



CLASS A MEDICAL/OFFICE PROPERTY FOR LEASE

7400 Helen of Troy Dr

±10,800 - 14,400 SF

EL PASO, TX 79912

CALL FOR PRICING INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



Will Brown, SIOR
915.213.7791 Office
will@sonnybrown.com



J.C. Weiss
915.213.7794 Office
jc@sonnybrown.com

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**SONNY
BROWN**
CONSULTANTS IN REAL ESTATE

7400 Helen of Troy Dr

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PROPERTY FEATURES

PROPERTY DESCRIPTION

7400 Helen of Troy Dr. offers 14,400 SF of Class A Professional Medical/Office space in excellent condition and ready for immediate occupancy. Built in 2017, the project currently includes a full clinical buildout with exam rooms, treatment rooms, lab space, team areas, offices, conference training space, pharmacy layout, and physical therapy areas, but could also be converted to standard office needs. The campus, accessible from both Helen of Troy Dr and Resler Dr, supports operators seeking a turnkey facility in one of West El Paso's fastest growing residential and commercial corridors. With strong nearby demographics, proximity to I-10 and Loop 375, and room configurations designed for efficient patient flow, the property offers a compelling option for medical or professional office groups evaluating both existing facilities and new construction alternatives for their business.

HIGHLIGHTS

- **Class A Medical/Office totaling 14,400 SF** (Bldg. A ±10,800 SF, Bldg. B ±3,600 SF)
- **Built in 2017 and in excellent condition** with quality finishes
- Separate buildings supporting multi-service operations
- Features include **white noise system, modern lighting, wired smoke detection**
- **70 parking spaces** on site and **prominent building signage**
- **Three phase power** with panels ranging from **220 to 600 AMP**
- Near rapidly expanding **Paseo Del Norte and Resler corridor** in Cimarron
- Ideal for **primary care, multi specialty, pediatric, dental, physical therapy, and medical groups seeking a full service campus**
- **Zoning C-3**, which supports a range of medical, administrative, professional uses
- Current medical buildout with **exam, treatment, lab, and team spaces**
- **Pharmacy and physical therapy spaces** already constructed

MEDICAL/OFFICE BUILDING FOR LEASE:

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Structures built with multiple storefronts offering layout/access flexibility



Minimal exam room fixtures offer relatively easy office-use conversion

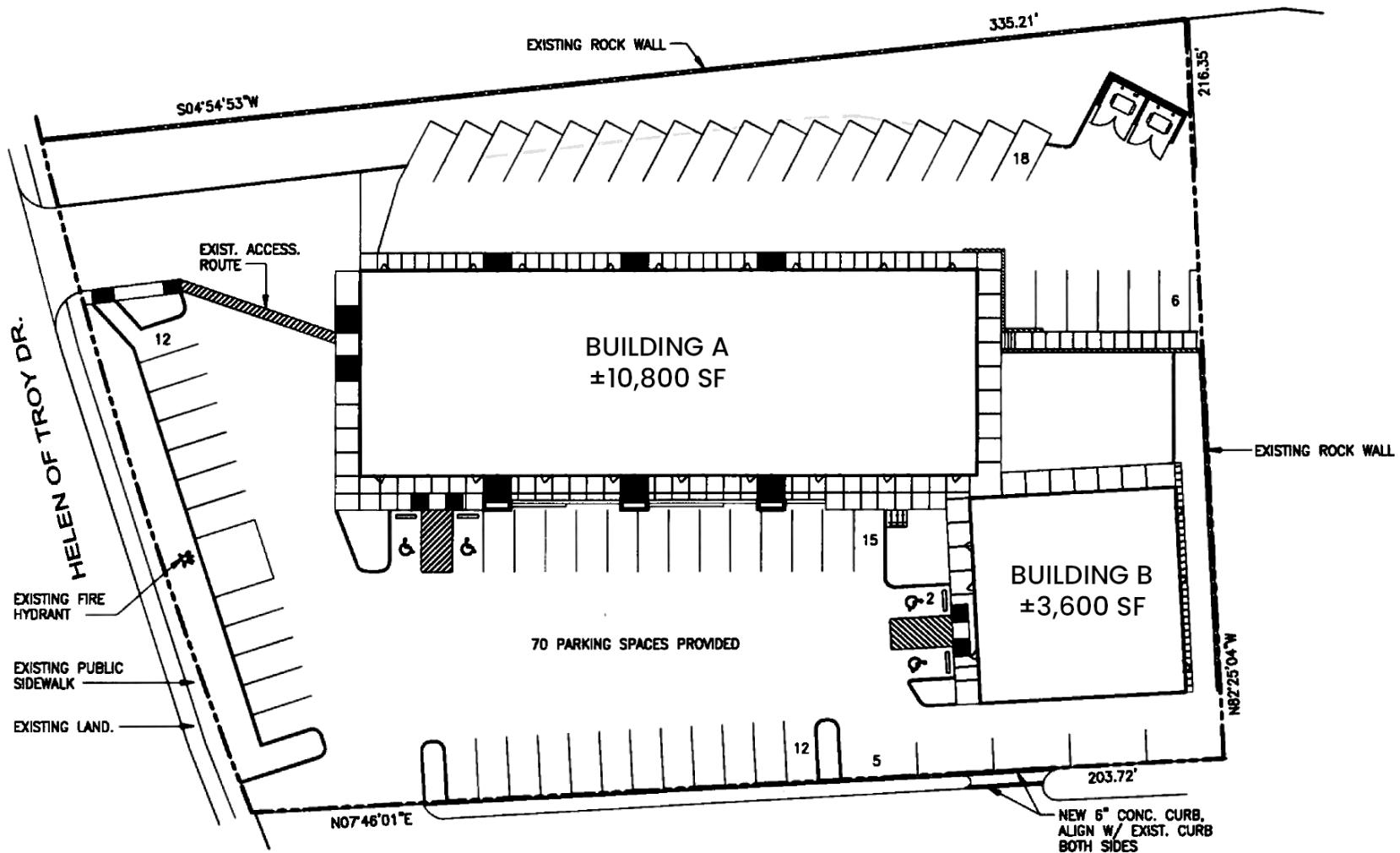
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SITE PLAN



