

GATEWAY BUSINESS CENTER

OFFICE/FLEX SPACES | FOR LEASE: 1,500 - 22,654 SF

10767 GATEWAY BLVD WEST, EL PASO, TX 79935



FOR LEASING INFORMATION, PLEASE CONTACT



Will Brown, Managing Partner
Sonny Brown Associates
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will@sonnybrown.com



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PROPERTY DESCRIPTION



FEATURES

- ±117,884 SF Office / Flex Development
- Spaces Available from ±1,787 SF to 22,654 SF
- 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

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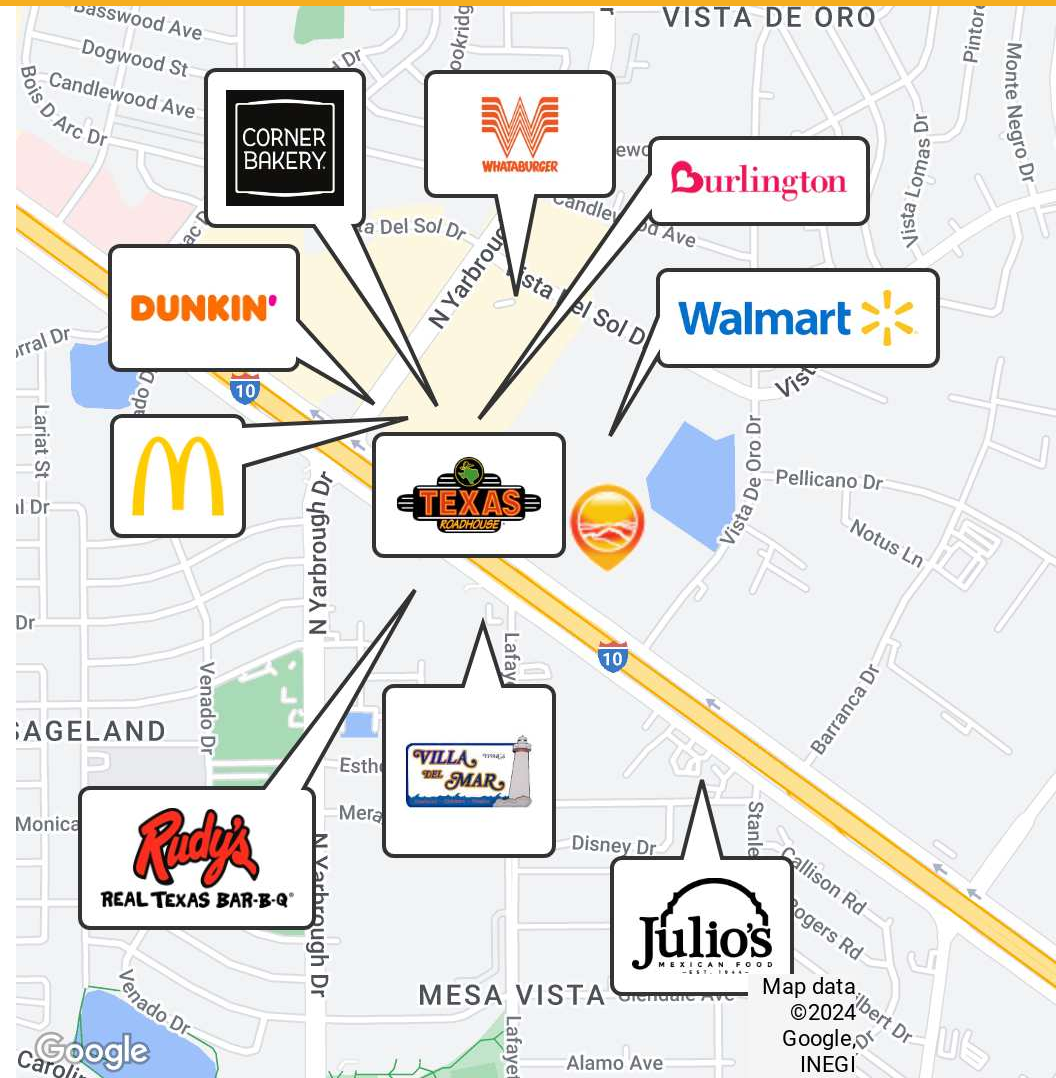
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LOCATION MAP



