



OFFICE BUILDING FOR LEASE

Gateway Business Center

±1,350 - 15,778 SF

10737 GATEWAY BLVD, EL PASO, TX 79935

CALL FOR PRICING INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



Will Brown, SIOR
Managing Partner
915.213.7791 Office
will@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.



Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

PROPERTY DESCRIPTION



OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE

FEATURES

- ±117,884 SF Office / Flex Development
- Grade level service doors available
- Private entrances, restrooms and break areas for each tenant
- Separately metered utilities offices lower
- energy costs and tenant control
- High parking ratio at 5.5 spaces : 1,000 SF
- Prominent company signage
- HVAC systems responsibility of Landlord
- M-1 Zoning
- 12 minutes from El Paso CBD and Ciudad Juarez, Mexico
- Highly visible location with direct exposure on Interstate 10
- Ideal uses include: **Office, Call Center, Lab, Tech, Healthcare, Showroom**

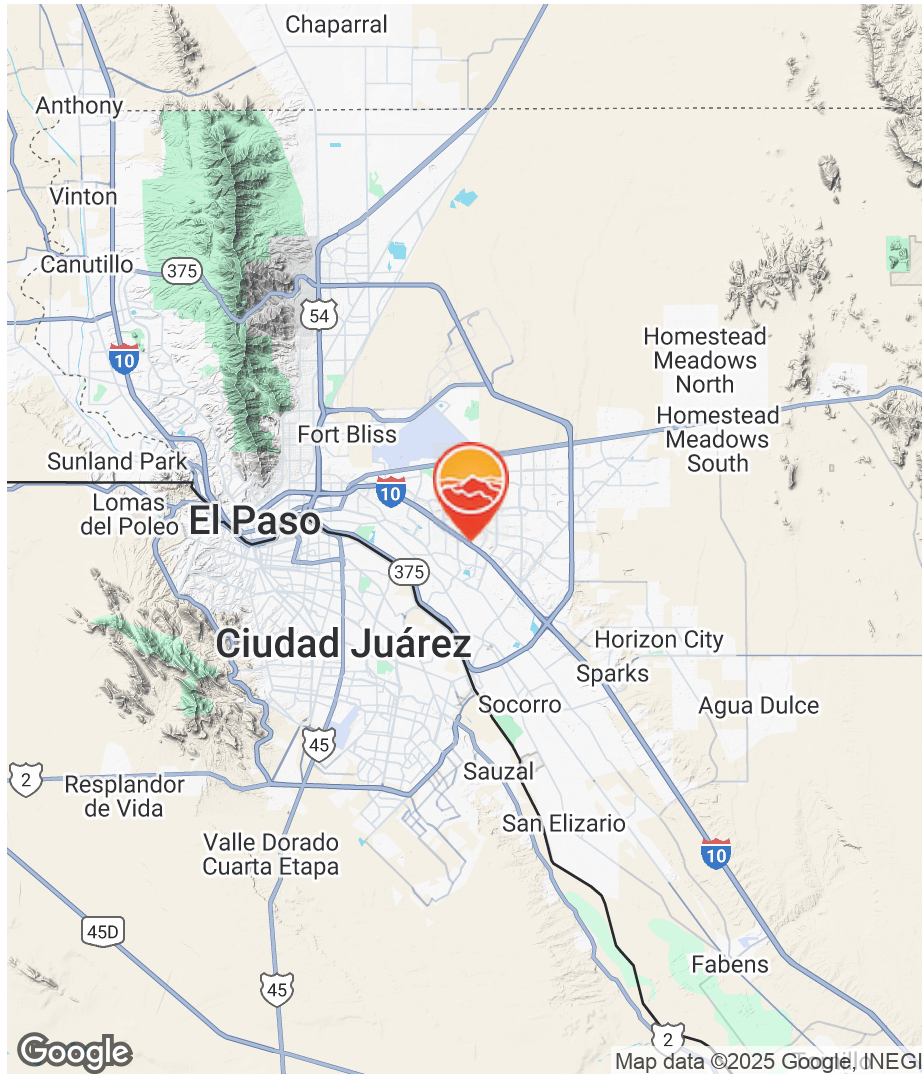
FINANCIAL SUMMARY

- **Availability:** Immediate Occupancy*
- **Rental Rate:** Negotiable
- **Lease Term:** 3-5 year minimum lease term
- **Security Deposit:** Equal to one month rent

Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

LOCATION MAP



OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE

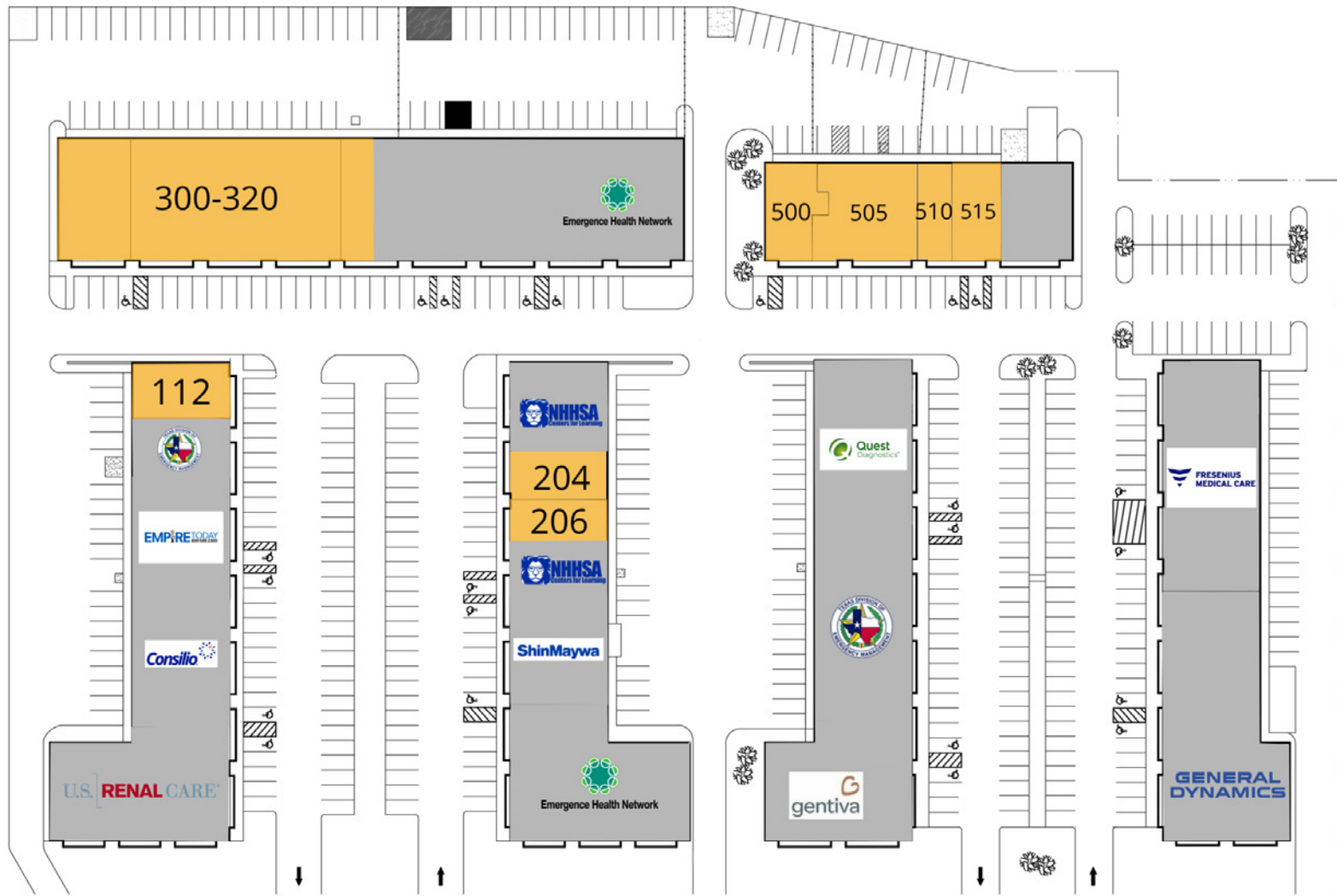


Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE

SITE PLAN

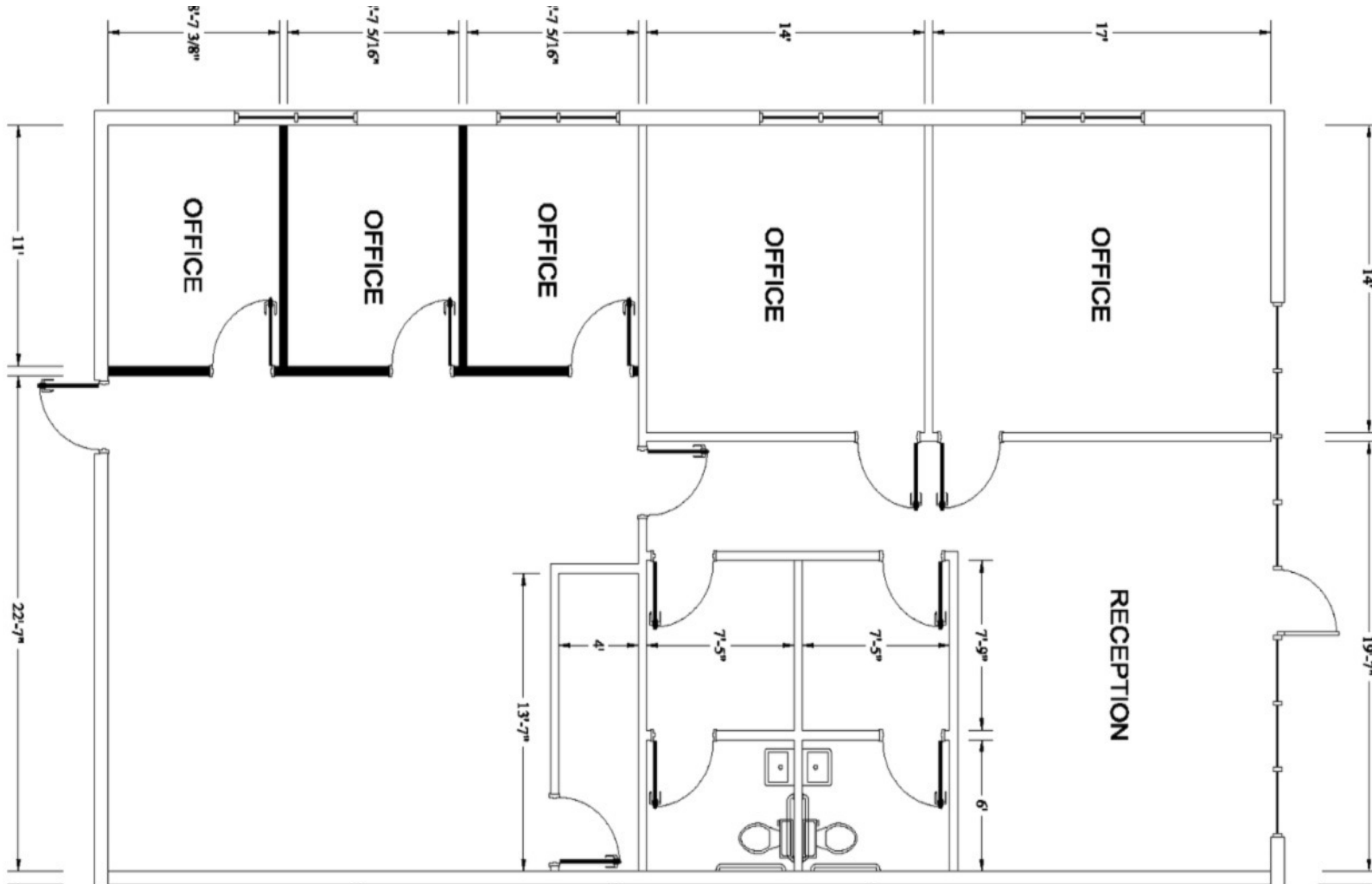


