



1359 Lomaland Dr
±30,799 SF

EL PASO, TX 79935

**PLUG AND PLAY CALL CENTER /
DATA PROCESSING SPACE**
AVAILABLE NOW

FOR MORE INFORMATION, PLEASE CONTACT



Will Brown, SIOR
915.584.5511 x1 Office
will@sonnybrown.com



Michael McBroom, SIOR
915.584.5511 x5 Office
michael@sonnybrown.com

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



Lomaland Center

1359 LOMALAND DR, EL PASO, TX 79935

"PLUG AND PLAY" CALL CENTER BUILDING FOR LEASE:

±30,799 SF

PROPERTY FEATURES

PROPERTY DESCRIPTION

Suite 110 at 1359 Lomaland Dr. offers 30,799 SF of move-in-ready call center space, fully furnished with cubicles and ample parking. Located in the Class A Lomaland Center, home to major tenants like Spectrum and the Texas Workforce Commission, the building features backup generators, fiber services, and recent upgrades. Positioned in El Paso's thriving call center hub, it benefits from a bilingual workforce, a prime location near I-10, and nearby amenities like Walmart, Sam's Club, and restaurants.

ADDITIONAL INFORMATION

- Multiple Fiber services onsite with geographic diversity and structure network wiring
- Kohler generator with ATS
- Redundant Fiber services including Spectrum
- Sun Metro Bus Route (74)
- Excellent location near I-10
- Competitive lease rates
- Highly functional layout
- Private, secured entrance with approximately 290 parking spaces (10:1 Parking)



