

FLEX OFFICE/WAREHOUSE PROPERTY FOR LEASE

1228 Wyoming Ave
±3,580 SF

EL PASO, TX 79901

FOR MORE INFORMATION, PLEASE CONTACT



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MOVE-IN-READY FLEX SPACE NEAR DOWNTOWN EL PASO WITH MODERN UPGRADES, ADA RESTROOMS, CENTRAL HVAC, AND GRADE-LEVEL ACCESS. ZONED C-4 SP FOR FLEXIBLE COMMERCIAL USES.

CALL FOR PRICING INFORMATION

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SONNY BROWN
CONSULTANTS IN REAL ESTATE

1228 Wyoming Ave

1228 WYOMING AVE, EL PASO, TX 79901

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PROPERTY FEATURES

PROPERTY DESCRIPTION

1228 Wyoming Ave offers approximately 3,580 SF flex office/warehouse space near Downtown El Paso and the city's medical center. The property includes approximately 2,880 SF of finished office area and 700 SF of warehouse, connected by an interior ramp for seamless workflow. The suite was remodeled in 2020 and features upgraded lighting, HVAC systems, and ADA-compliant restrooms. Zoned C-4 SP, the site provides excellent versatility for office, service, or operations users who value both workspace and storage in a central location.

HIGHLIGHTS

- **±3,580 SF total** (±2,880 SF office, ±700 SF warehouse)
- **Zoning: C-4 SP**, supports a range of commercial, office, and light industrial uses
- **Remodeled in 2020**: upgraded HVAC, lighting, ADA restrooms, and finishes
- **Grade-level 10' x 10' roll-up door** with rear alley access
- Approximately 10' clear height in warehouse area
- **Interior ramp connects office and warehouse** for efficient flow, with concrete floors throughout allowing flexible space allocation
- **Central air system provides refrigerated air across entire suite**, including registers in warehouse
- **Alarm and camera monitoring system installed**
- Rear ADA-accessible parking space
- **Close to Downtown El Paso, Medical Center, and I-10 access**
- Ideal for back-office operations, service businesses, or light storage users



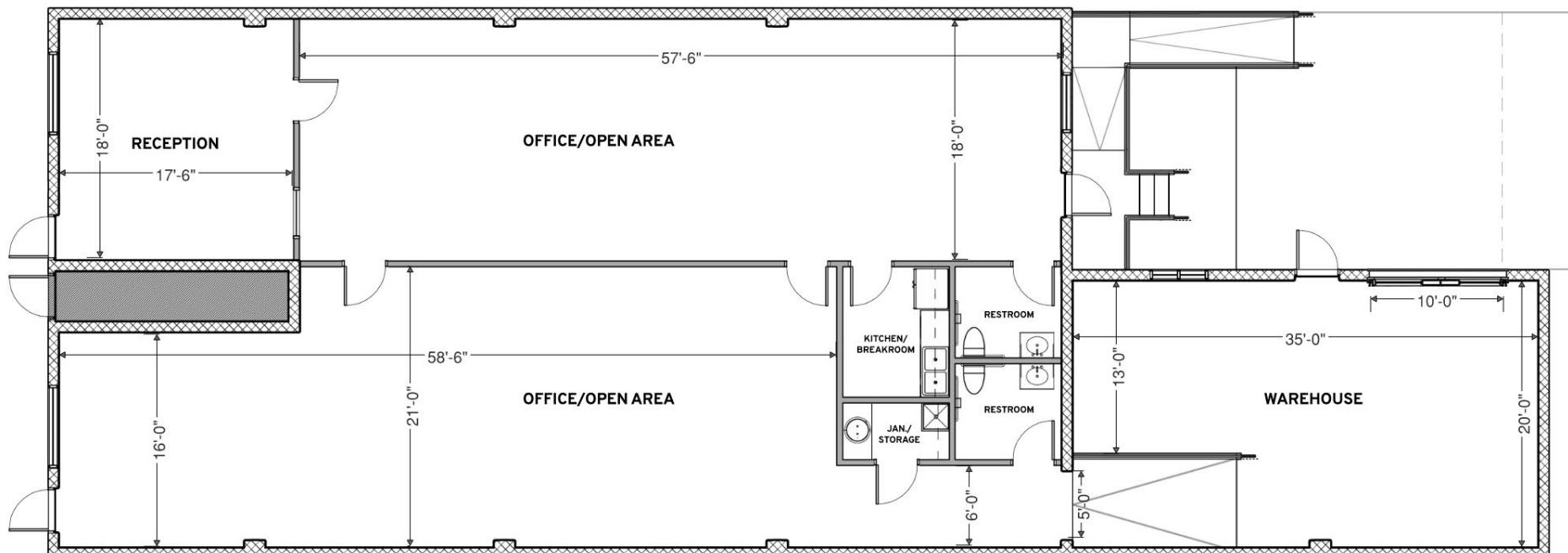
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FLOOR PLAN



