

LEASE

EASTSIDE OFFICE SPACE

12350 Montwood Dr. Ste. 100 El Paso, TX 79928



Carol Lewis
(915) 544-5205

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**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

LEASE

EASTSIDE OFFICE SPACE

12350 Montwood Dr. Ste. 100 El Paso, TX 79928



PROPERTY DESCRIPTION

The available space is located in the front of the building with excellent signage fronting the heavy traffic on Montwood. The improvements which were originally built out for a title company, has well sized offices with windows and adjacent space for versatile workstations or specialized equipment. The offices on the west side of the building can be utilized as offices or conference rooms offering natural light and pleasant working environment. All of these exterior offices have windows. Additional amenities include a nice employee breakroom, copy area and welcoming reception area. Landlord maintains the air conditioning equipment and the grounds. This is a fantastic space with great potential for a variety of business needs. Call today for a tour and explore the potential of this impressive location!

PROPERTY HIGHLIGHTS

- Frontage On Montwood With Great Signage
- Flexible Floor Plan For Many Uses
- Excellent Business Environment

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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	6
Available SF:	3,316 SF
Lot Size:	33,213 SF
Building Size:	10,055 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	1,407	3,942
Total Population	1,205	3,513	11,756
Average HH Income	\$72,196	\$78,822	\$86,664



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LOCATION DESCRIPTION

This office building is located in the fastest growing area in East El Paso. Located 1/2 block east of Loop 375 at Montwood where major retailers are located including Walmart, Target and Home Depot which is directly across the street of this building.