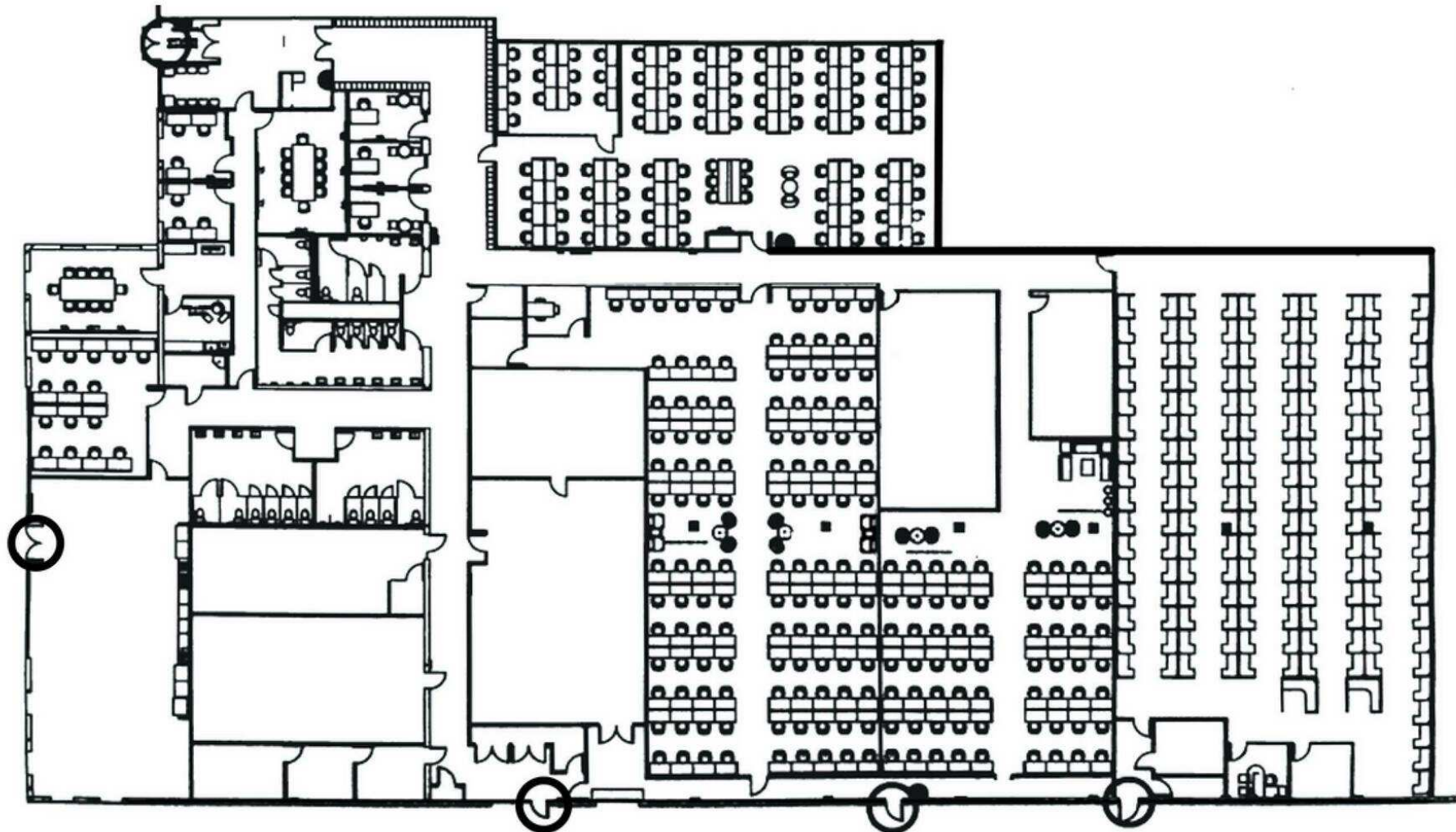
Lomaland Center

1359 LOMALAND DR, EL PASO, TX 79935

"PLUG AND PLAY" CALL CENTER BUILDING FOR LEASE:

±30,799 SF

FLOOR PLAN



Lomaland Center

1359 LOMALAND DR, EL PASO, TX 79935

SITE PLAN

"PLUG AND PLAY" CALL CENTER BUILDING FOR LEASE:

±30,799 SF



Lomaland Center

1359 LOMALAND DR, EL PASO, TX 79935

"PLUG AND PLAY" CALL CENTER BUILDING FOR LEASE:

±30,799 SF

AERIAL VIEW



FOR LEASE INFORMATION, PLEASE CONTACT
WILL BROWN, SIOR, MANAGING PARTNER
915.584.5511 x1 Office | will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.584.5511 x5 Office | michael@sonnybrown.com