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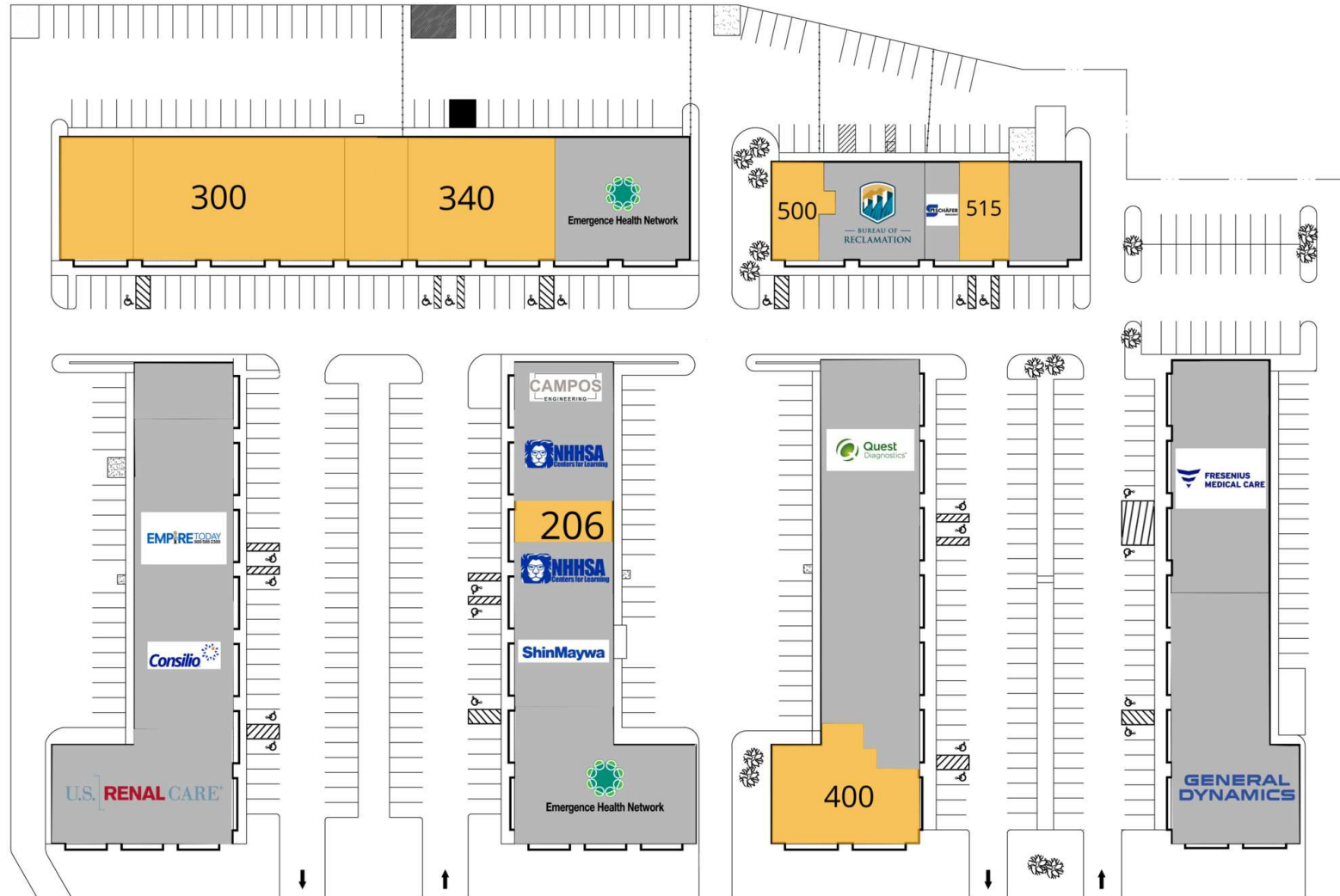
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SITE PLANS