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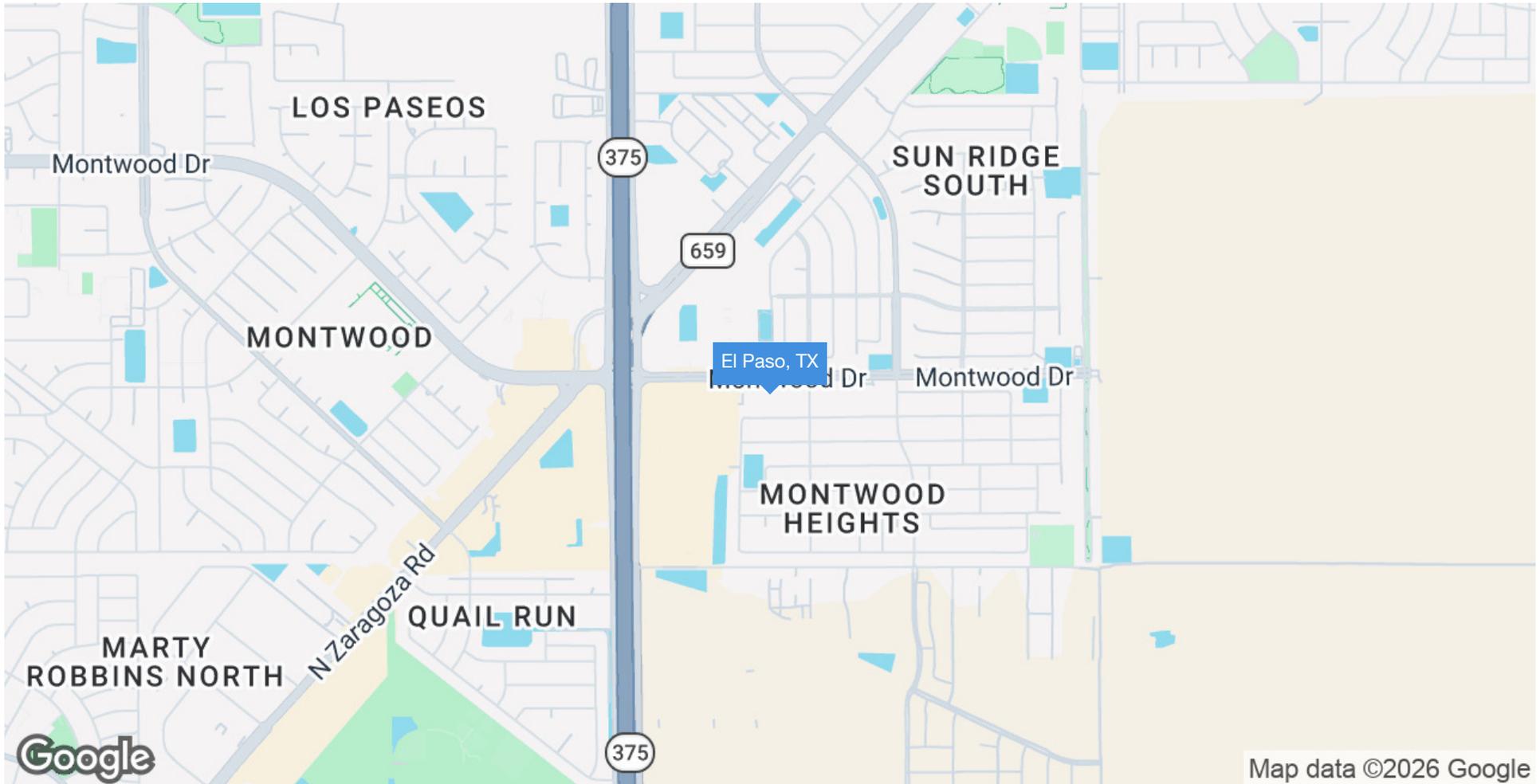
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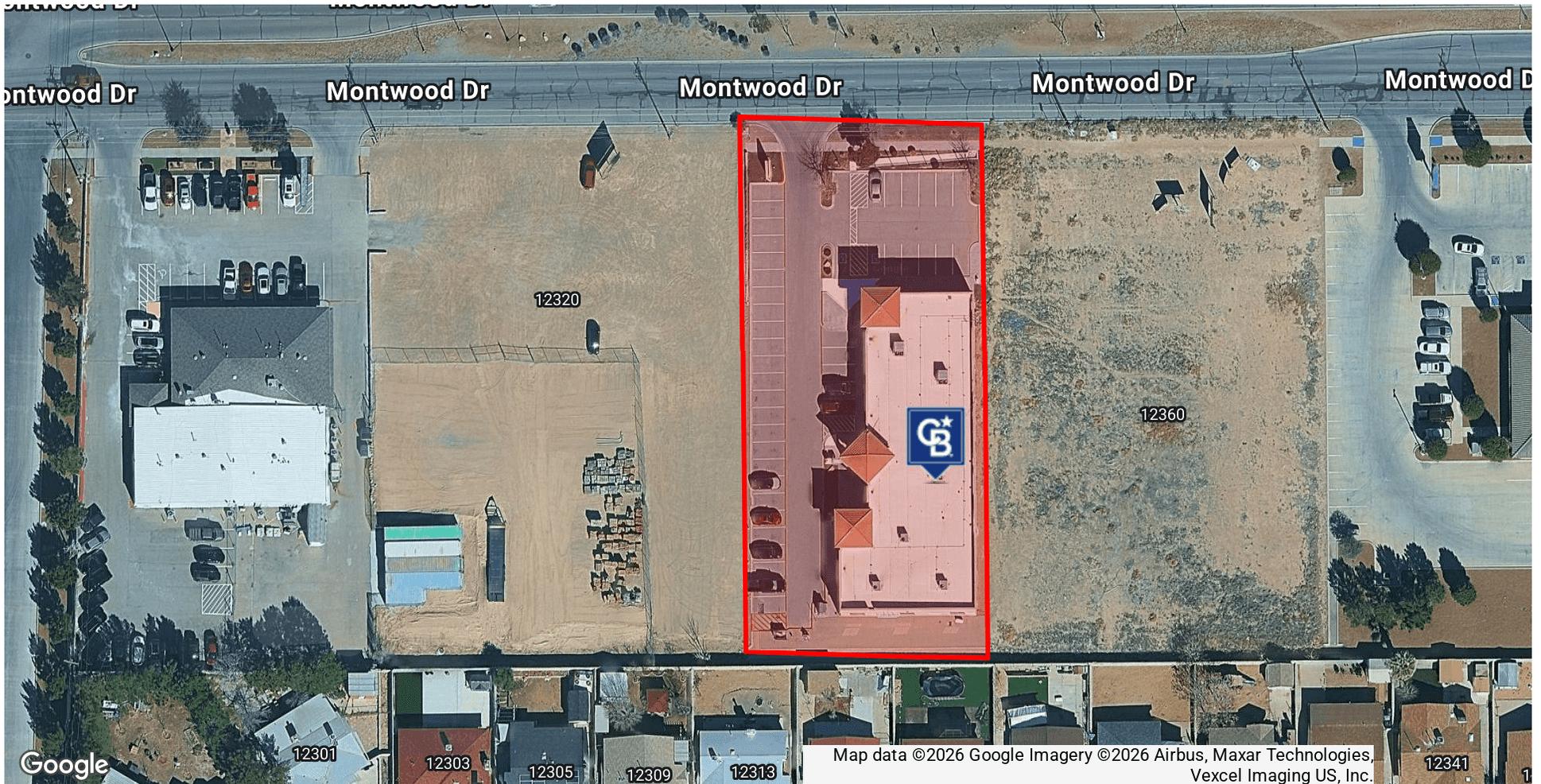


