

SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY
GROUP

Tommy Lewis

915 544 5205

tommy@cbclewisrealtygroup.com

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



PROPERTY DESCRIPTION

This office property is located in the heart of West El Paso, just minutes from Interstate Ten, Downtown El Paso, UTEP, and three major hospitals. This free standing office building has a flexible floor plan, and good parking. The property has been well maintained and is ideal for professional and medical office users. CALL TODAY FOR MORE DETAILS!

PROPERTY HIGHLIGHTS

- EXCELLENT OWNER/USER OPPORTUNITY
- PRESTIGIOUS WESTSIDE
- FLEXIBLE FLOOR PLAN
- PRICED BELOW REPLACEMENT COSTS

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	10,500 SF
Lot Size:	1.17 Acres
Building Size:	10,500 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,502	63,382	135,799
Total Population	9,022	174,603	401,159
Average HH Income	\$58,337	\$61,014	\$52,244

Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY
GROUP

SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



LOCATION INFORMATION

Street Address	5662 N. Mesa
City, State, Zip	El Paso, TX 79912
County	El Paso
Cross-Streets	Mesa Street

BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Year Built	1995

PROPERTY HIGHLIGHTS

- EXCELLENT OWNER/USER OPPORTUNITY
- PRESTIGIOUS WESTSIDE
- FLEXIBLE FLOOR PLAN
- PRICED BELOW REPLACEMENT COSTS
- GOOD PARKING
- EXCELLENT LEASE TERMS

Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com



SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com

 **COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY
GROUP

SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY
GROUP

SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY
GROUP

SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY
GROUP

SALE / LEASE

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



TOMMY LEWIS

Commercial Owner, Owner, Comm Sales Associate

tommy@cbclewisrealtygroup.com

Direct: 915.544.5205 | Cell: 915.204.5883

PROFESSIONAL BACKGROUND

Tommy Lewis, Partner of Coldwell Banker Commercial/Lewis Realty Group, Inc. received a bachelor's degree in Liberal Arts at the University of Texas at El Paso where he represented UTEP on a full golf scholarship. His leadership on the golf team enabled him to serve as a vital role for the NCAA Athletic Advisory Committee and he continued to play on the professional golf tour for three years. Tommy has gained much of his experience in the past 15 years working on leasing, acquisitions, and dispositions of commercial investment properties including participating as a partner in the development of retail, office, and industrial projects. He has completed hundreds of transactions, some as small as 2,500 square foot medical office lease to the acquisition of a \$14 Million retail portfolio. In 2016, 2018, and again in 2020 Tommy was given Gold Level Circle of Distinction by CBC Corporate where he ranked in the top 5% of over 2,000 agents in the U.S. Tommy has a passion to serve his community which he shows by contributing his time Big Brothers Big Sisters, past president of The Sunturians and currently serves Sun Bowl Association Advisory Board, and the UTEP Century Club Board of Directors.

EDUCATION

Bachelor's Degree From The University of Texas El Paso

MEMBERSHIPS

Lewis Realty Group
7338 Remcon Circle Suite # 100
El Paso, TX 79912
915.544.5205

Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY
GROUP



Information About Brokerage Services

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

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.

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.

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.

Allyson Lewis/Lewis Realty Group, Inc.	461916	allyson@cbclrg.com	915/544-5205
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tommy Lewis	474881	tommy@cbclrg.com	915/544-5205
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Lewis Realty Group, P. O. Box 220498 El Paso, TX 79913
Carol Lewis

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: (915)544-5205 Fax: (915)544-2886
www.lwolf.com

Blank Lease

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

5662 N. MESA

5662 N. Mesa El Paso, TX 79912



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY
GROUP

Tommy Lewis

915 544 5205

tommy@cbclewisrealtygroup.com

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.