Gateway Business Center

10767 GATEWAY BLVD WEST, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE

FLOOR PLANS 112 | ±2,058 SF

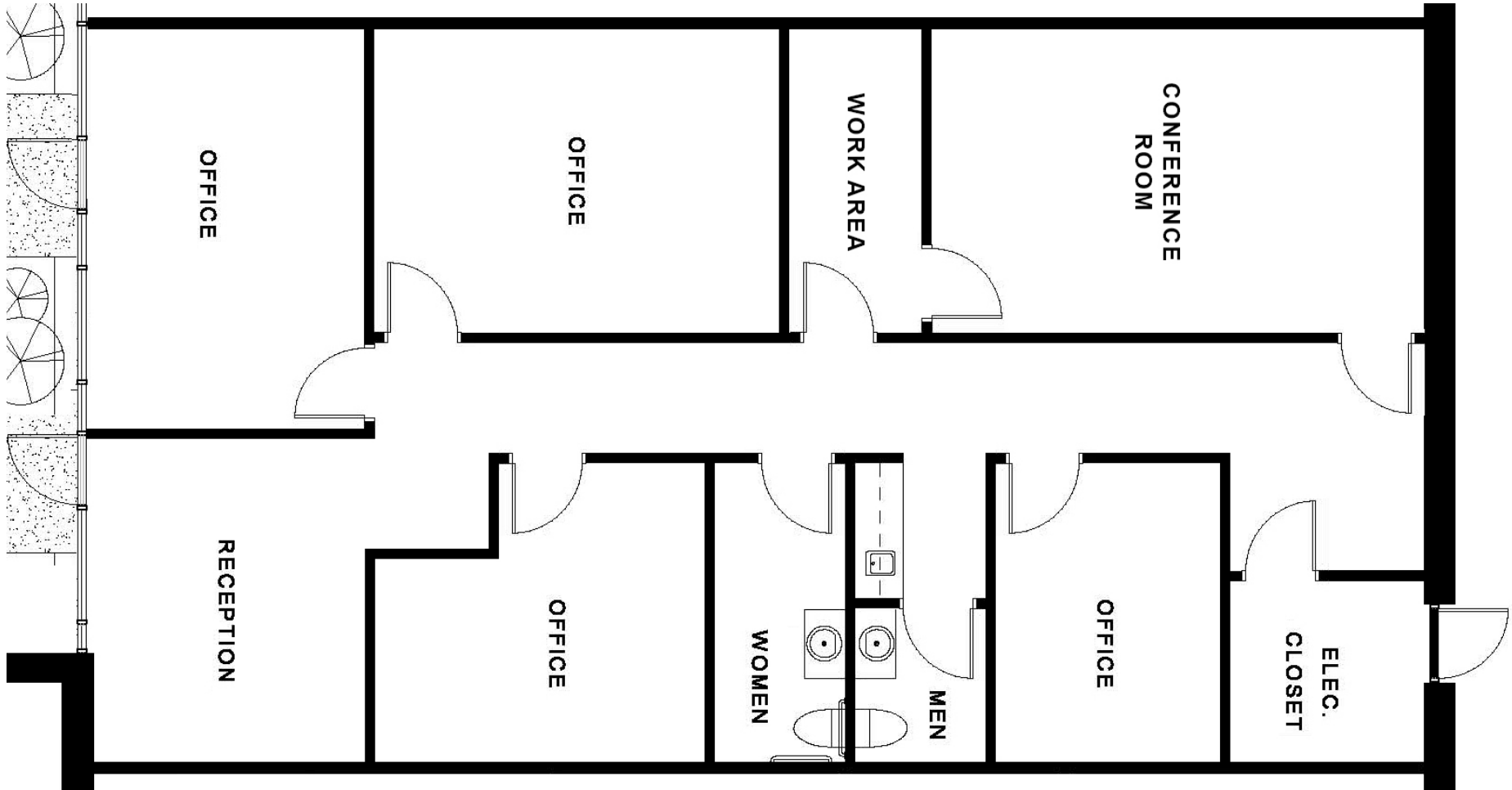


Gateway Business Center

10767 GATEWAY BLVD WEST, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE

FLOOR PLANS 204 | ±1,800 SF

