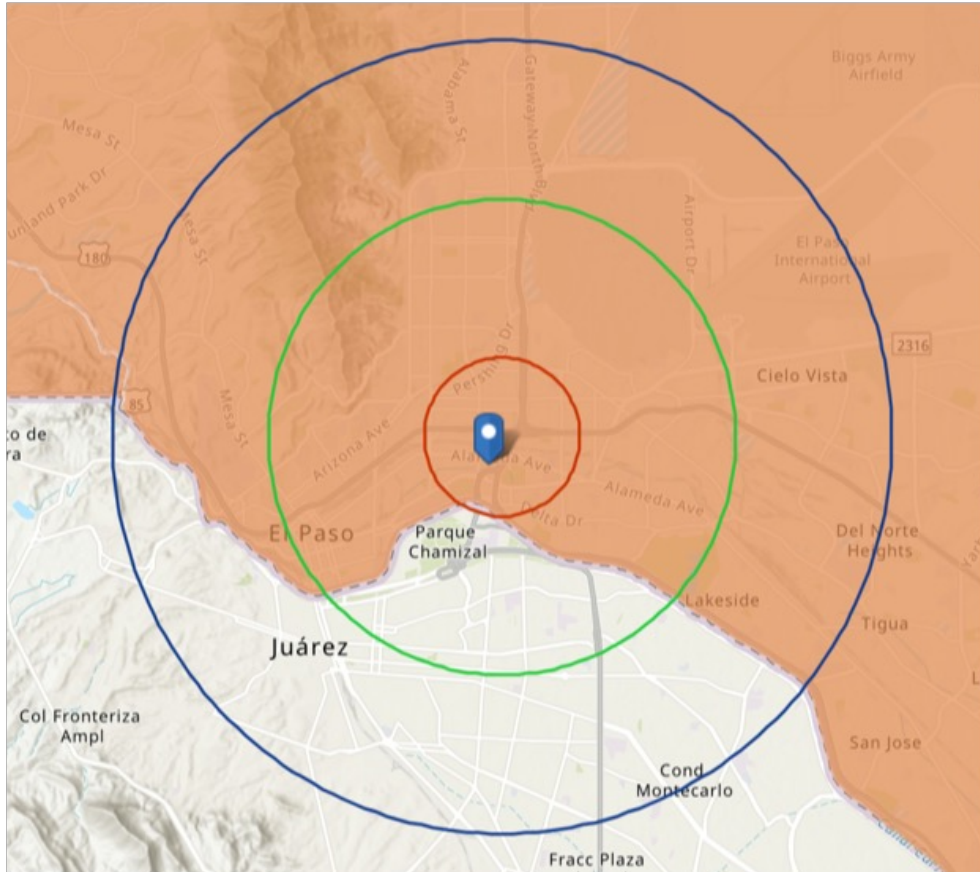
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DEMOGRAPHICS MAP + REPORT



PROFESSIONAL /
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 13,479 | 90,659 | 153,231 |
| Average Age | 37.3 | 36.2 | 41.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,821 | 39,309 | 60,108 |
| # of Persons per HH | 2.62 | 2.51 | 243 |
| Average HH Income | \$41,274 | \$56,991 | \$64,826 |
| Average House Value | \$155,958 | \$169,893 | \$188,040 |

* Demographic data derived from Esri, Esri-Data Axle, U.S. Census.

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**LANDLORD
REPRESENTATION**

**TENNANT
REPRESENTATION**

**COMMERCIAL
SALES**

**LAND
DEVELOPMENT**

OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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