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ADDITIONAL PHOTOS



Large parking area in front of buildings with multiple ADA access points



Over (20) rear parking stalls available for staff with rear building access



Prominent building signage available for bldgs.



Multiple storefronts for layout/access options



Smaller standalone building offers flexible use

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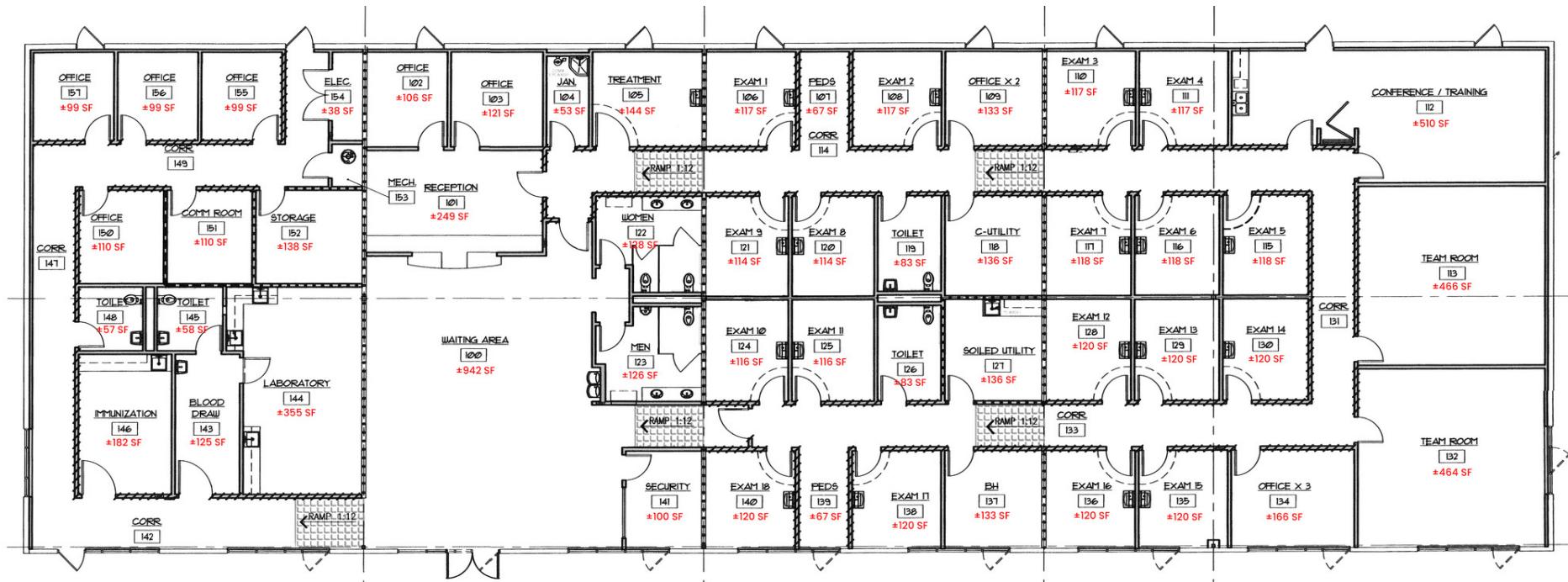
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FLOOR PLAN - BLDG. A