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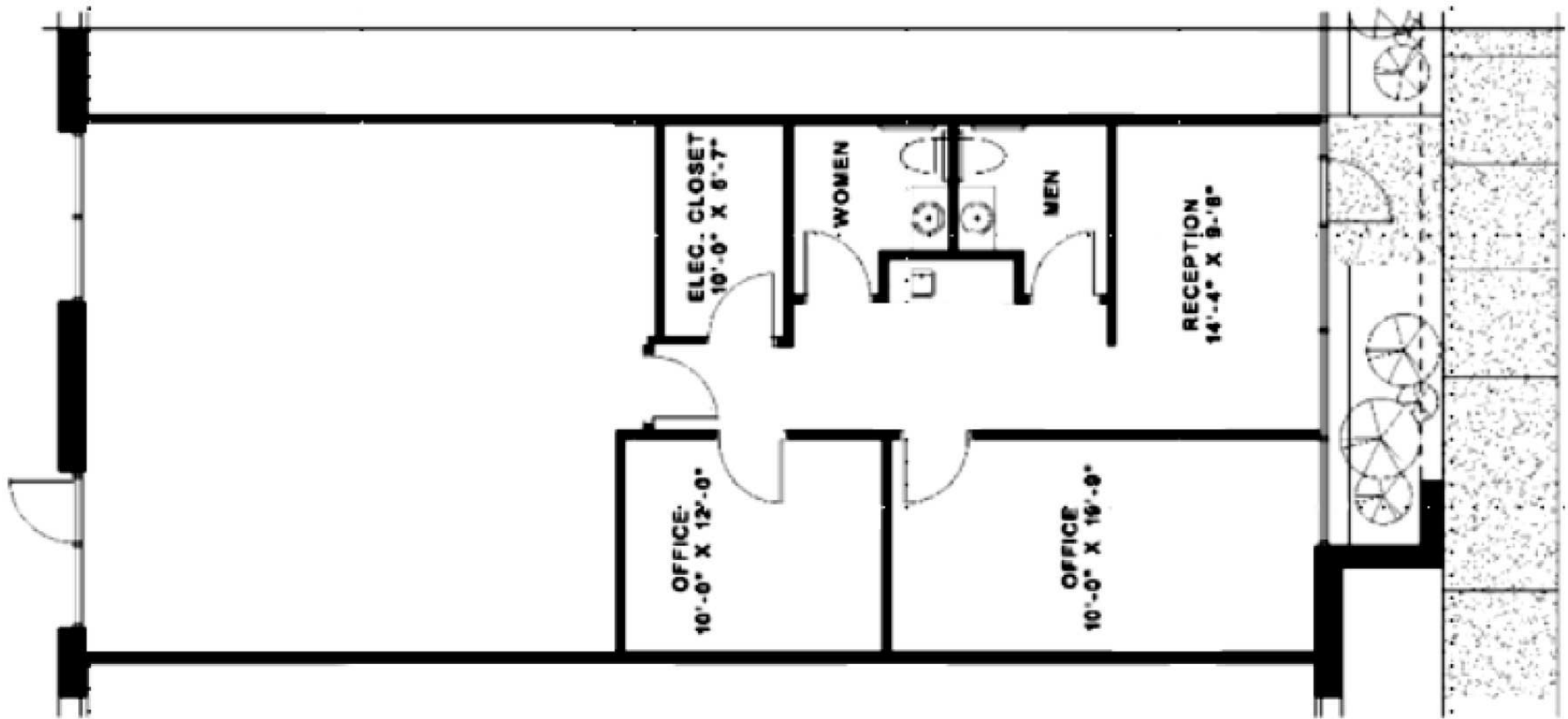
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GATEWAY BUSINESS CENTER

OFFICE BUILDING | FOR LEASE: 1,500 - 22,654 SF

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FLOOR PLANS 206 | ±1,500 SF | FOR SUBLEASE ENDING 08/31/25



