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Property For Lease

125 W HAGUE RD
EL PASO, TX 79902

856 SF - 1,927 SF
AVAILABLE





About This Property

Property Details

This Class B medical office building, totaling 69,348 SF, is ideally located on campus with The Hospitals of Providence Memorial Campus and directly across from Las Palmas Medical Center, placing it within a dense and well-established medical network. The property offers aggressive lease rates that include utilities, janitorial services, operating expenses, and physician-covered parking, making it an attractive and cost-effective option for healthcare providers.



125 W HAGUE ROAD - EL PASO, TX - 79902



Property Details

856 -1,927 SF AVAILABLE FOR LEASE

Building Size	69,348 SF
SF Available	856 -1,927 SF Available
# of Stories	5
Building Class	B
Type of Business	Medical Office Building
Lease Rate	Call for rates
Lease Type	Modified Gross
Zoning	C-2 SC





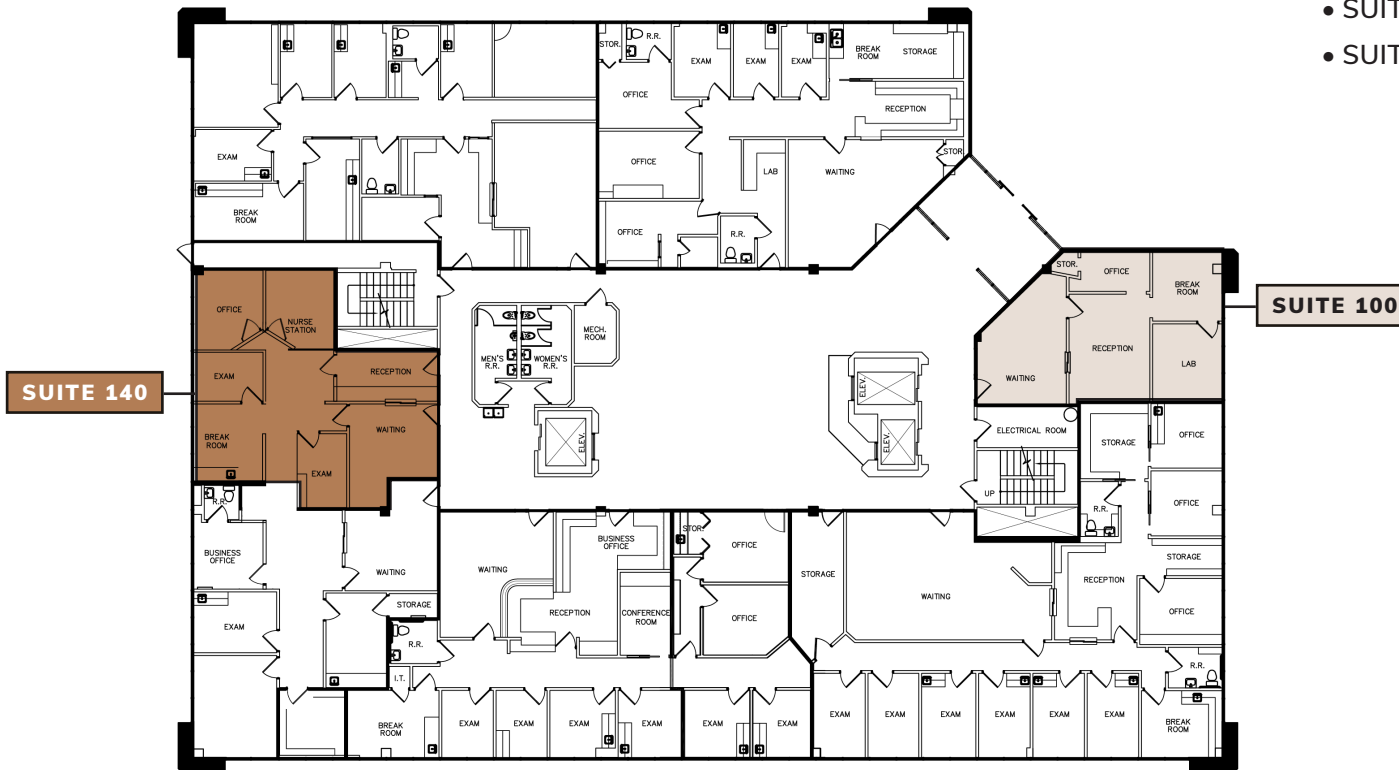
Space Layout

1ST FLOOR

AVAILABLE SPACES

1ST FLOOR

- SUITE 100: 856 RSF (2nd Gen)
- SUITE 140: 1,211 RSF (2nd Gen)