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements

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ADDITIONAL PHOTOS



Two Large Open Office Areas and Central Air System



Rear Grade-Level Roll-Up Door Access and ADA Accessible Entrance



Kitchen/Breakroom Area



Concrete Floors and Warehouse Ramp Access



Two ADA Restrooms

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AERIAL VIEW



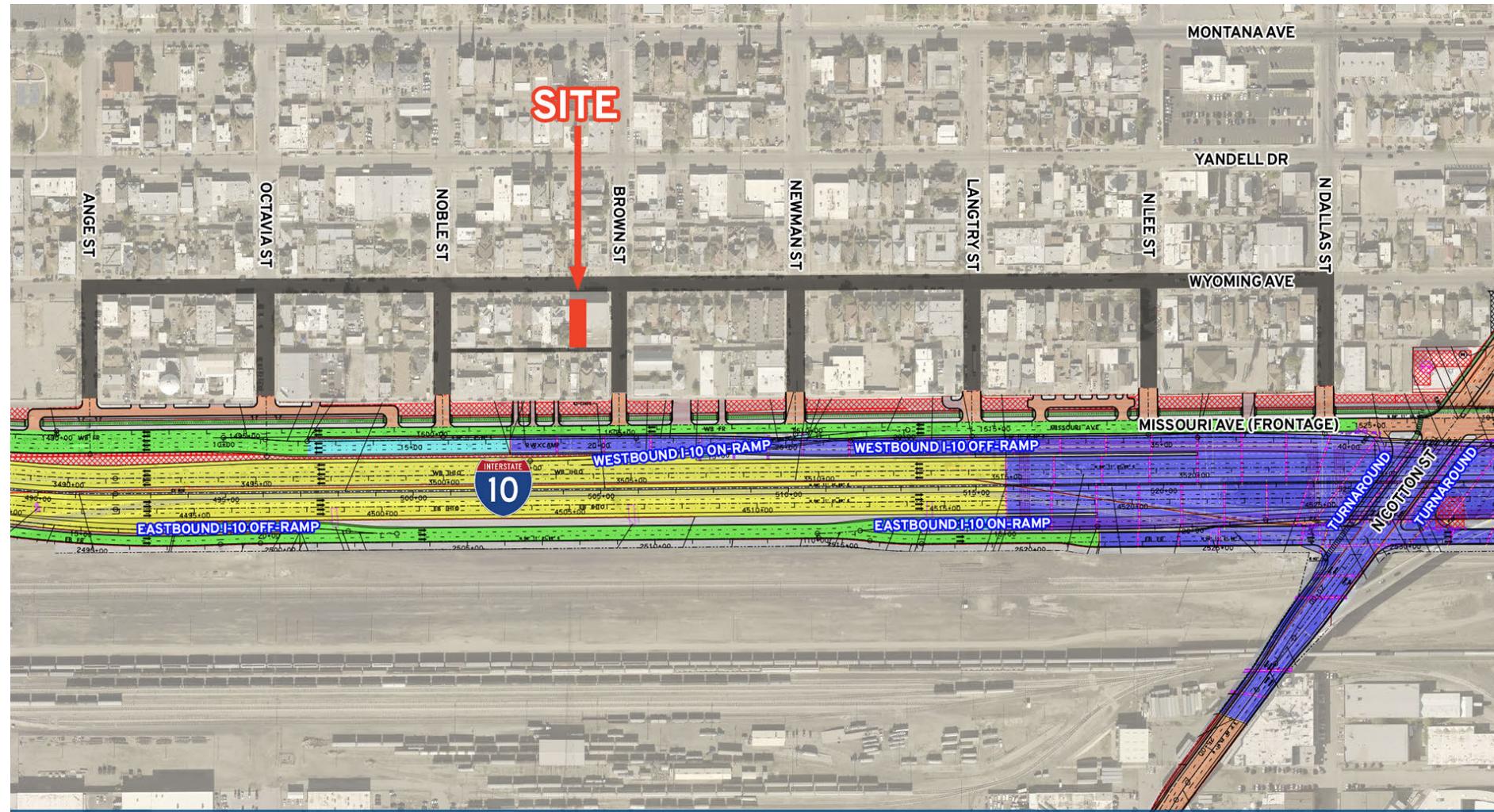
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PROPOSED I-10 EXPANSION