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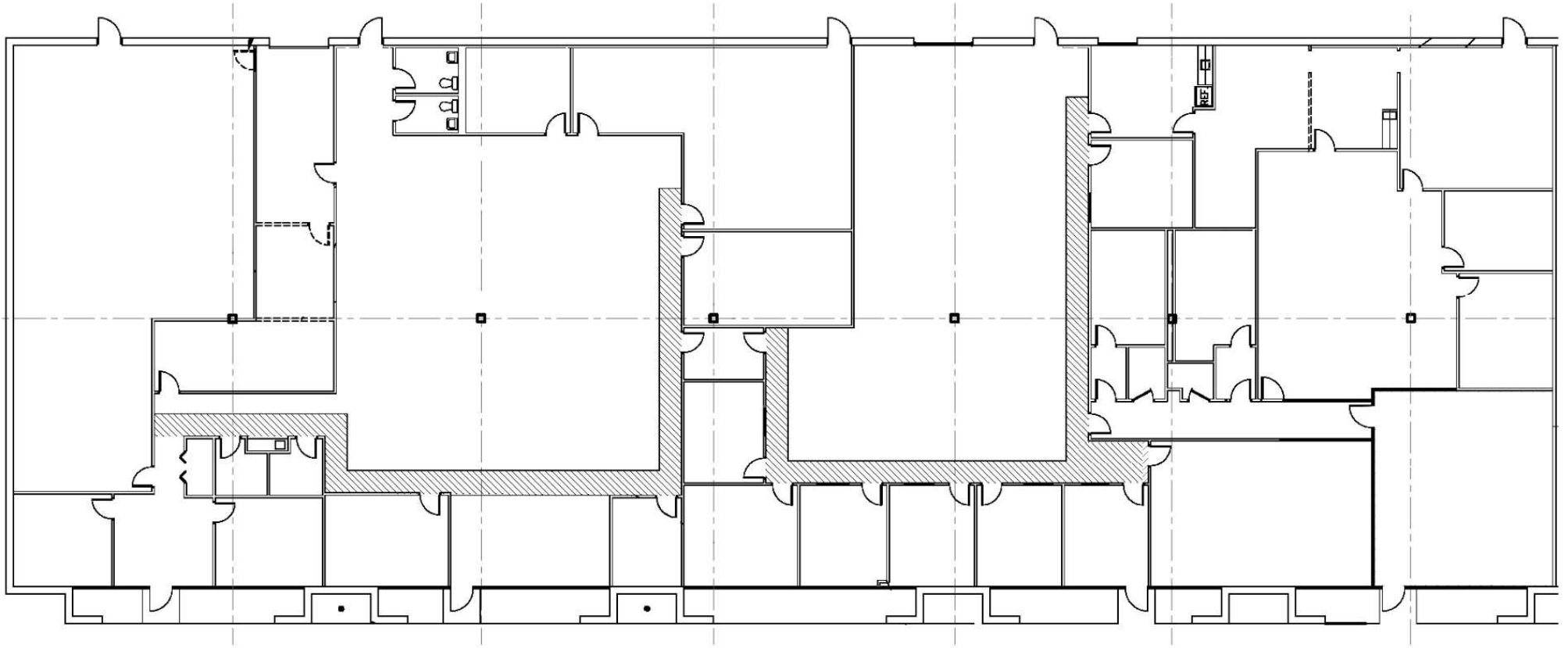
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SUITE 300-320 FLOOR PLAN | ±15,778 SF



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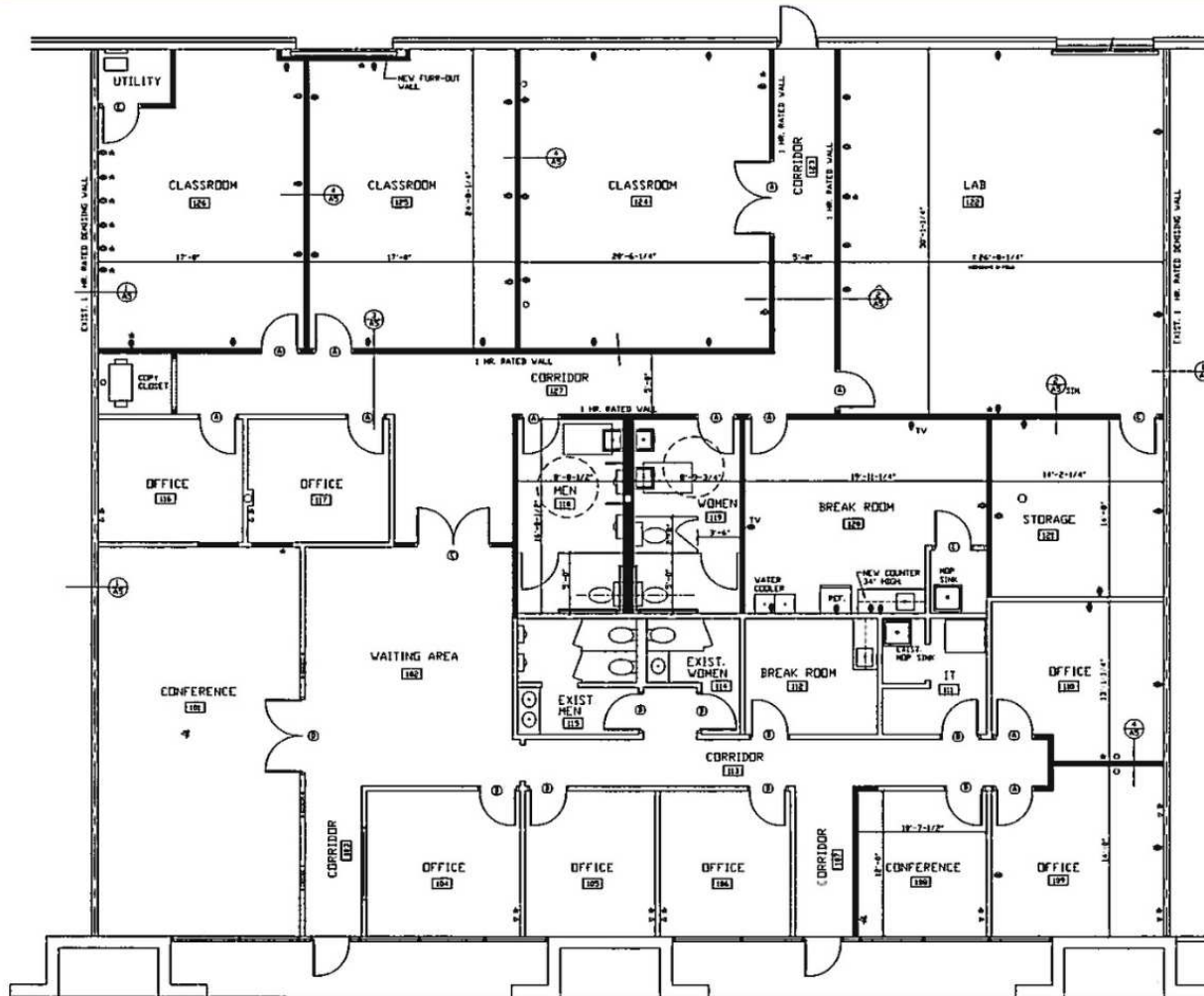
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SUITE 340 FLOOR PLAN | ±6,876 SF