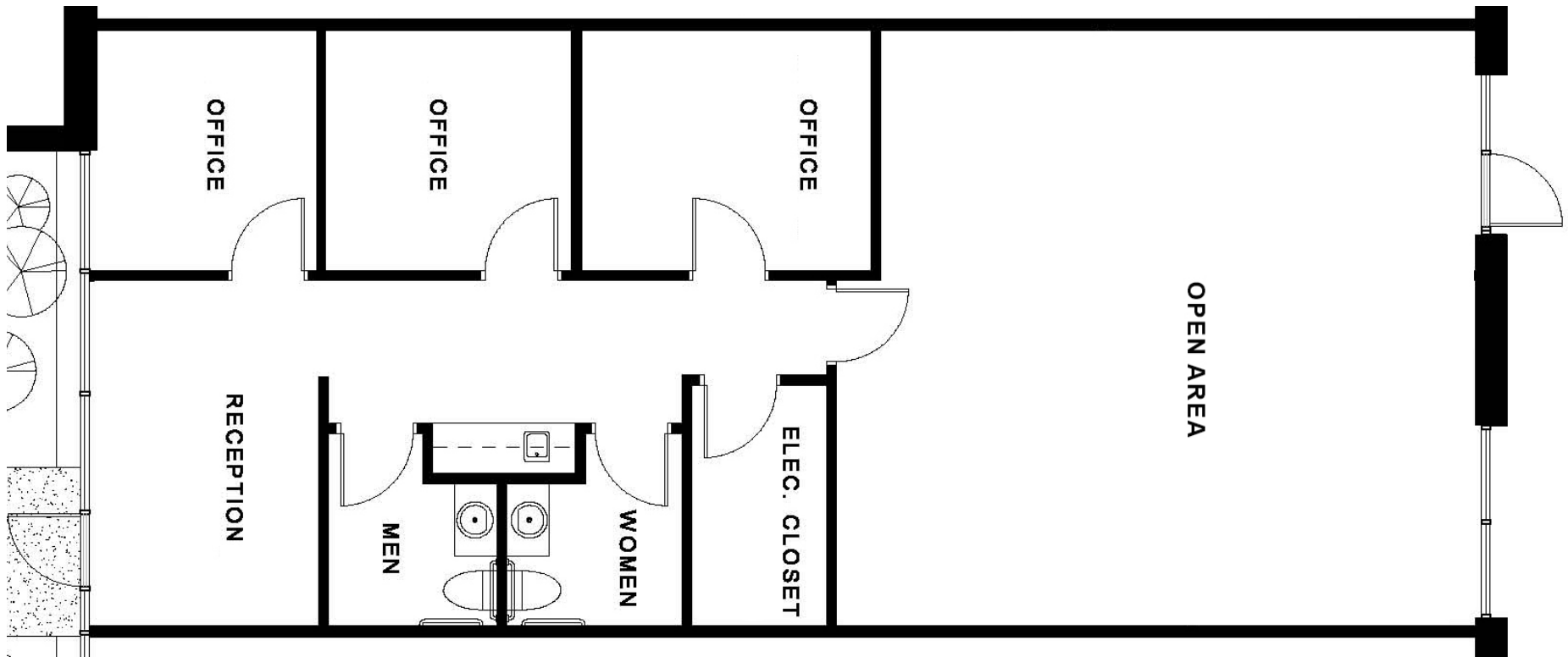


Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

FLOOR PLANS 206 | ±1,500 SF

OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE



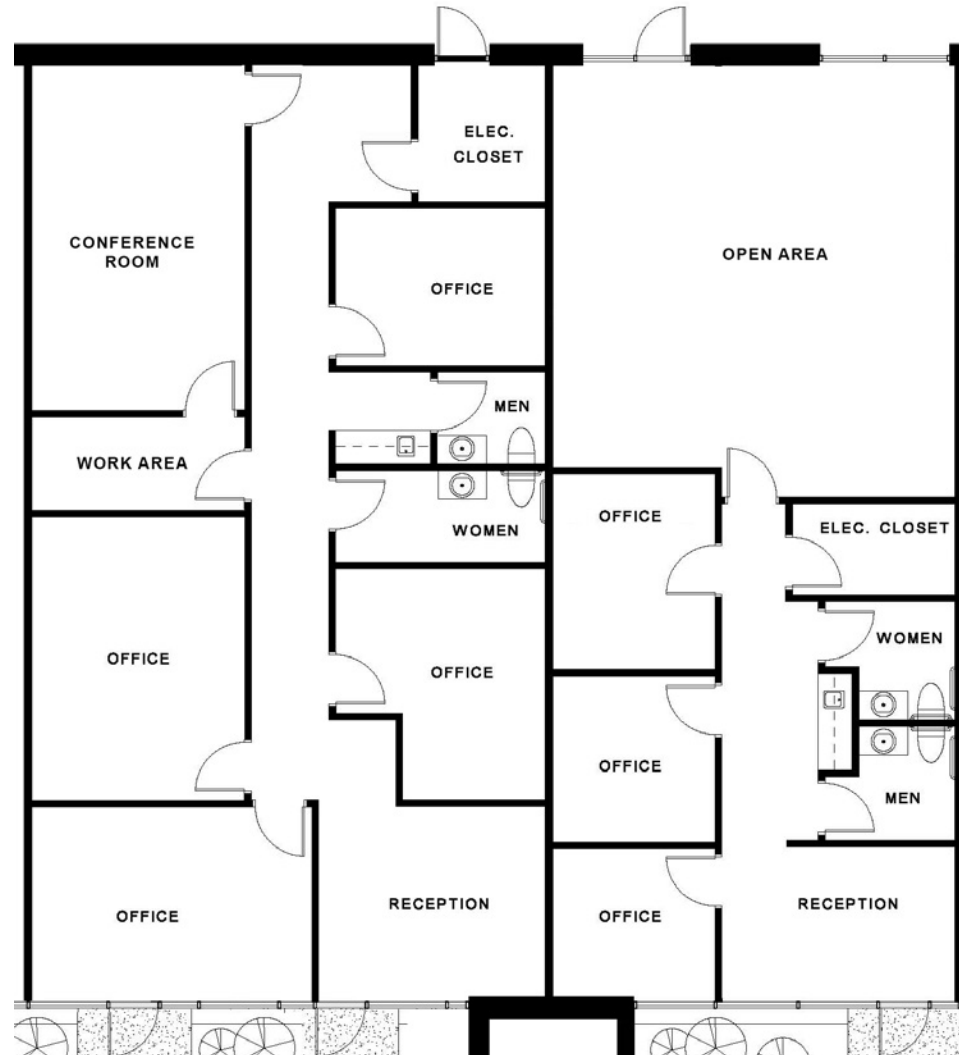
Gateway Business Center