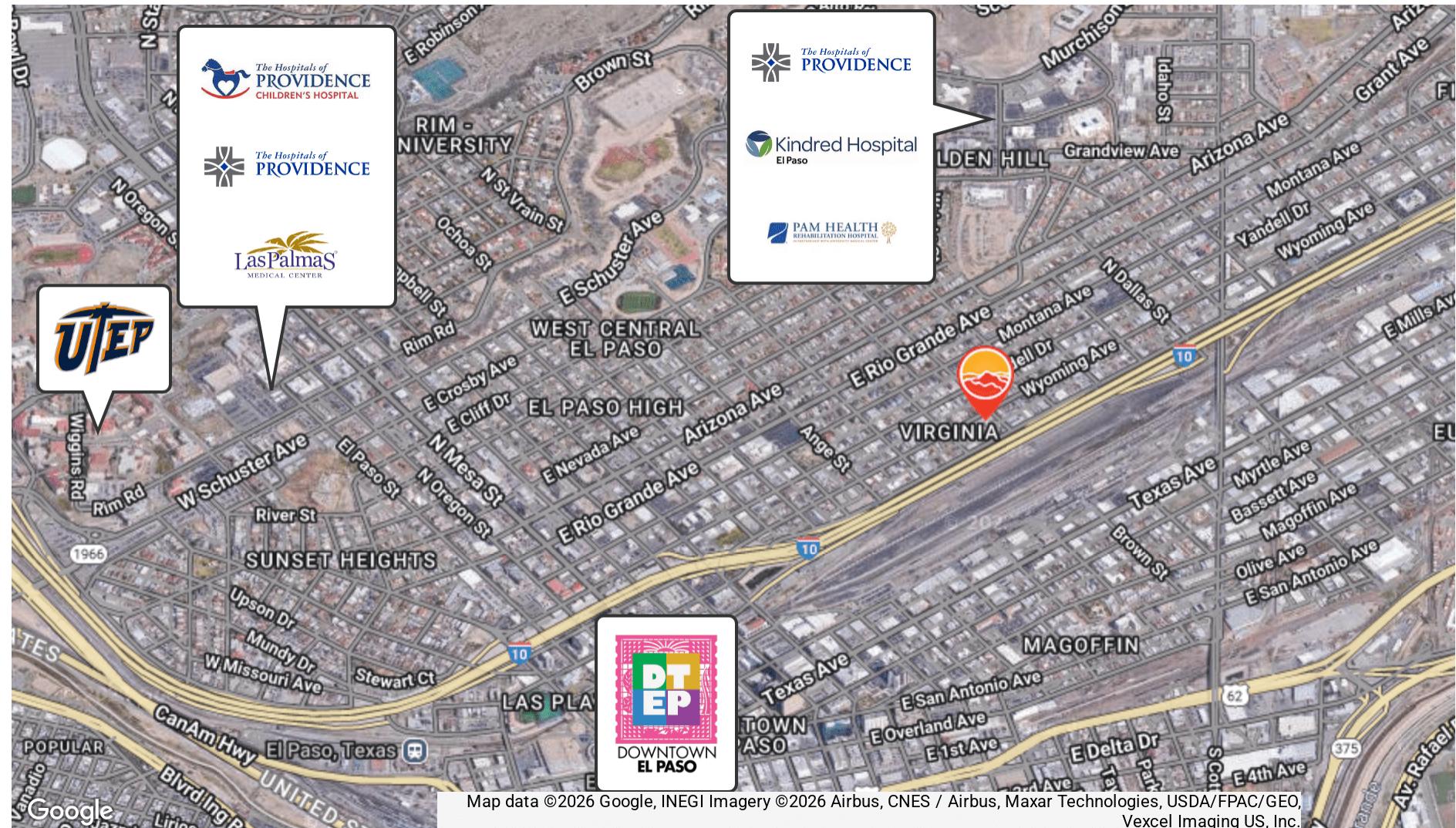
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AERIAL MAP