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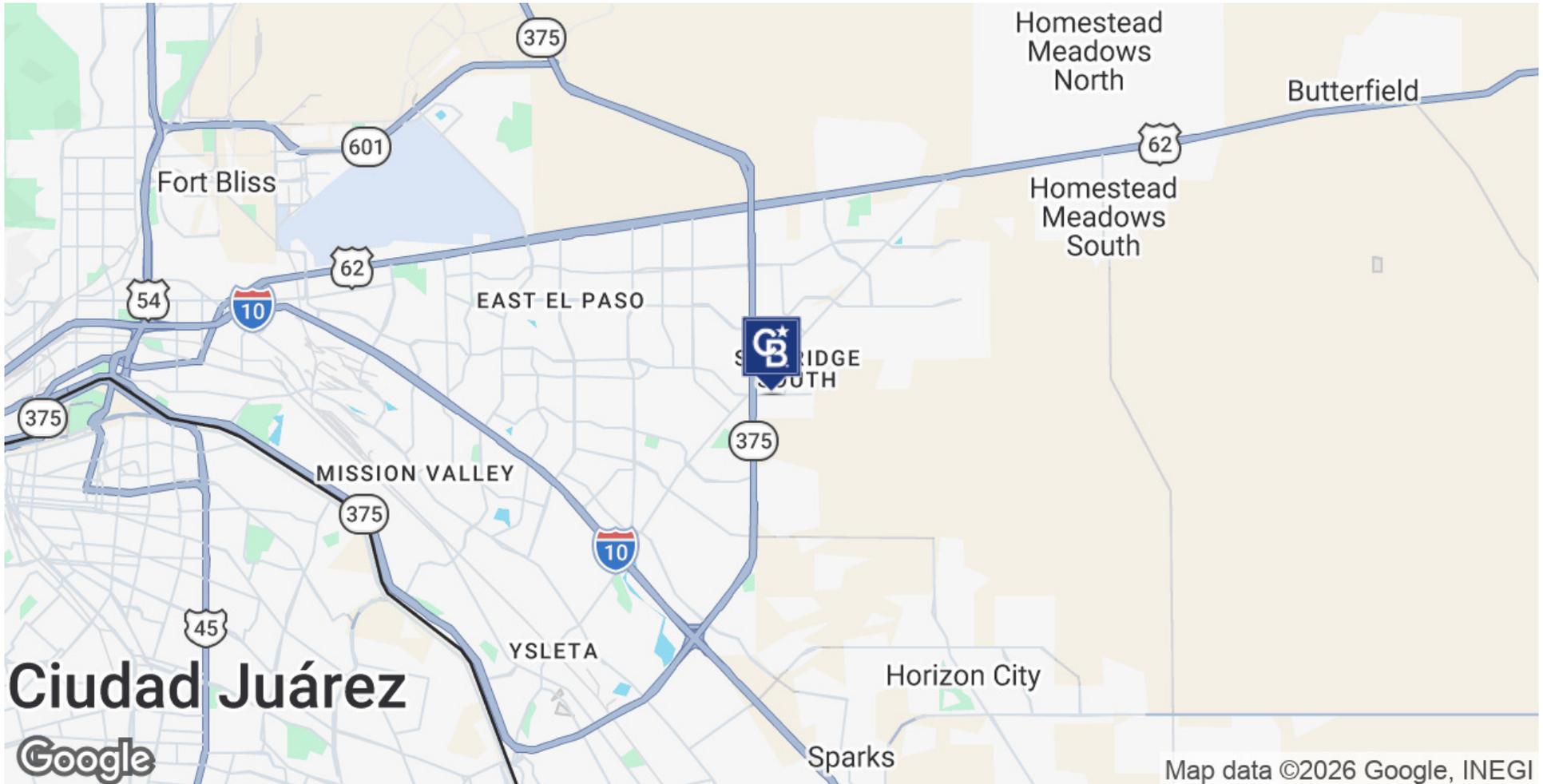