10767 GATEWAY BLVD WEST, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:

±1,350 – 15,778 SF | NEGOTIABLE

FLOOR PLANS 204-206 | ±3,300 SF



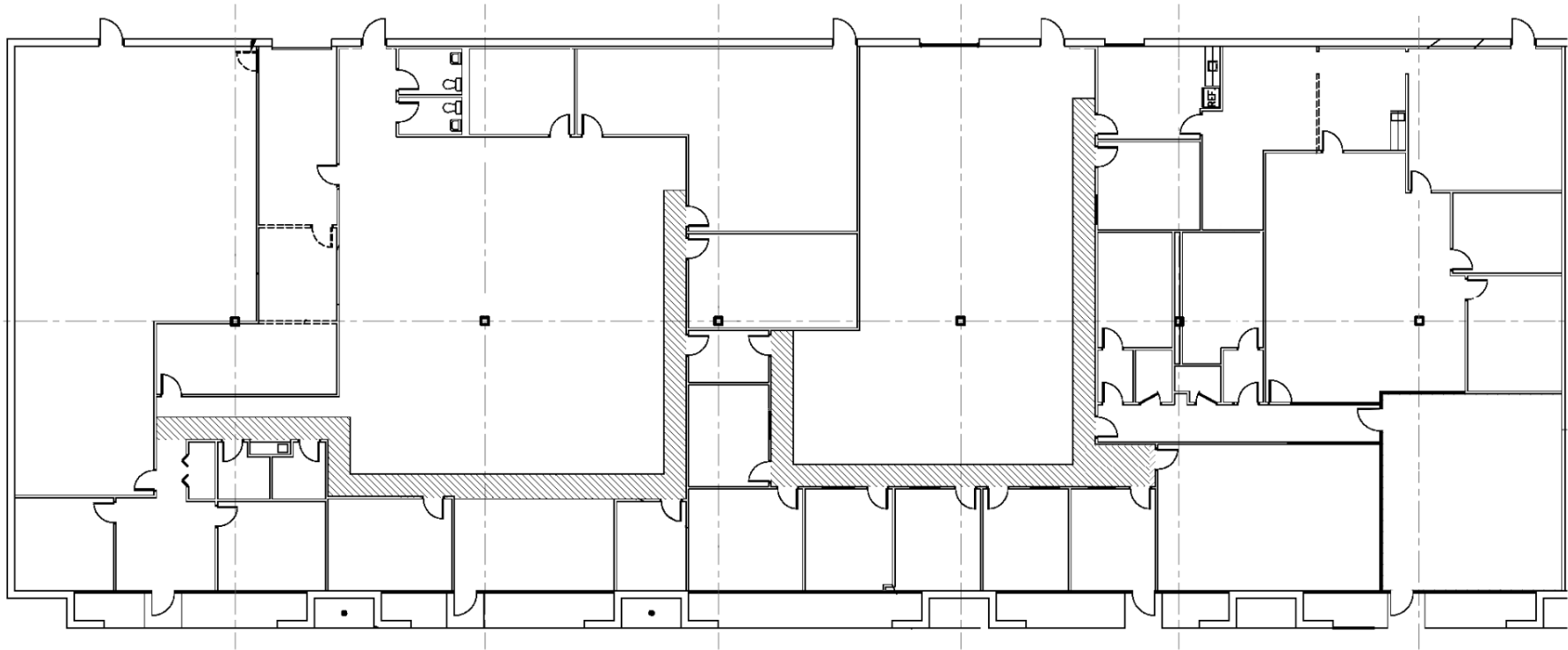
Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

SUITE 300-320 FLOOR PLAN | $\pm 15,778$ SF

OFFICE BUILDING FOR LEASE:

