

OFFICE/CONTACT CENTER | FOR SUBLEASE: ± 20,000 - 80,000 SF

7730 MARKET CENTER AVE, EL PASO, TEXAS



FOR LEASING INFORMATION, PLEASE CONTACT



Will C. Brown, SIOR, Managing Partner
Sonny Brown Associates, LLC
+1 915-584-5511 Office
+1 915-479-5511 Mobile
will@sonnybrown.com

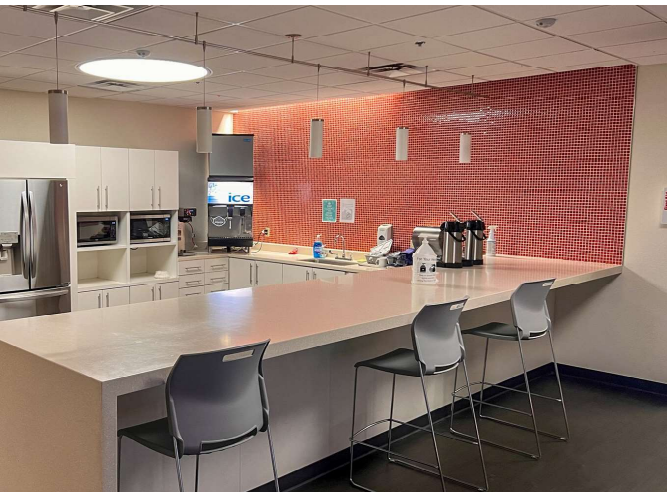


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PROPERTY DESCRIPTION



THIS CLASS A, OFFICE BUILDING IS IDEAL FOR OFFICE, CONTACT CENTER OR BPO OPERATIONS. THE FACILITY IS LOCATED IN THE NORTHWEST CORPORATE CENTER PARK, WITH IMMEDIATE ACCESS TO INTERSTATE 10 AND LOOP 375.

FEATURES

- ± 20,000 SF / 50,000 SF/ 80,000 SF Available for Sublease
- Tenant may utilize all or a portion of the space
- “Plug and Play” facility ready for occupancy
- Furnished with modular systems throughout space
- Attractive tilt up construction
- ±4 parking spaces per 1,000 SF
- Open floor plan / perimeter offices / training rooms / break areas
- High capacity restrooms
- Potential use of back up generator system
- Ample zoned HVAC in place for high density usage
- Prominent building & monument signage
- Close proximity to new dining, services, public transportation
- Moments to I-10 and Loop 375 and 30 minutes to Las Cruces, NM

LEASE RATE

- **Sublease Term:** July 1, 2021 to June 30, 2026 - (5) years
- **NNN Lease Structure**
- **Availability:** Immediate occupancy in portions of the space