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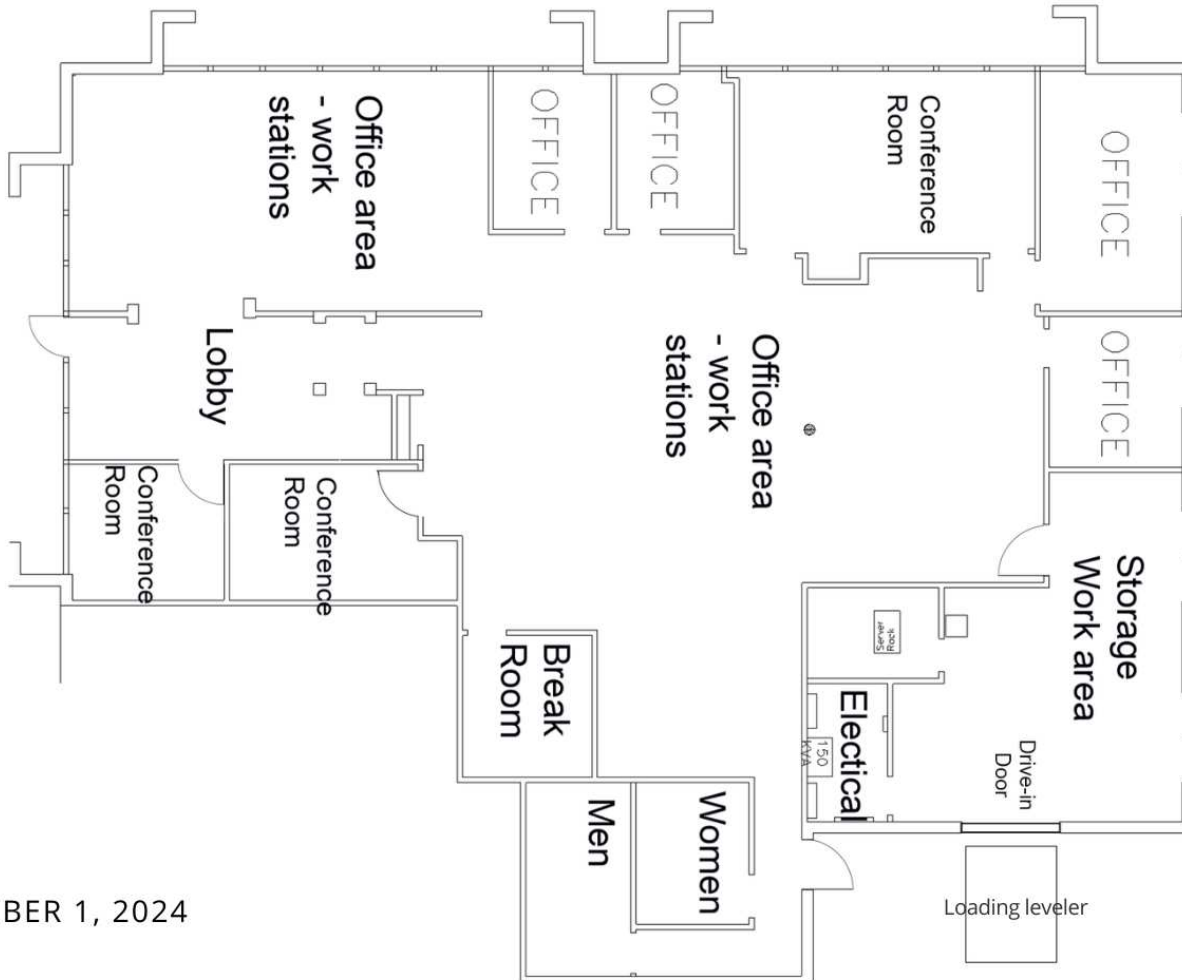
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SUITE 400 FLOOR PLAN | ±5,000 SF