$\pm 1,350 - 15,778$ SF | NEGOTIABLE

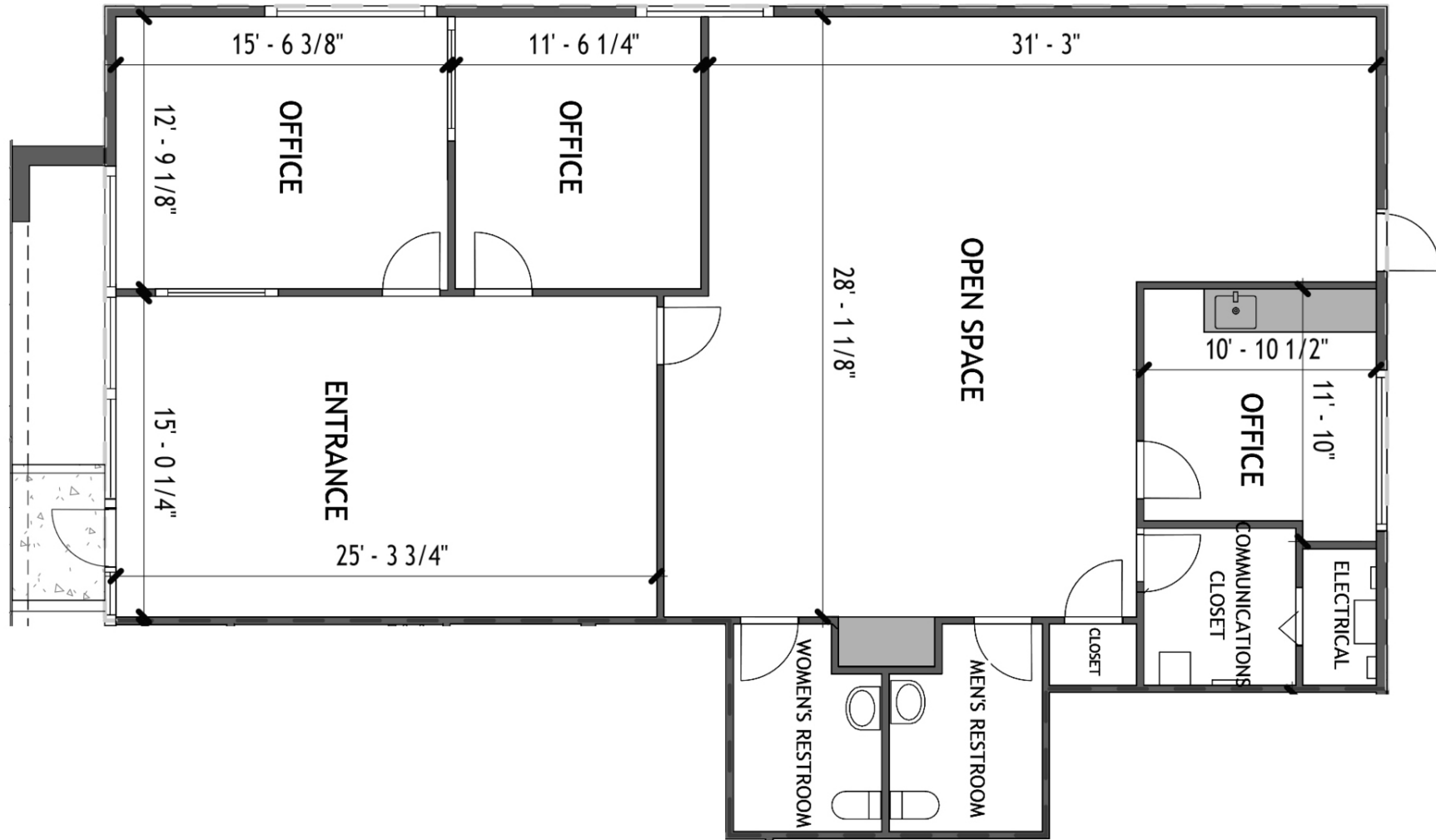


Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

SUITE 500 FLOOR PLAN | ±2,084 SF

OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE



10737 GATEWAY BLVD W, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:
±1,350 - 15,778 SF | NEGOTIABLE



Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

SUITE 500 & 505 (COMBINED) | ±5,493 SF

OFFICE BUILDING FOR LEASE:

±1,350 – 15,778 SF | NEGOTIABLE



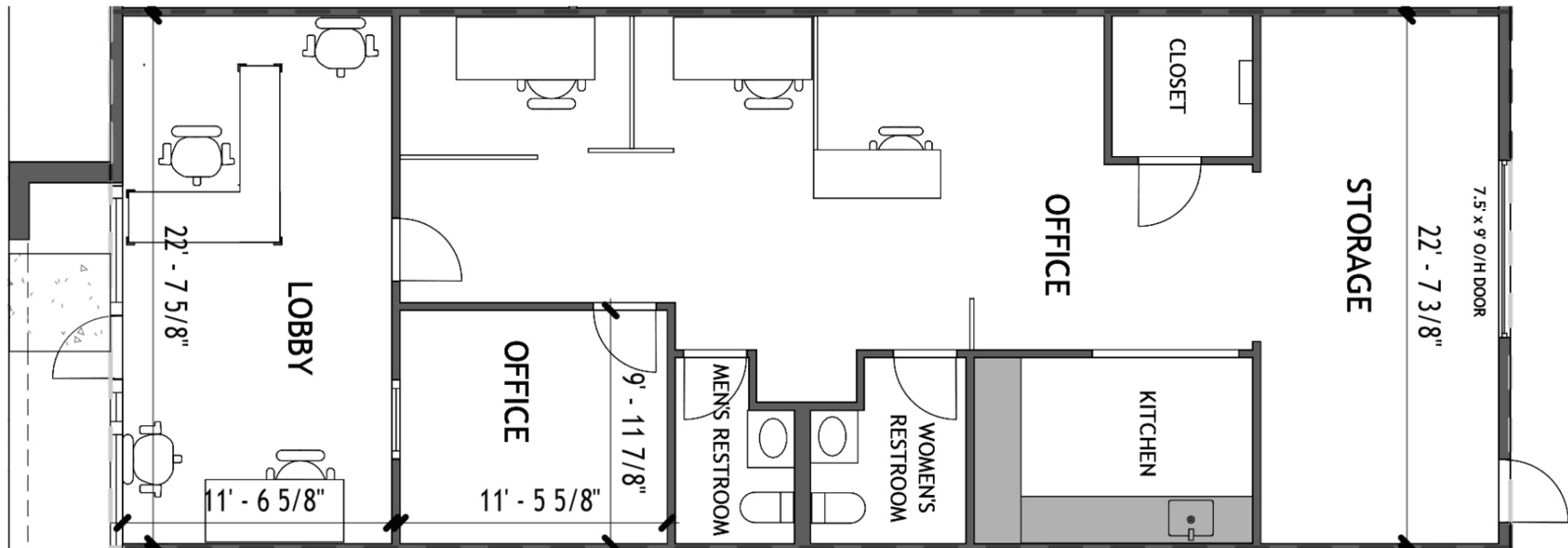
Potential floor plan for a combined space; ideal use for lab, technical space, engineering, showroom, office, flex