Approx. SF Shown in Red



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J.C. WEISS, ASSOCIATE
915.213.7794 Office | jc@sonnybrown.com

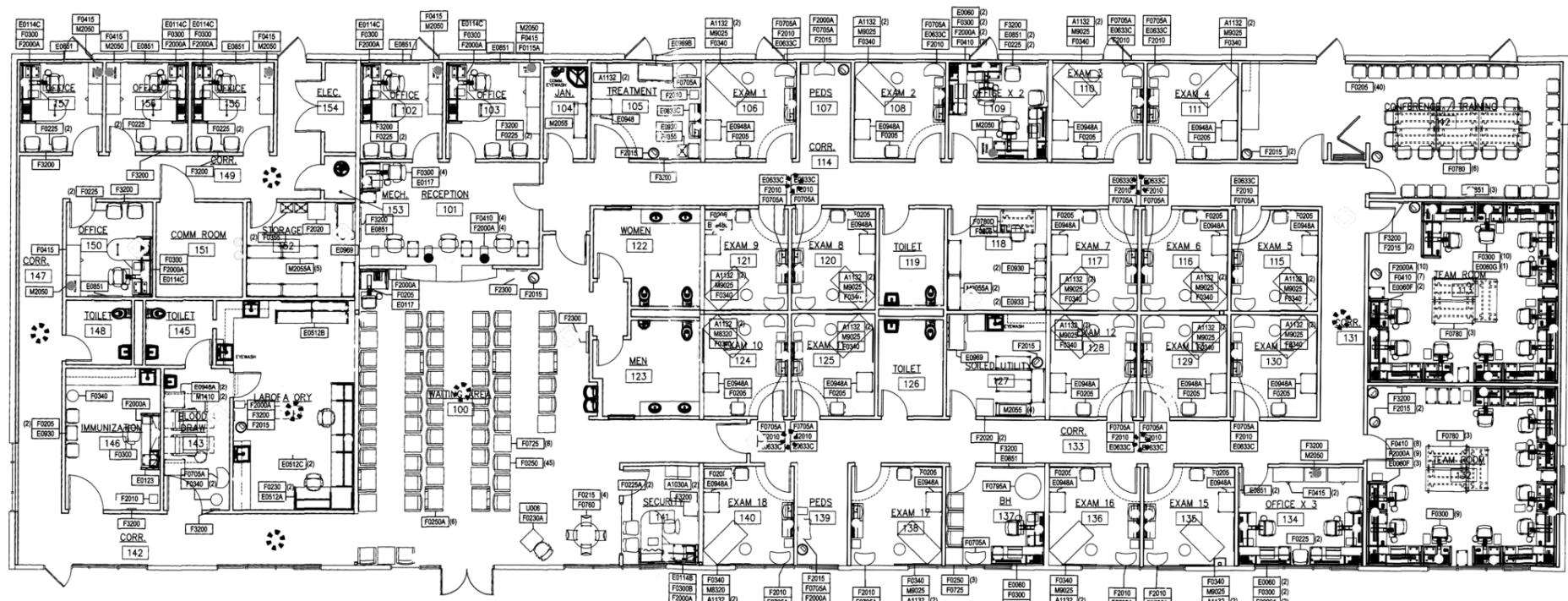
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FURNITURE PLAN EXAMPLE