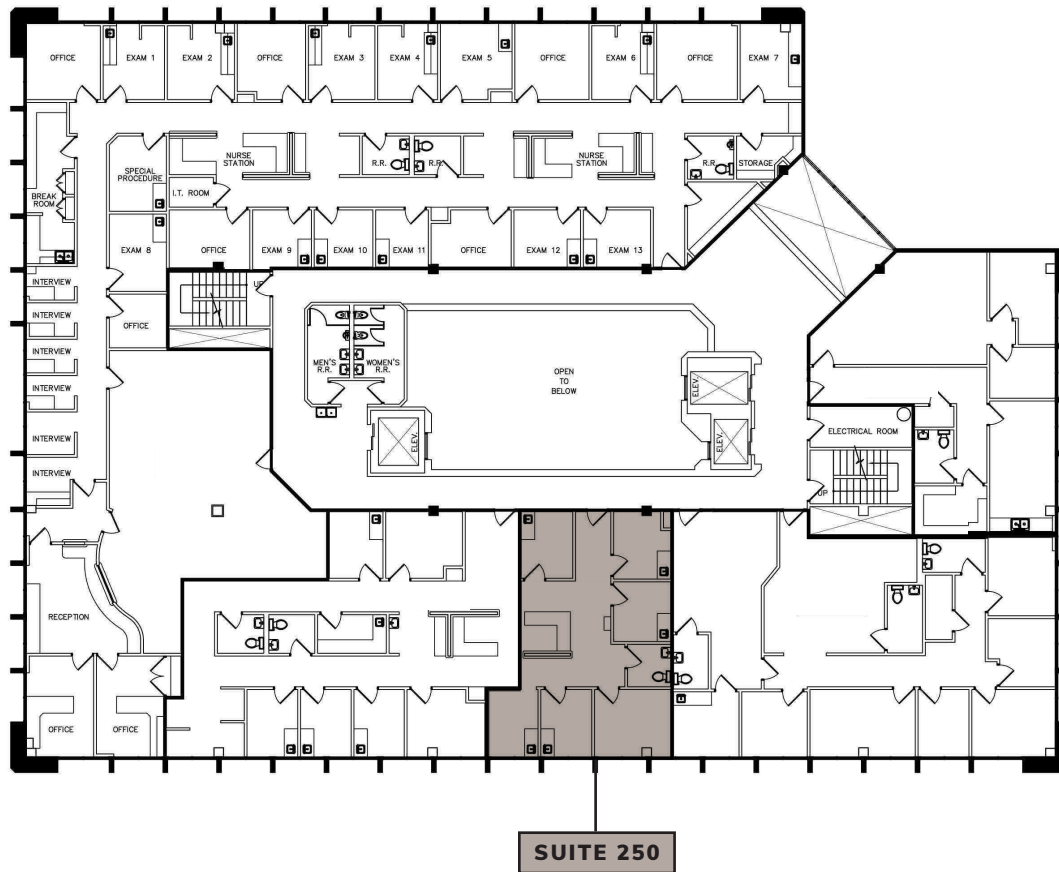
Space Layout

2ND FLOOR

AVAILABLE SPACES

2ND FLOOR

- SUITE 250: 1,021 RSF





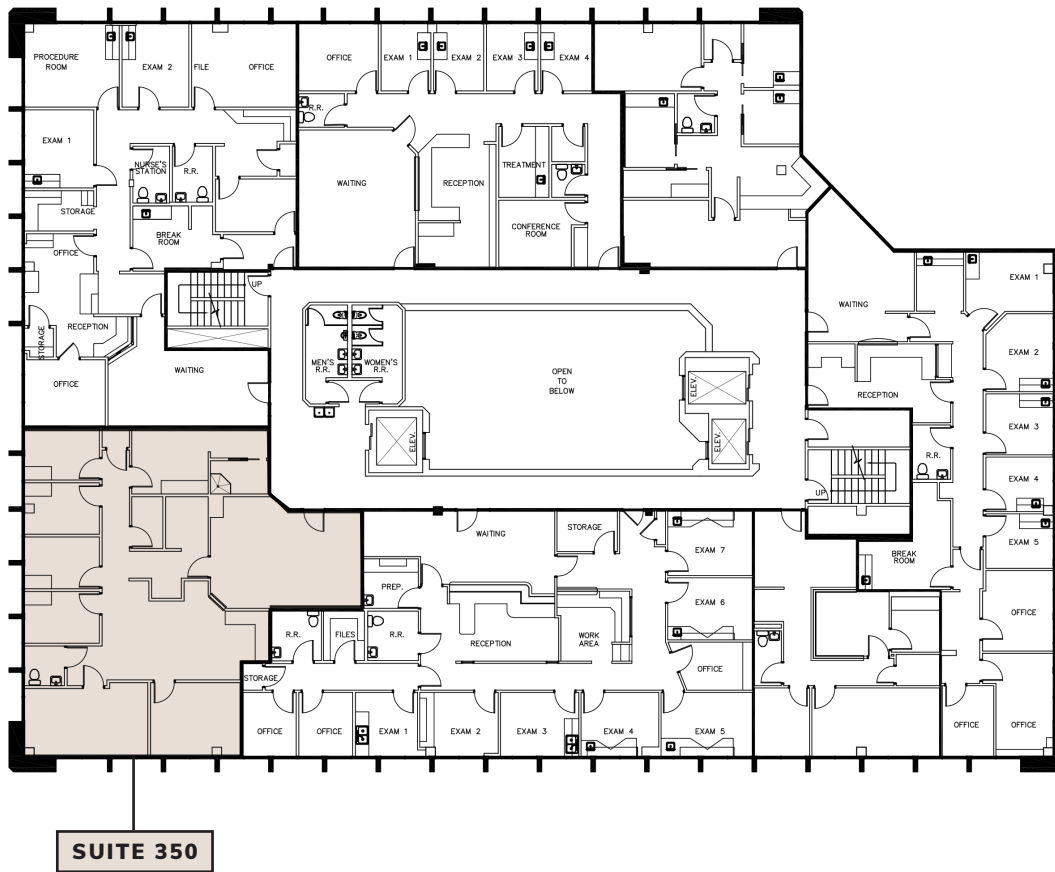
Space Layout

3RD FLOOR

AVAILABLE SPACES

3RD FLOOR

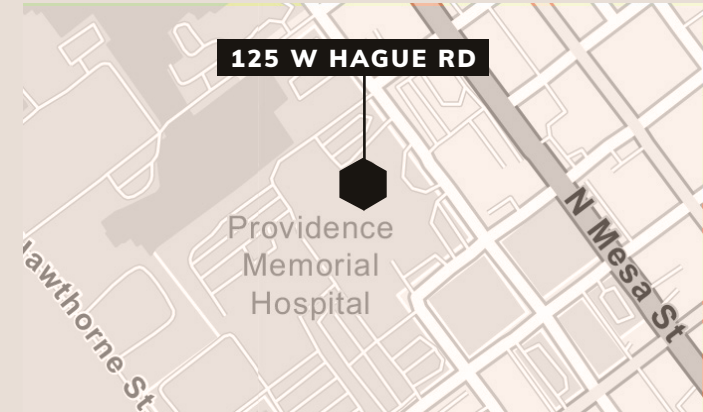
- SUITE 350: 2,254 RSF





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

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Property Photos

EXTERIOR PHOTOS





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	11,353	11,312
3 miles	48,668	48,973
5 miles	124,295	124,575



Households

1 mile	4,835	4,995
3 miles	20,674	21,545
5 miles	51,658	53,657



Median HH Income

1 mile	\$35,312	\$39,268
3 miles	\$34,504	\$38,447
5 miles	\$39,353	\$45,316

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