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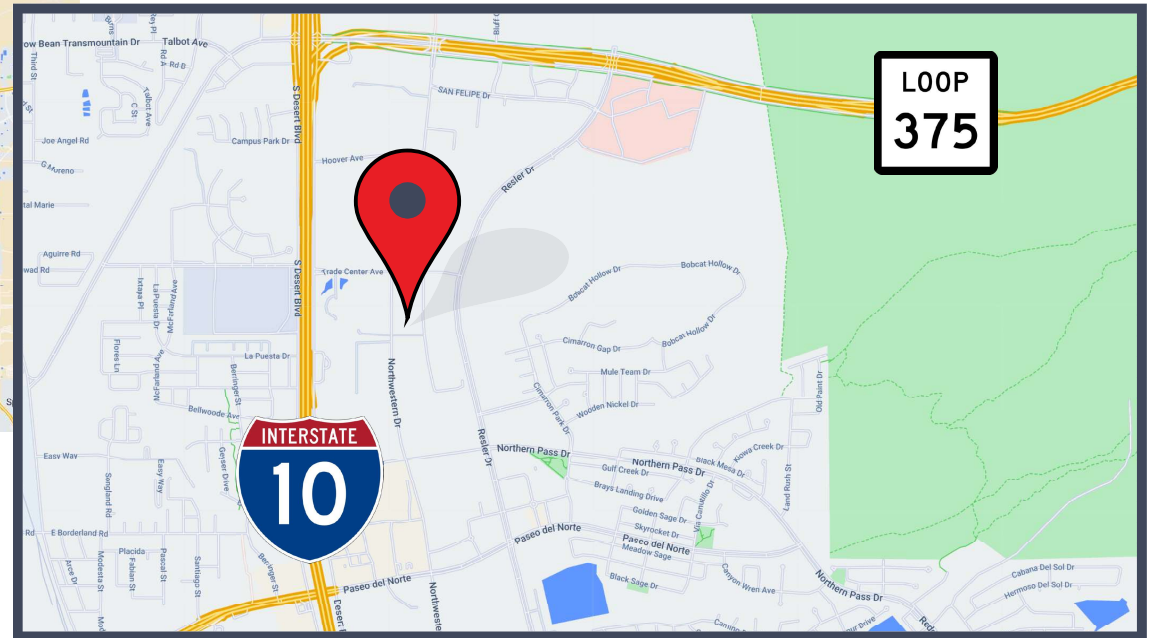
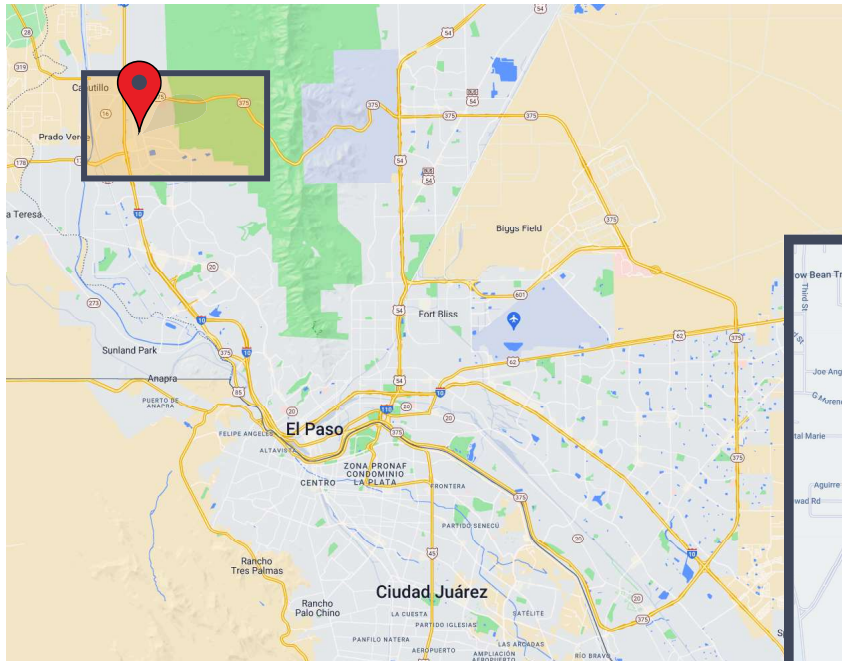


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AREA MAP



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PARKING



On-site parking

±4 parking spaces per 1,000 SF

Shared overflow parking

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AERIAL VIEW



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SITE PLAN



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BENEFITS OF THE BORDERPLEX REGION: WHY CONTACT CENTERS?

THE REGION OF EL PASO, LAS CRUCES AND CD. JUAREZ FEATURE MANY QUALITY MARKS DESIRED FOR CONTACT CENTER PLACEMENT

- 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



OTHER NOTABLE CONTACT CENTERS IN REGION

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BENEFITS OF THE BORDERPLEX REGION: 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.

- University of Texas, El Paso's **enrollment totals ±23,397**
- El Paso Community College's **enrollment totals ±30,723**
- 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**
- 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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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Sonny Brown Associates</u>	<u>9010301</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Will C. Brown, SIOR, Broker</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)479-5511</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Will Brown</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date