Gateway Business Center

10767 GATEWAY BLVD WEST, EL PASO, TX 79935

SUITE 510 FLOOR PLAN | $\pm 1,350$ SF

OFFICE BUILDING FOR LEASE:
 $\pm 1,350 - 15,778$ SF | NEGOTIABLE

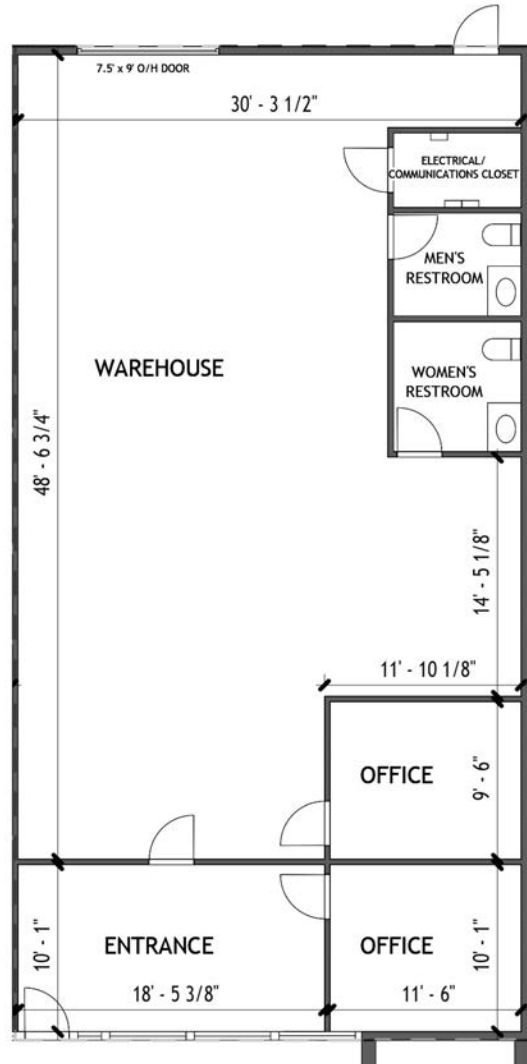


Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

SUITE 515 FLOOR PLAN | $\pm 1,787$ SF

OFFICE BUILDING FOR LEASE:
 $\pm 1,350 - 15,778$ SF | NEGOTIABLE



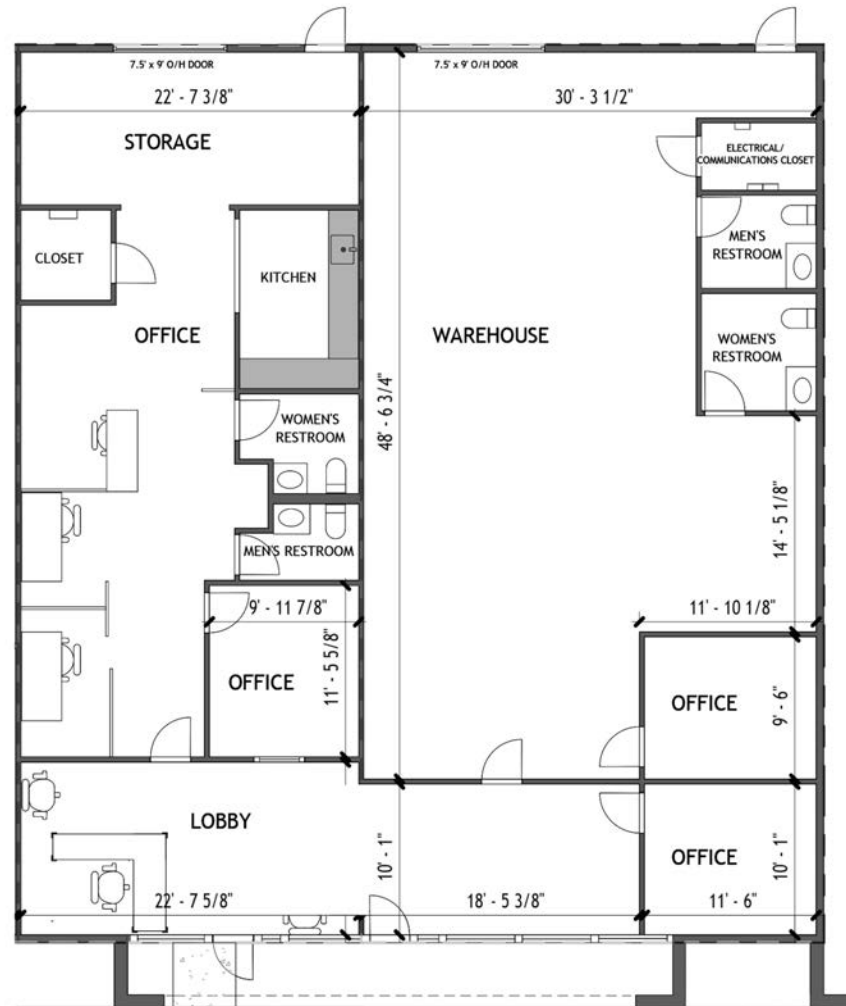
Gateway Business Center

10767 GATEWAY BLVD WEST, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:

±1,350 – 15,778 SF | NEGOTIABLE

SUITE 500 & 505 (COMBINED) | ±3,137 SF



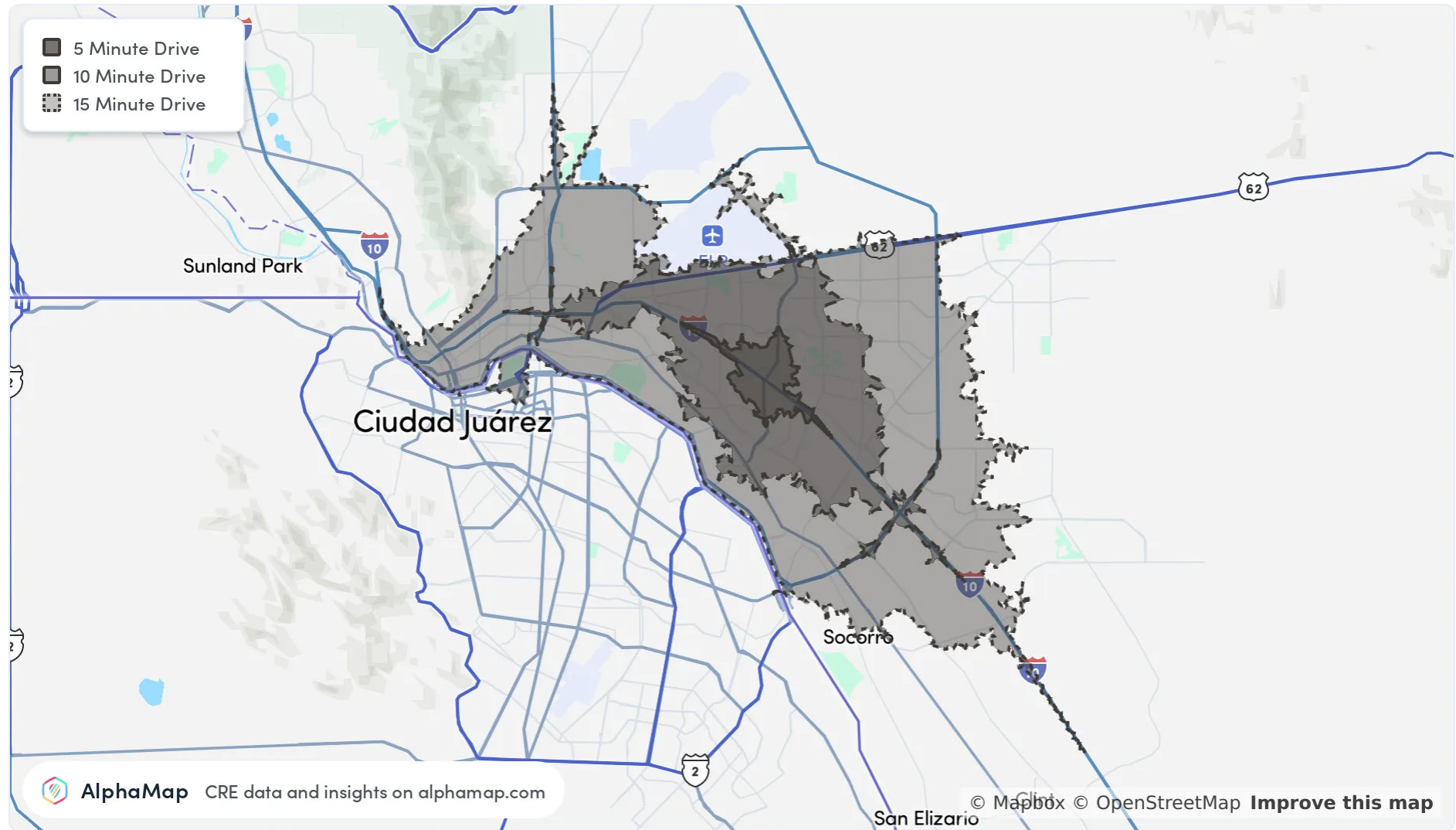
Potential floor plan for a combined space

Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:
±1,350 – 15,778 SF | NEGOTIABLE

AREA ANALYTICS



Gateway Business Center

10737 GATEWAY BLVD W, EL PASO, TX 79935

OFFICE BUILDING FOR LEASE:

±1,350 – 15,778 SF | NEGOTIABLE

AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,638	183,290	430,129
Average Age	43	41	39
Average Age (Male)	40	39	37
Average Age (Female)	45	42	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,799	69,121	152,739
Persons per HH	2.5	2.7	2.8
Average HH Income	\$65,363	\$72,511	\$72,234
Average House Value	\$204,522	\$200,268	\$193,609
Per Capita Income	\$26,145	\$26,855	\$25,797



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.

2-10-2025



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
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

Information available at www.trec.texas.gov