AVAILABLE: DECEMBER 1, 2024

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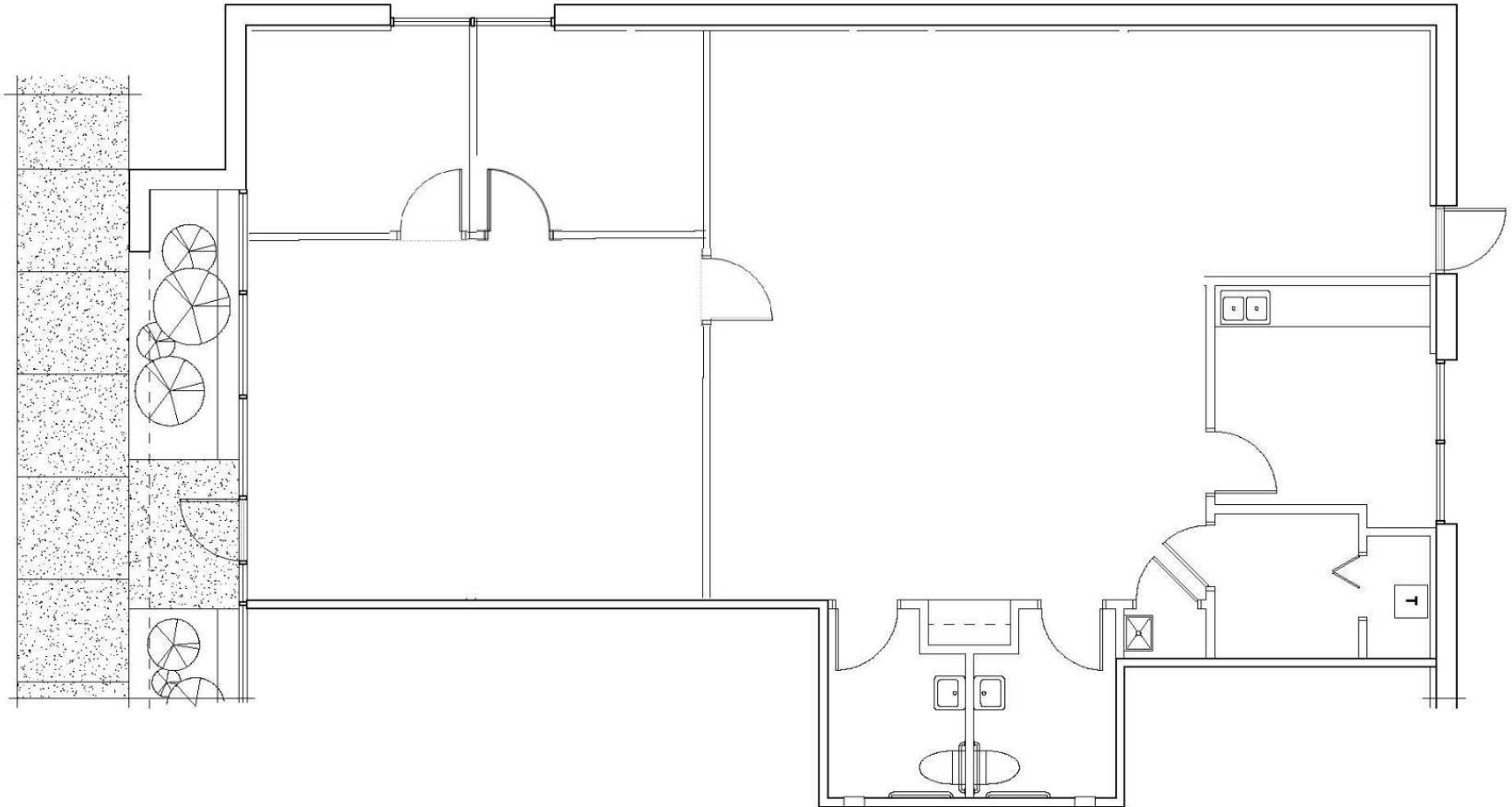
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SUITE 500 FLOOR PLAN | ±2,084 SF