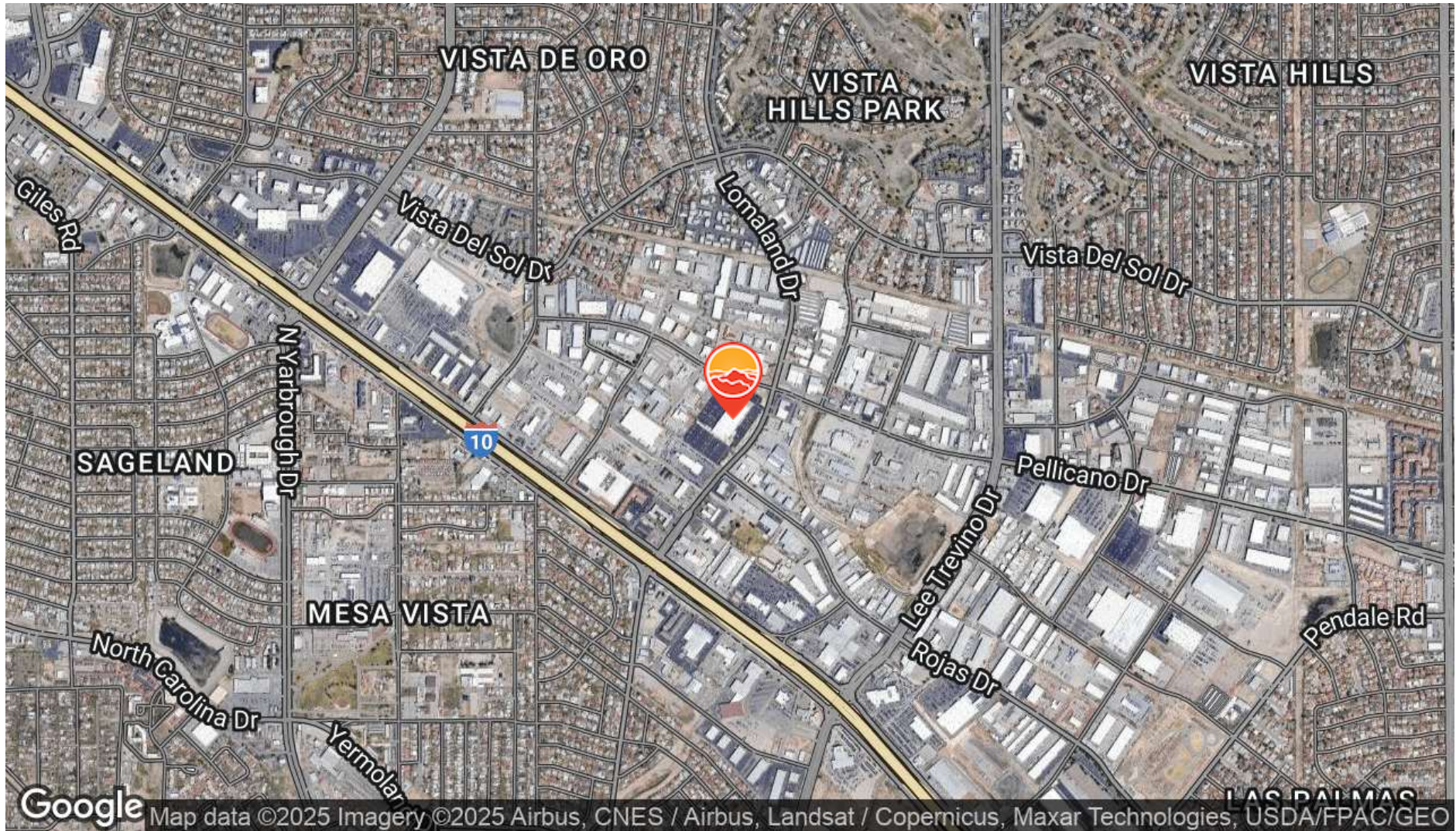
Lomaland Center

1359 LOMALAND DR, EL PASO, TX 79935

"PLUG AND PLAY" CALL CENTER BUILDING FOR LEASE:

±30,799 SF

AERIAL MAP



FOR LEASE INFORMATION, PLEASE CONTACT
WILL BROWN, SIOR, MANAGING PARTNER
915.584.5511 x1 Office | will@sonnybrown.com

MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.584.5511 x5 Office | michael@sonnybrown.com

