

Montana Professional Office Spaces

For Lease
Call Agent for
Lease Rates

9900 Montana Ave., El Paso, TX 79925

Now Leasing



For more information contact:
George Cruz, Realtor 915-630-1133
george@approvedmortgage.com
Kevin Barron, Realtor 915-777-7046
kevin@approvedmortgage.com

The Information herein is not guaranteed
and is subject to change without notice.



Doug Borret Real Estate Co., Broker

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- Medical-Retail-Professional Office Spaces For Lease (100 to 4000 sq. ft.).
- Zoning: C1
- Ample Parking Space
- Completely Renovated Inside & Outside
 - Special Feature: New Elevator

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Ready to Move-In Medical

LEASED

- Size: 1,778 square feet
- Exam Rooms: 3
- Offices/ Exam Rooms: 2
- Break Room
- Medical Assistant Room
- Waiting Room



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Newly Remodeled Restrooms



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Newly Remodeled Offices



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First Floor:

- Office B
 - 5 Offices / 810 square feet
- Office C
 - 5 Offices / 868 square feet
- Office D
 - 4 Offices / 774 square feet

Second Floor:

- Office F
 - 5 Offices / 954 square feet
- Office G
 - 5 Offices / 1,145 square feet
- Offices H, I & J
 - 1 Office / 182, 230 & 240 square feet



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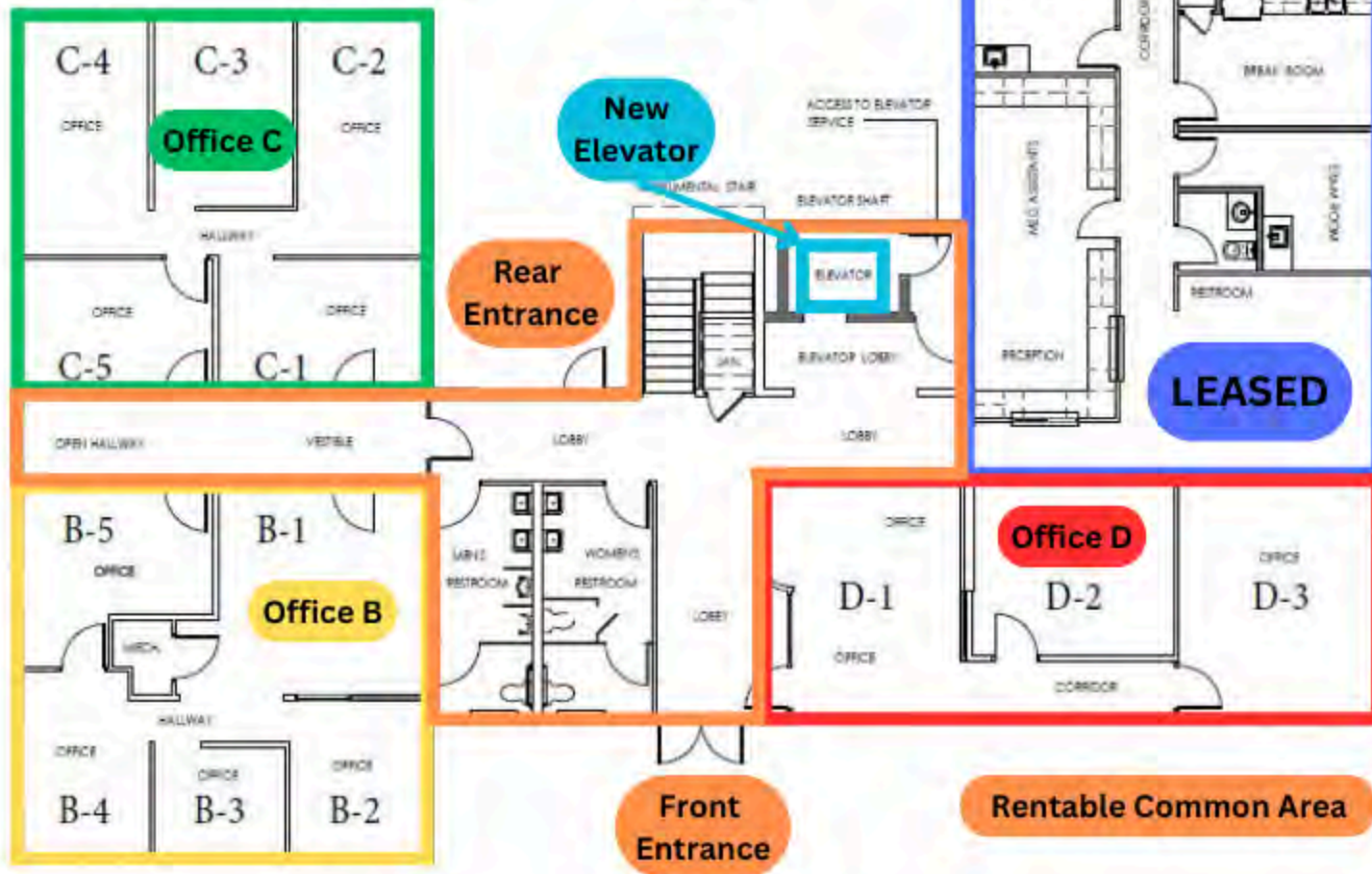
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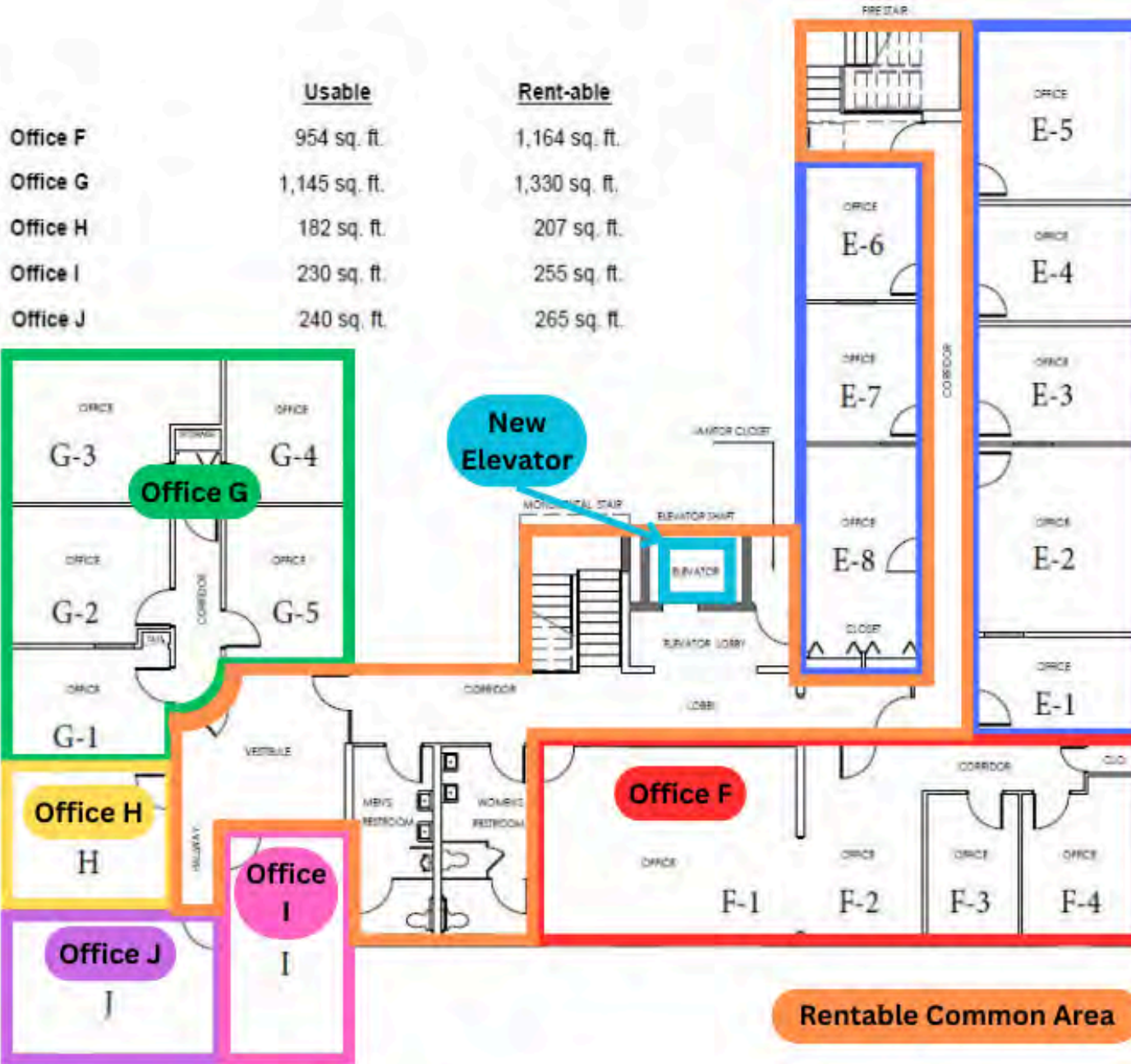
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Floor Plan - 1st Floor