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BLDG. A PHOTOS



Large reception area with controlled access, white noise system, restrooms



Multiple offices as well as open multi-purpose rooms for operational needs



Includes buildout of Blood Draw/Lab area



Separate conference/training room with divider



(18) individually plumbed rooms

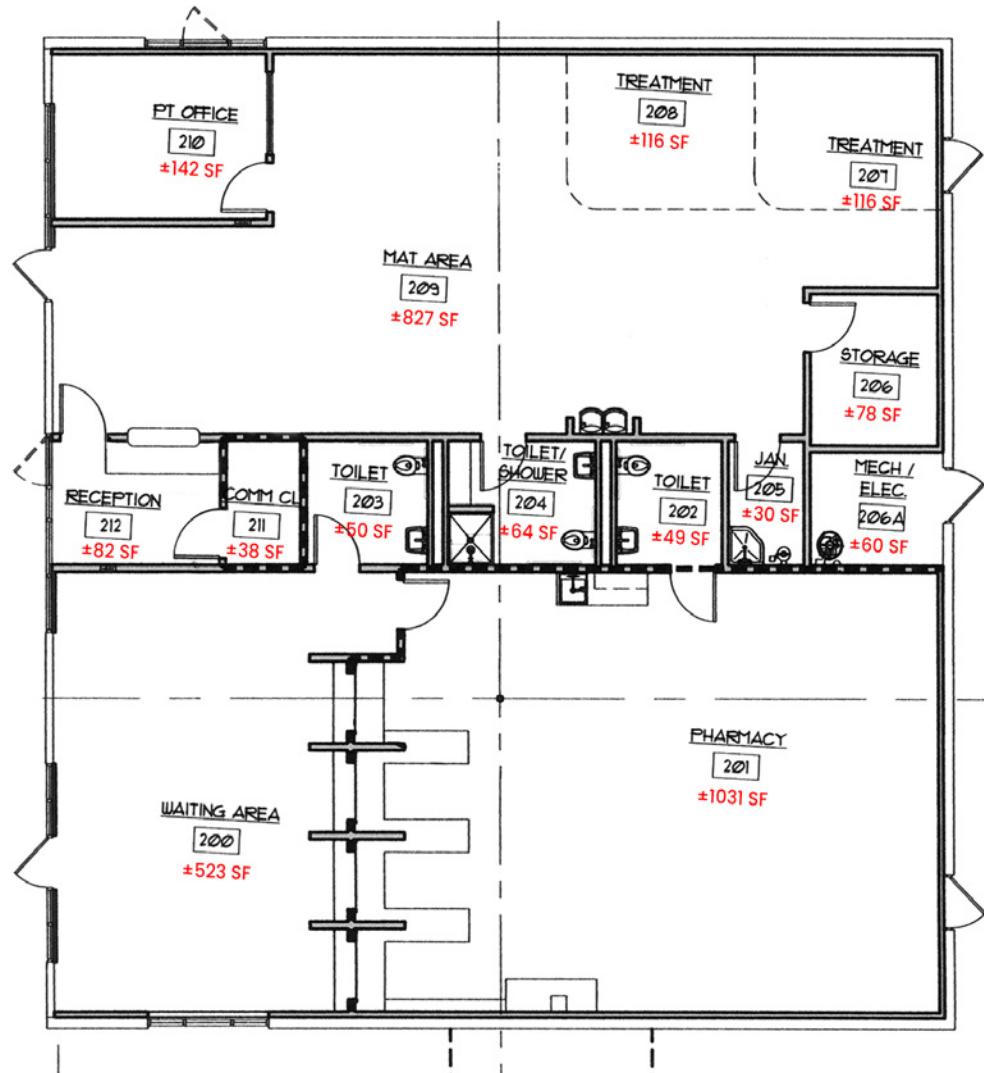
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FLOOR PLAN: BLDG. B