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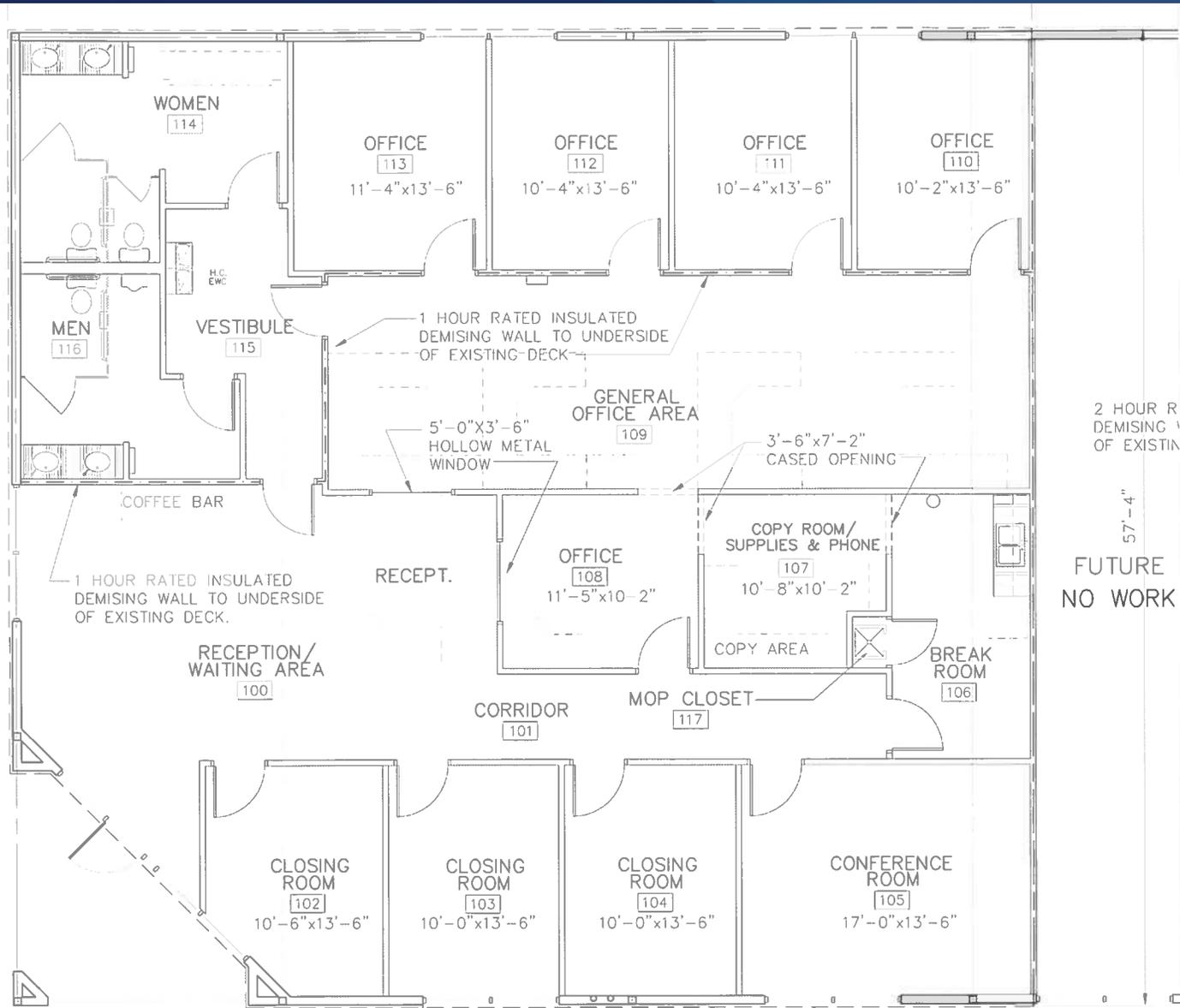


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DASHED LINE INDICATES FACE OF EIF SYSTEM

