

OFFICE/CONTACT CENTER | FOR LEASE: ±16,780 SF

7430 REMCON CIRCLE, BLDG C, EL PASO, TEXAS



FOR LEASING INFORMATION, PLEASE CONTACT



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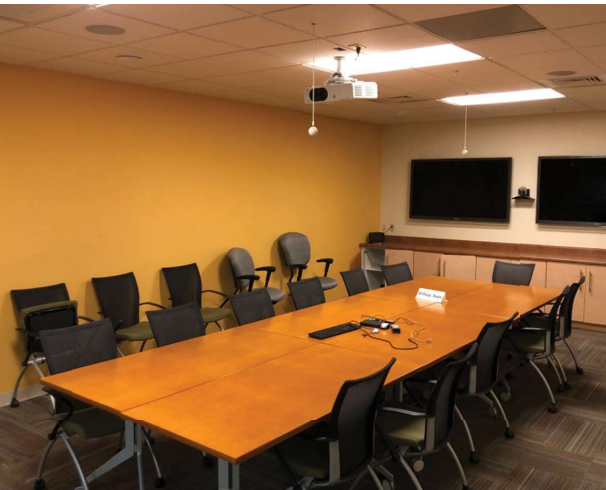


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PROPERTY DESCRIPTION



FEATURES

- **Building Size:** ±16,780 SF Total
- **Year Built:** 2003
- **Parking:** 100+ spaces and 6 covered spaces
- **Fiber:** AT&T & Time Warner on-site
- **Signage:** Prominent building & monument signage
- **Location:** In the heart of El Paso's West side, with close proximity to I-10, dining & services, residential communities, and bus stops/New Mexico park-and-ride
- **Open floor plan | Call Center Ready**
- **Dedicated IT room with HVAC**
- **Outdoor Dining Patio**
- **Desert landscaping**

LEASE RATE

- **NNN Lease Structure**
- **Availability:** Immediate occupancy

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LOCATION & SURROUNDING AREA



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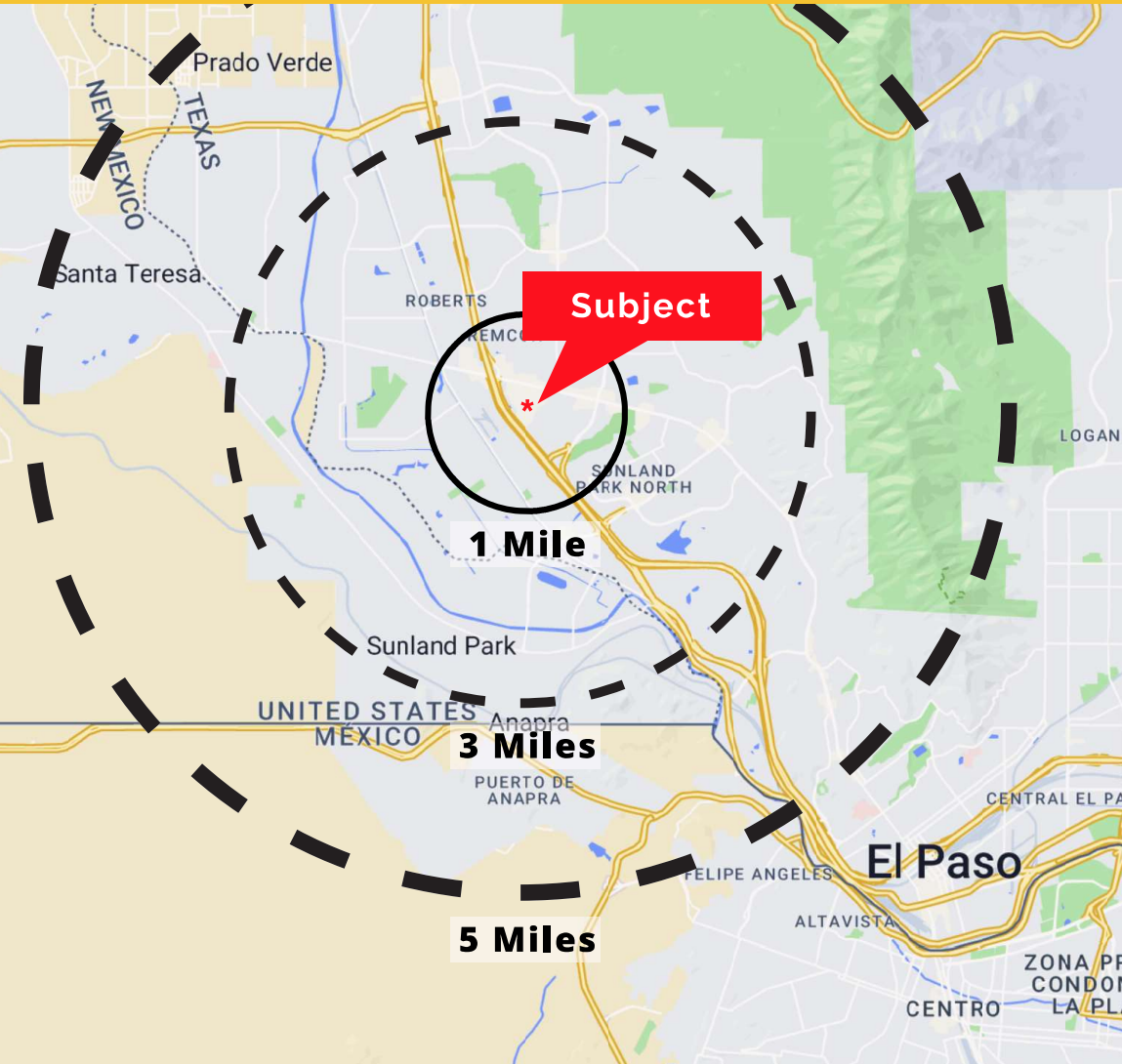