Approx. SF Shown in Red

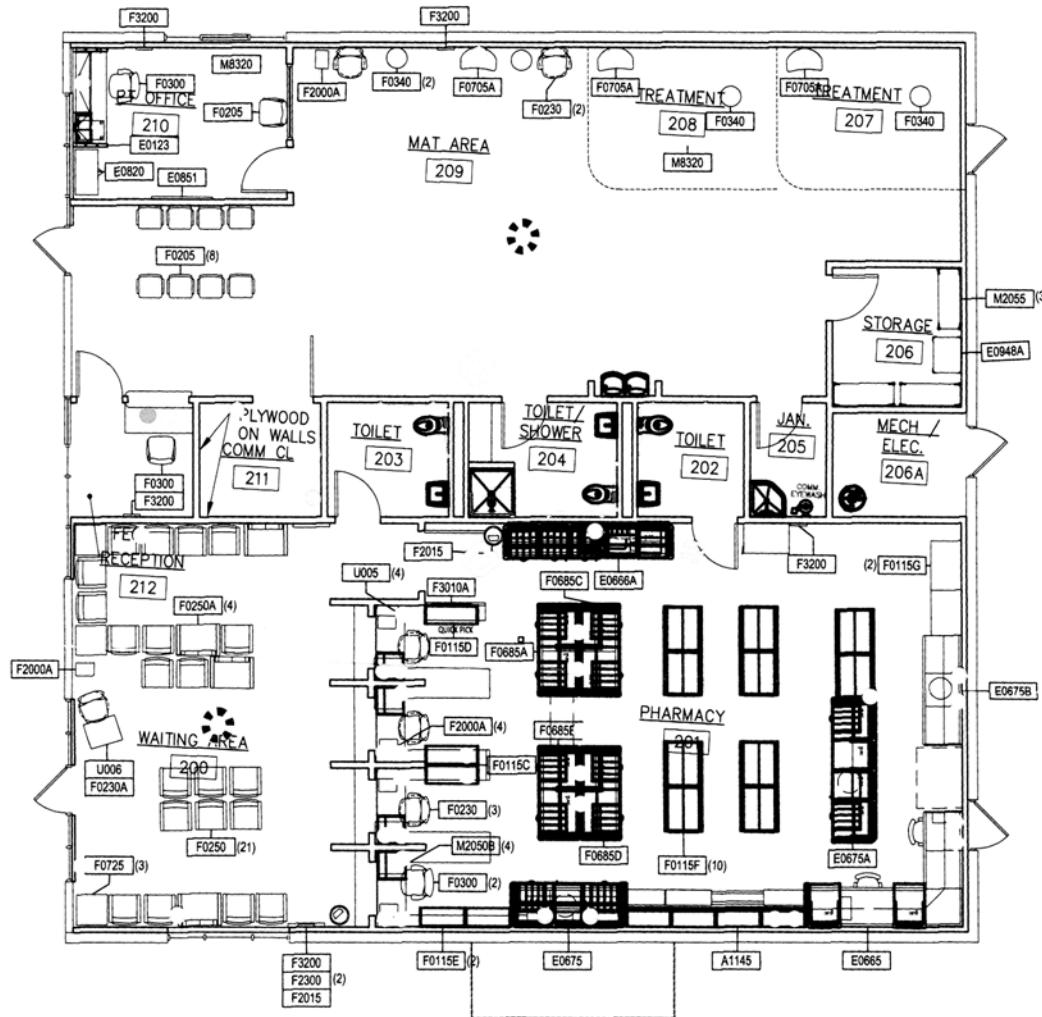
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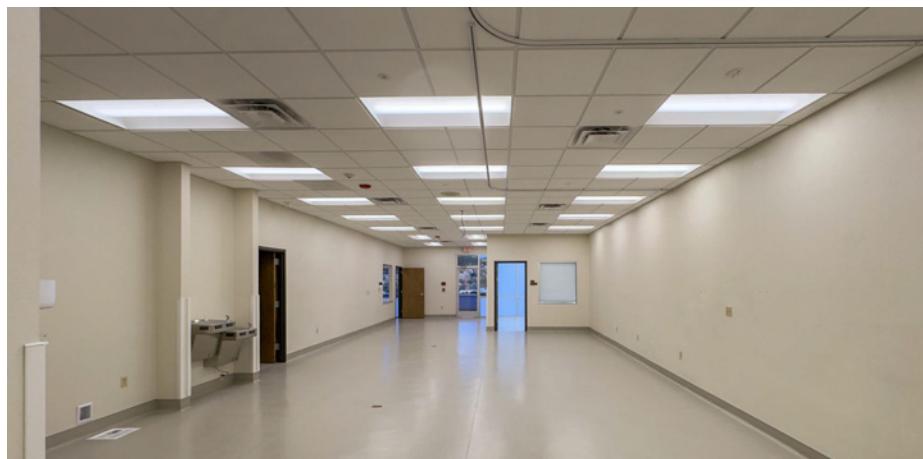
BLDG. B PHOTOS



Current pharmacy buildout, with multiple windows and separate restroom



Secured rear area with separate HVAC control and restroom



Large open space with separate office, treatment areas, and reception



Restroom with built-in shower area, ideal for PT work or office gym area

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AERIAL VIEW



*Site is accessible from both Helen of Troy Dr and Resler Dr, with signage opportunities near each entrance

