

# LEASE

## CLIFF MEDICAL PLAZA

1250 Cliff Drive, 3C El Paso, TX 79902



LEASE RATE

\$5,151 per month

**Carol Lewis**  
(915) 544-5205

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COMMERCIAL  
LEWIS REALTY GROUP**

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## PROPERTY DESCRIPTION

Discover the perfect medical office that is "move in ready". The office is tastefully decorated, is fully furnished as depicted in the photos and may be leased with the existing furniture at a separate price or outright purchased. This space is available for sublease through July of 2027, or a new long term lease can be negotiated with ownership. This property offers a prime location among the medical office buildings which surround Sierra Medical Center. The well-designed layout provides for 4 exam rooms with sinks and windows, a large procedure/treatment room, nurses station, intake room, large corner physician's office with views of downtown, business office, breakroom, fully furnished reception, a restroom within the space and additional public restrooms in the hallway. The flexibility of this space can accommodate all types of medical practices. For a new physician, you can step right in with no remodeling; if you are seeking a second location to see patients a few times a week, this location could be the perfect fit. If you are building a new building for your practice and need a year to complete your project, this could be the short term space you need! Don't miss the opportunity to lease this exceptional space and elevate your business to new heights.

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## OFFERING SUMMARY

Lease Rate:	\$5,151 per month (MG)
Available SF:	2,615 SF
Building Size:	50,345 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	376	1,548	5,215
Total Population	869	3,559	11,388
Average HH Income	\$83,372	\$80,820	\$75,705



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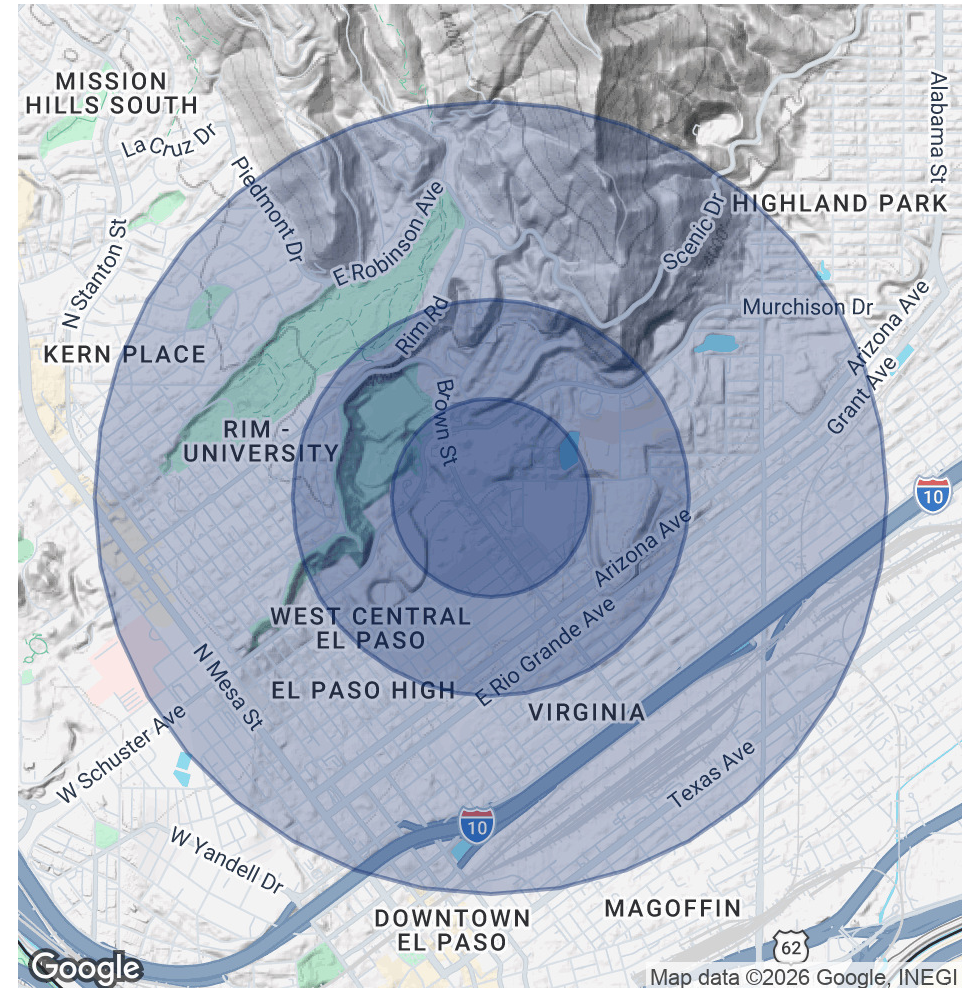
1250 Cliff Drive, 3C El Paso, TX 79902

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	869	3,559	11,388
Average Age	43.7	42.1	42.6
Average Age (Male)	38.7	36.2	38.7
Average Age (Female)	54.4	51.2	47.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	376	1,548	5,215
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$83,372	\$80,820	\$75,705
Average House Value	\$175,811	\$201,626	\$252,236

2023 American Community Survey (ACS)



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# 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.

<b>Lewis Realty Group, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>TX 0461916</b> License No.	<b>(915)544-5205</b> Phone
<b>Allyson Lewis</b> Designated Broker of Firm	<b>TX 417729</b> License No.	<b>allyson@cbclrg.com</b> Email
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
<b>Carol Lewis</b> Sales Agent/Associate's Name	<b>TX 292073</b> License No.	<b>(915)544-5205</b> Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

## Regulated by the Texas Real Estate Commission

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-1  
TXR 2501