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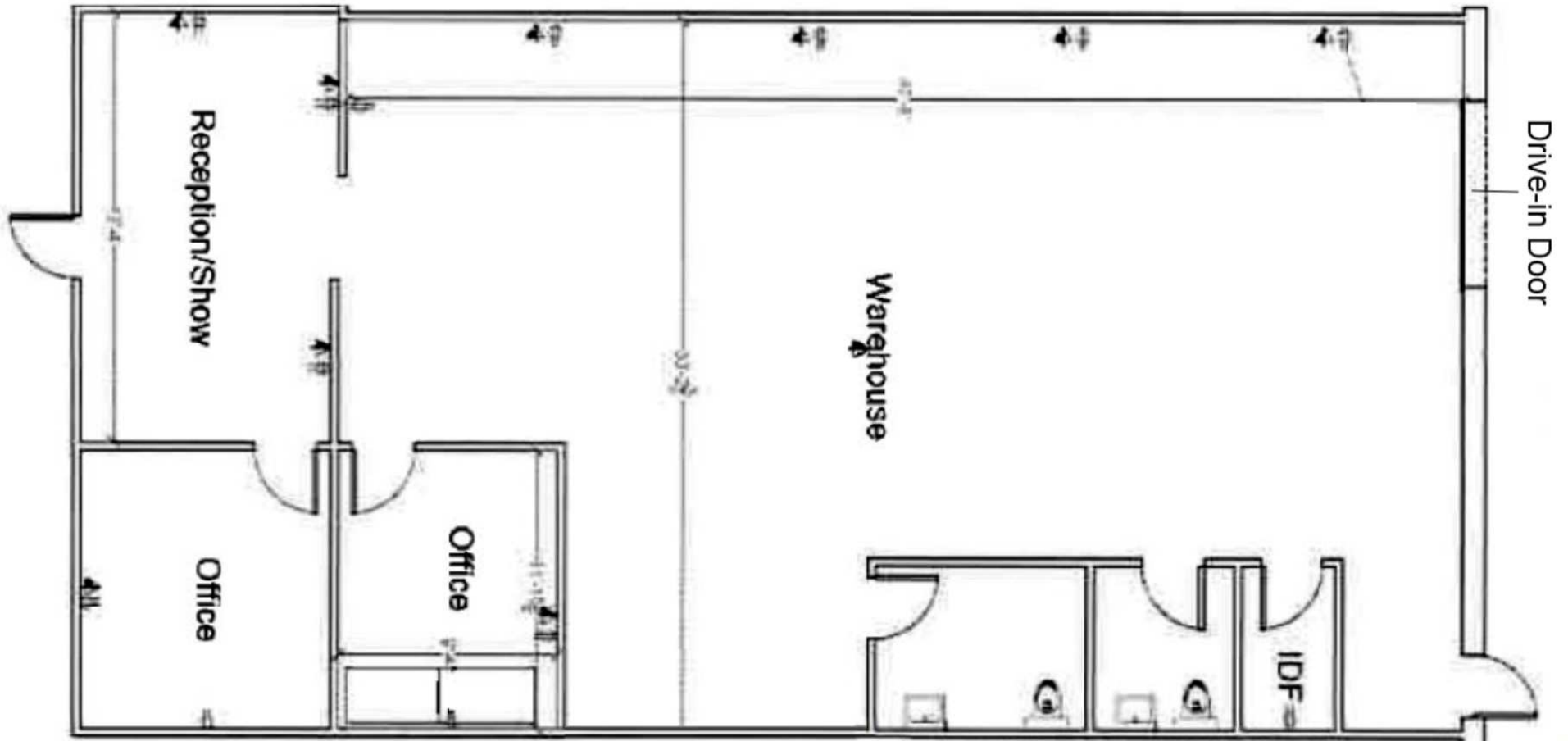
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SUITE 515 FLOOR PLAN | ±1,787 SF