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DEMOGRAPHICS



Population

	1 mi	3 mi	5 mi
2022	8070	92,580	143,147
2021	8055	92,300	142,346
2020	8001	91,939	142,134

Household Income

Median 2022	\$54.2k	\$63.9k	\$67.6k
2026 Estimate	\$60.3k	\$74.1k	\$78.4k

Age

Median 2022	35	36	36
2026 Estimate	36	37	36

of Employees

8,266	30.1k	45.7k
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Housing Occupancy Ratio

2022	8:1	12:1	12:1
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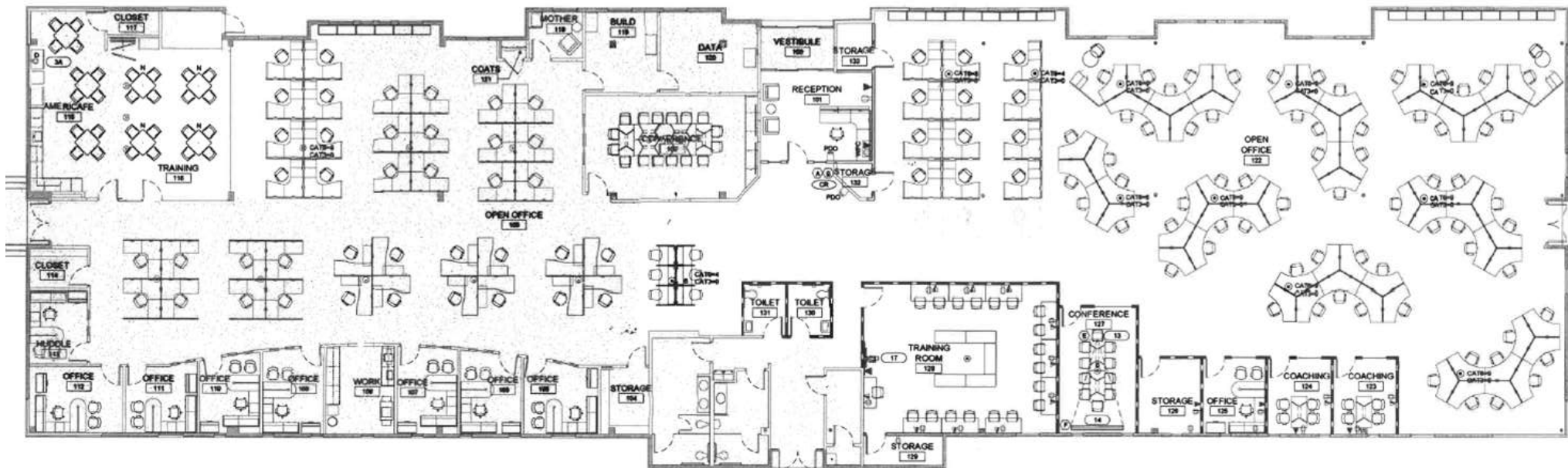


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FLOOR PLAN



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WORKFORCE AND TRAINING

THE BORDERPLEX BOASTS A YOUNG, GROWING REGIONAL WORKFORCE

Due to the lack of congestion on the area's interstate highways, commutes between metropolitan centers are relatively short and used often. Many of the residents in the surrounding rural areas commute to El Paso due to employment opportunities.

HIGHLIGHTS

- The regional civilian labor force within a one-hour commute exceeds 450,000 (U.S.)
- The unemployment rate within a one-hour commute is 4.8
- The average wage per job within a one-hour commute is \$38,000
- The average commute time is 20 minutes

THE BORDERPLEX OFFERS SUPERIOR EDUCATION OPPORTUNITIES DUE TO THE REGION'S ELEVEN (11) **UNIVERSITY AND COMMUNITY COLLEGE CAMPUSES**. THIS TRANSLATES TO A WORKFORCE PIPELINE OF **OVER 90,000 FUTURE EMPLOYEES**.

- New Mexico State University's main campus in Las Cruces has an **enrollment of ±25,312**
- Doña Ana Community College's **enrollment totals ±10,644**
- University of Texas, El Paso's **enrollment totals ±23,397**
- El Paso Community College's **enrollment totals ±30,723**
- Many of the area's Early College High Schools offer courses that graduate high school seniors with an **Associate's Degree in specialized technical areas**
- There are a number of other **specialized training facilities** located throughout the Borderplex

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ADDITIONAL INFORMATION — CALL CENTER

BORDERPLEX REGION CONTACT CENTER ADVANTAGES

- Successful concentration of customer service operations in area
- Large bilingual workforce
- Highly competitive wage rates & dependable workforce
- Source of Labor:
 - Fort Bliss Military Post
 - 14 universities/colleges in region
- Mountain Time Zone
- Excellent year round climate with 300+ days per year of sunshine
- Reliable power grid
- Broad telecommunications & fiber-optic networks



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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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Will C. Brown, SIOR, Broker	042911	will@sonnybrown.com	(915)479-5511
Designated Broker of Firm	License No.	Email	Phone
Adin A. Brown, SIOR	346104	adin@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Sonny Brown Associates, 200 Bartlett, Ste. 105 El Paso, TX 79912

Will Brown

Information available at www.trec.texas.gov

IABS 1-0 Date

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