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SURROUNDING AREA



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SUBMARKET OVERVIEW



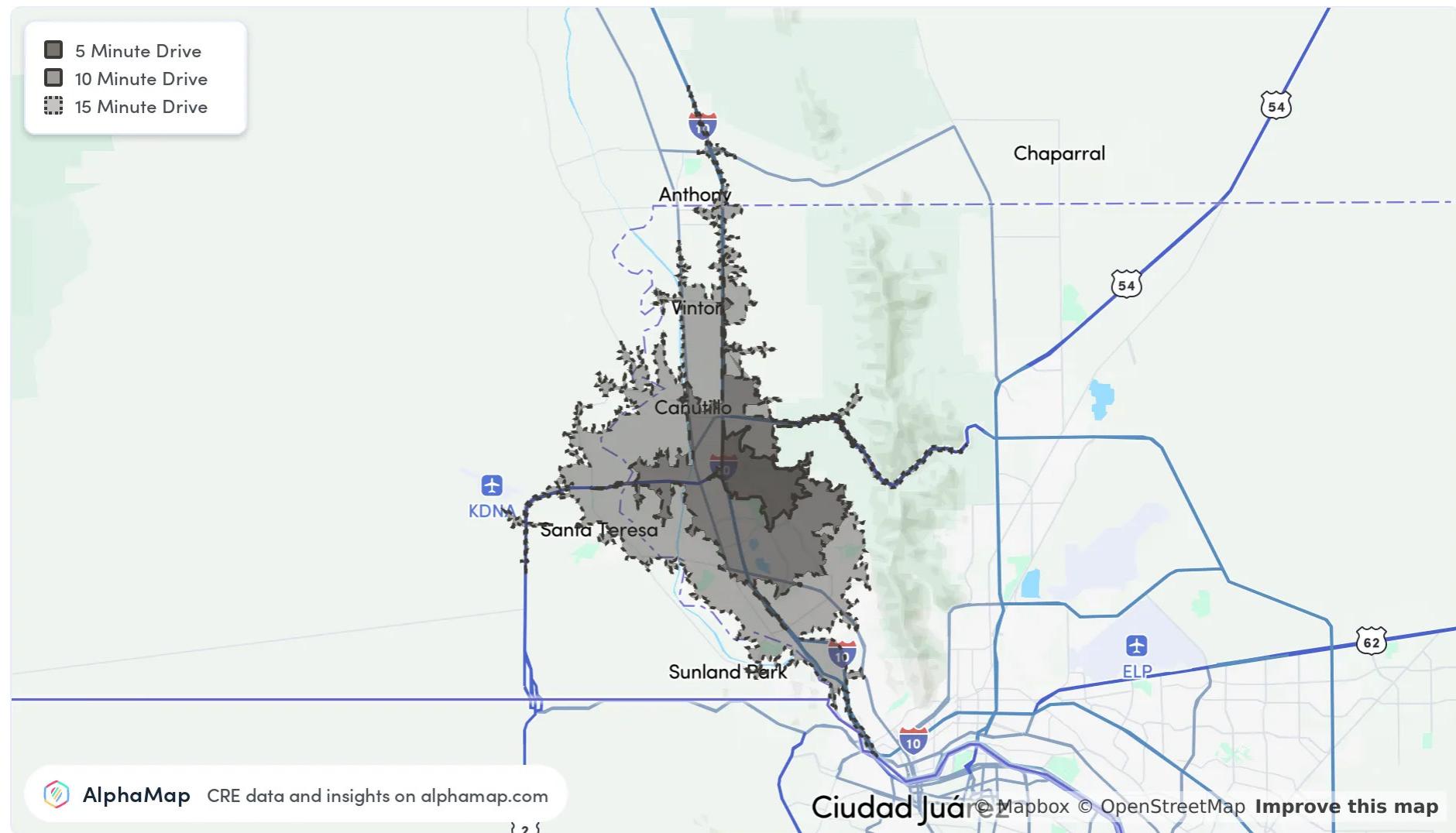
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AREA ANALYTICS



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AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,439	67,513	126,808
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,900	23,696	47,006
Persons per HH	2.9	2.8	2.7
Average HH Income	\$134,458	\$112,533	\$106,971
Average House Value	\$305,140	\$278,300	\$295,652
Per Capita Income	\$46,364	\$40,190	\$39,618

Map and demographics data derived from AlphaMap



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.



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.

Sonny Brown Associates	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
James Cody Weiss	812179	jc@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date