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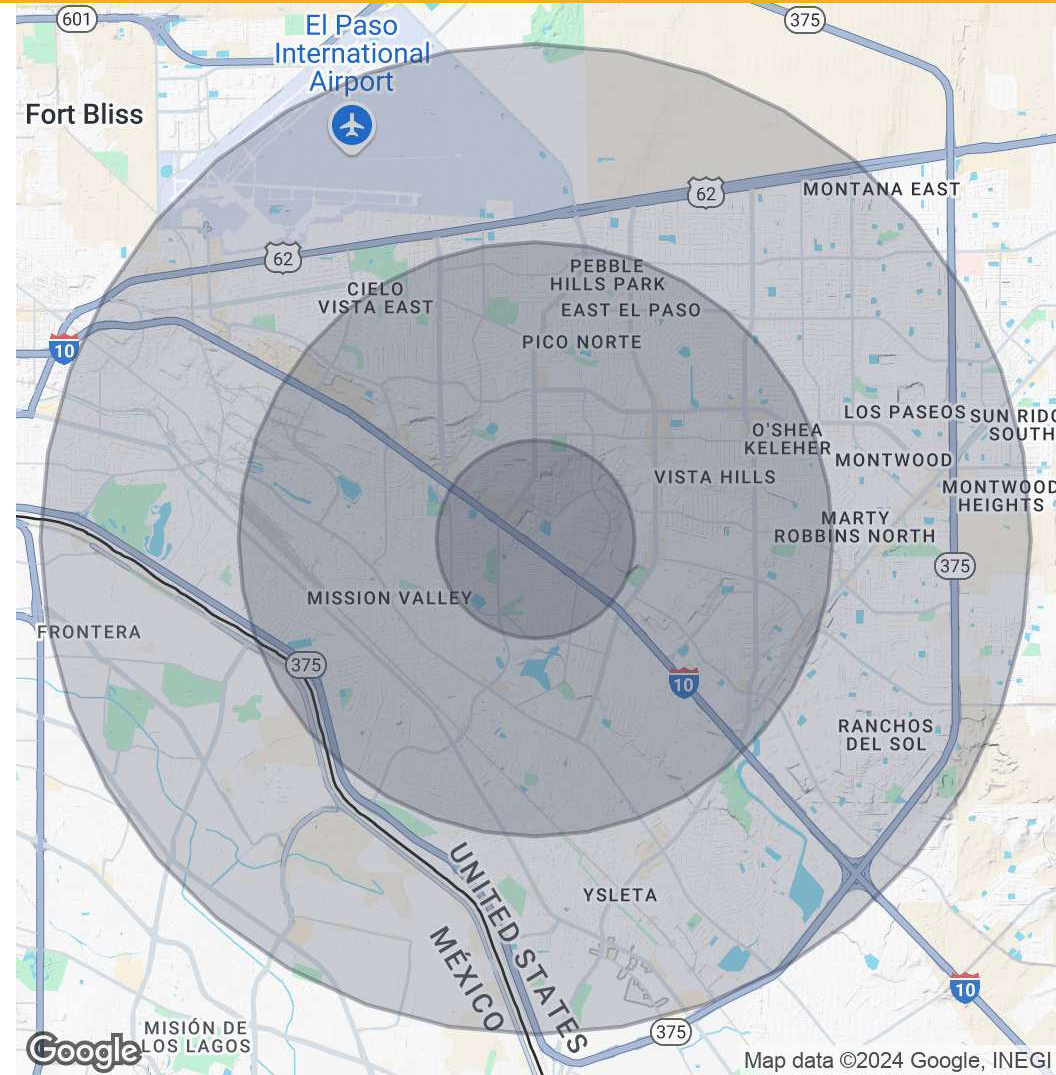
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,236	126,958	269,048
Average Age	43	42	40
Average Age (Male)	40	40	38
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,490	49,192	99,105
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$60,621	\$67,498	\$70,699
Average House Value	\$199,764	\$194,787	\$189,123

Demographics data derived from AlphaMap



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