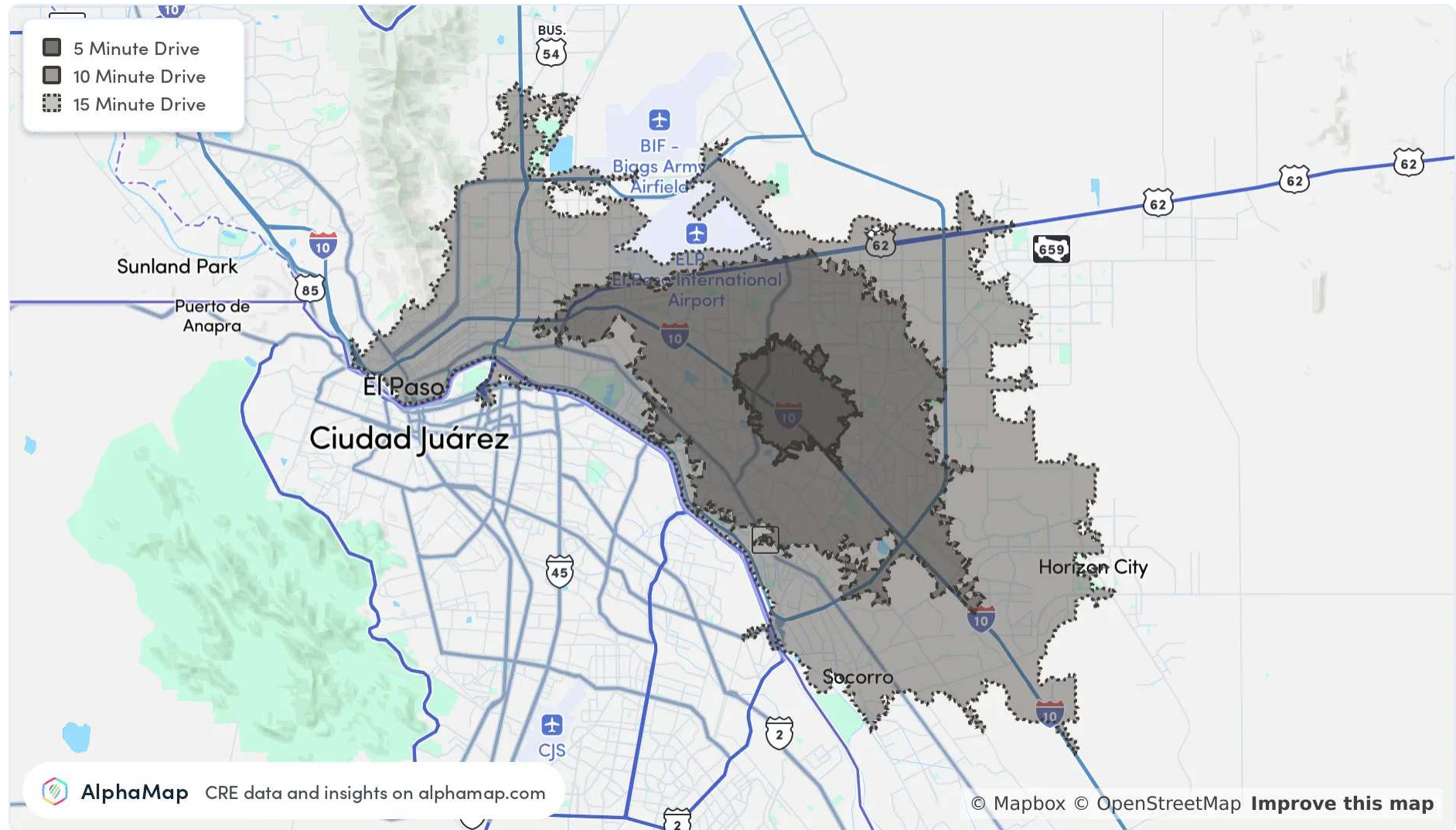
Lomaland Center

1359 LOMALAND DR, EL PASO, TX 79935

"PLUG AND PLAY" CALL CENTER BUILDING FOR LEASE:

±30,799 SF

AREA ANALYTICS



Lomaland Center

1359 LOMALAND DR, EL PASO, TX 79935

"PLUG AND PLAY" CALL CENTER BUILDING FOR LEASE:

±30,799 SF

AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	16,558	183,186	445,791
Average Age	42	41	39
Average Age (Male)	40	39	37
Average Age (Female)	44	43	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,692	69,529	158,652
Persons per HH	2.5	2.6	2.8
Average HH Income	\$72,735	\$68,613	\$71,523
Average House Value	\$226,057	\$192,819	\$192,417
Per Capita Income	\$29,094	\$26,389	\$25,543

Map and demographics data derived from AlphaMap



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.

Sonny Brown Associates

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010301

License No.

will@sonnybrown.com

Email

(915)584-5511

Phone

Will C. Brown, Broker, SIOR

Designated Broker of Firm

042911

License No.

will@sonnybrown.com

Email

(915)584-5511

Phone

Adin A. Brown, Broker, SIOR

Licensed Supervisor of Sales Agent/
Associate

0346104

License No.

adin@sonnybrown.com

Email

(915)584-5511

Phone

Michael McBroom

Sales Agent/Associate's Name

648650

License No.

michael@sonnybrown.com

Email

(915)584-5511

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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