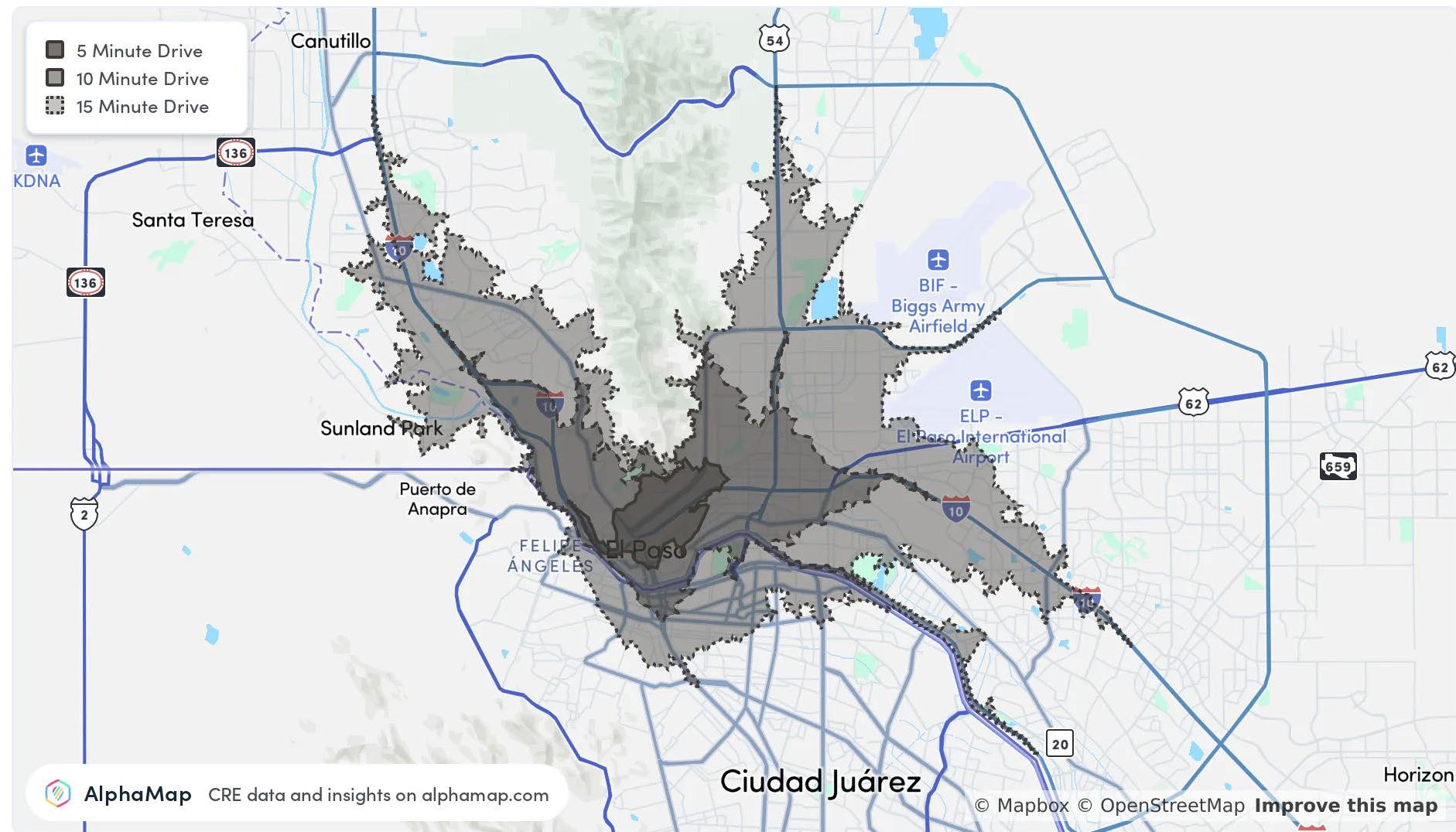
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AREA ANALYTICS



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AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,038	62,971	179,680
Average Age	43	42	40
Average Age (Male)	42	40	38
Average Age (Female)	44	44	42

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,109	26,205	71,293
Persons per HH	2.3	2.4	2.5
Average HH Income	\$48,178	\$49,297	\$57,633
Average House Value	\$209,898	\$184,513	\$192,372
Per Capita Income	\$20,946	\$20,540	\$23,053

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date