	<u>Usable</u>	<u>Rent-able</u>
Medical Office	1,778 sq. ft.	2,065 sq. ft.
Office B	810 sq. ft.	940 sq. ft.
Office C	868 sq. ft.	1,010 sq. ft.
Office D	774 sq. ft.	900 sq. ft.



Floor Plan - 2nd Floor



	<u>Usable</u>	<u>Rent-able</u>
Office F	954 sq. ft.	1,164 sq. ft.
Office G	1,145 sq. ft.	1,330 sq. ft.
Office H	182 sq. ft.	207 sq. ft.
Office I	230 sq. ft.	255 sq. ft.
Office J	240 sq. ft.	265 sq. ft.

Individual Offices		
	<u>Usable</u>	<u>Rent-able</u>
E-1	135 sq. ft.	160 sq. ft.
E-2	249 sq. ft.	290 sq. ft.
E-3	156 sq. ft.	185 sq. ft.
E-4	156 sq. ft.	185 sq. ft.
E-5	240 sq. ft.	280 sq. ft.
E-6	137 sq. ft.	162 sq. ft.
E-7	136 sq. ft.	161 sq. ft.
E-8	220 sq. ft.	260 sq. ft.

Rentable Common Area



Information About Brokerage Services

11-2-2015

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.

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.

Doug Borrett Real Estate Licensed Broker/Broker Firm Name or Primary Assumed Business Name	380804 License No.	doug.borrett@corerealestate.u s Email	(915) 584-1212 Phone
Douglas Osborne Borrett Designated Broker of Firm	380804 License No.	doug.borrett@corerealestate.u s Email	(915) 584-1212 Phone
Doug Osborne Borrett Licensed Supervisor of Sales Agent/ Associate	380804 License No.	doug.borrett@corerealestate.u s Email	(915) 584-1212 Phone
JORGE CRUZ Sales Agent/Associate's Name	0379466 License No.	george@approvedmortgage11c.co m Email	(915) 630-1133 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

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

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INFORMATION

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