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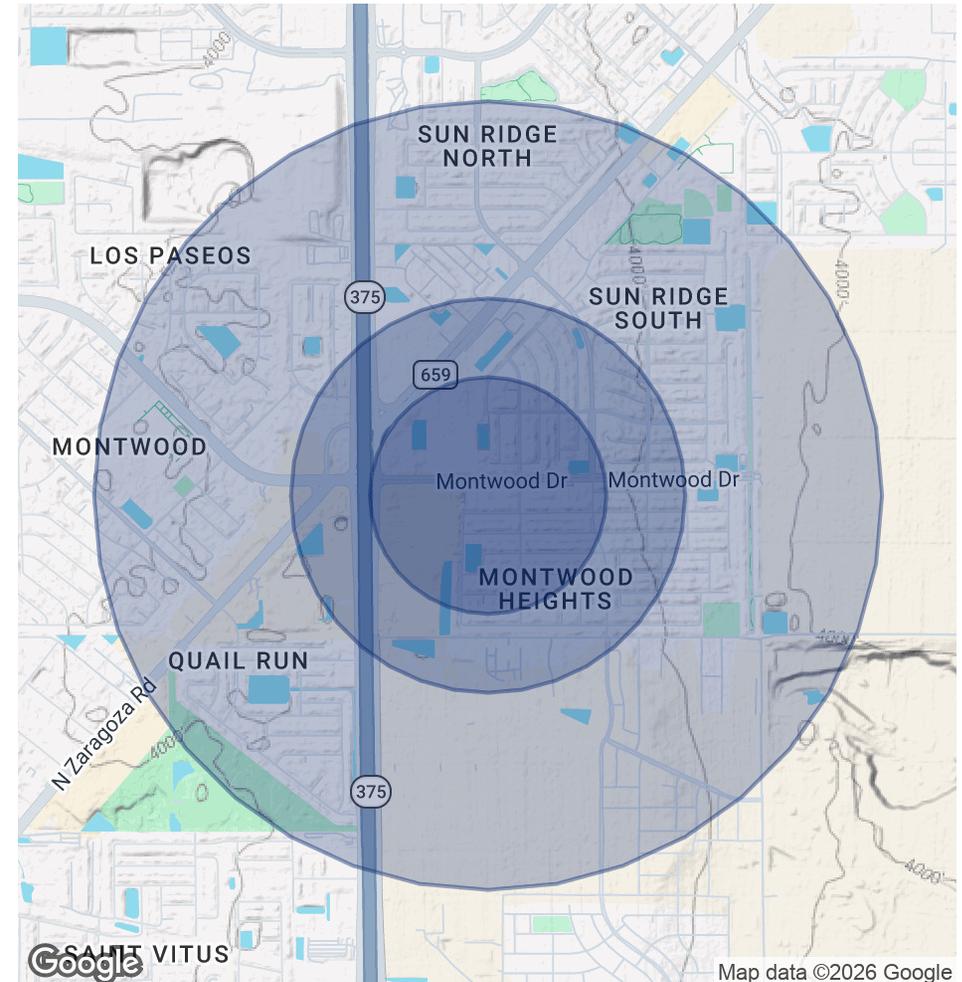
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,205	3,513	11,756
Average Age	52.6	43.3	34.9
Average Age (Male)	52	43.6	34.9
Average Age (Female)	53.8	43.9	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	1,407	3,942
# of Persons per HH	2.1	2.5	3
Average HH Income	\$72,196	\$78,822	\$86,664
Average House Value	\$170,532	\$180,755	\$194,160

2023 American Community Survey (ACS)



Map data ©2026 Google

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CAROL LEWIS

Marketing Contact, Owner, Comm Sales Associate

carol@cbcleyrealtgroup.com

Direct: (915) 544-5205

PROFESSIONAL BACKGROUND

Carol Lewis, President of the company started her real estate career in 1983 working with an El Paso based development company leasing and managing their commercial/industrial properties which included over 1,000,000 square feet of properties. In 1988, she joined one of El Paso's leading commercial real estate firms where she became Vice-President and later, Regional Director of the El Paso branch. She formed her own company, Lewis Realty Group, Inc. in 1998 and in 2006 was approached by the Coldwell Banker Commercial corporate franchise team to affiliate with their worldwide organization.

In her thirty six year career, she has been involved in all facets of the real estate industry to include one of the largest office lease transactions in the City of El Paso which was 70,000 square feet for the Department of Human Services. She represented a buyer who acquired a portfolio of shopping centers which was a \$14,000,000 sale. In addition to handling hundreds of commercial real estate transactions, Carol was responsible for working for both buyer and seller in a \$10,000,000 industrial portfolio sale.

Fostering long lasting relationships driven by integrity, honesty and professionalism is what has made Carol the epitome of success.

Carol has served as a Board of Director on the CCIM El Paso Chapter and the Rotary Club of West El Paso. In 2024, she will celebrate her 35th year as a Rotarian.

Lewis Realty Group

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Lewis Realty Group, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	TX 0461916 License No.	(915)544-5205 Phone
Allyson Lewis Designated Broker of Firm	allyson@cbclrg.com Email	(915)544-5205 Phone
Licensed Supervisor of Sales Agent/ Associate	TX 417729 License No.	allyson@cbclrg.com Email
Carol Lewis Sales Agent/Associate's Name	TX 292073 License No.	(915)544-5205 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1
TXR 2501
IABS Form