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FOR LEASE

Mesa Medical Office Bldg.

4532 N MESA, EL PASO TX 79902

UP TO 10,781 SF AVAILABLE

GRAYCE
PROPERTY CONSULTANTS

Sarah Dominguez

President

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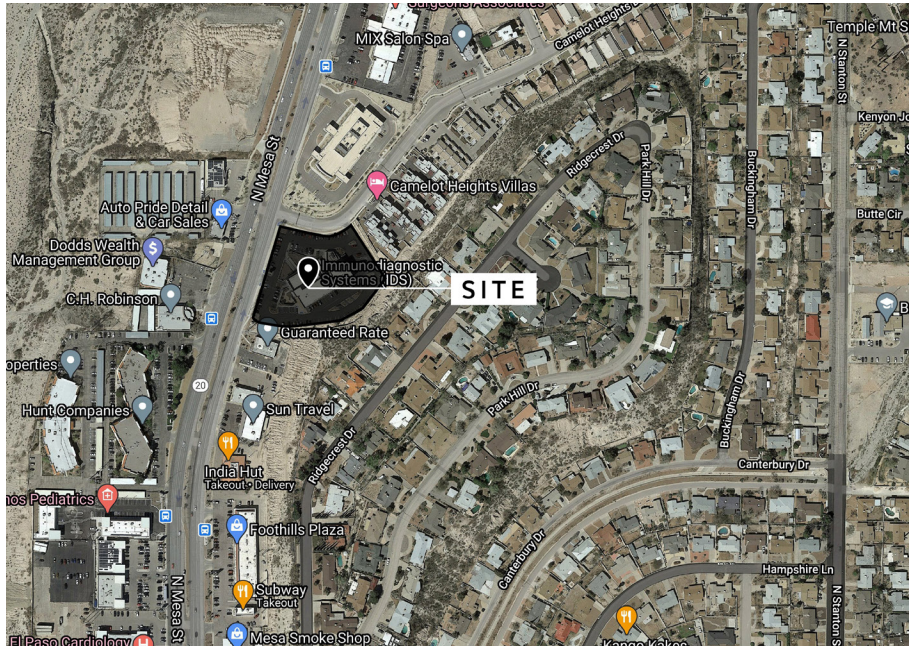
Commercial Agent

915-316-2345

nadia@grayce.us



SITE AERIAL



SITE SPECIFICATIONS

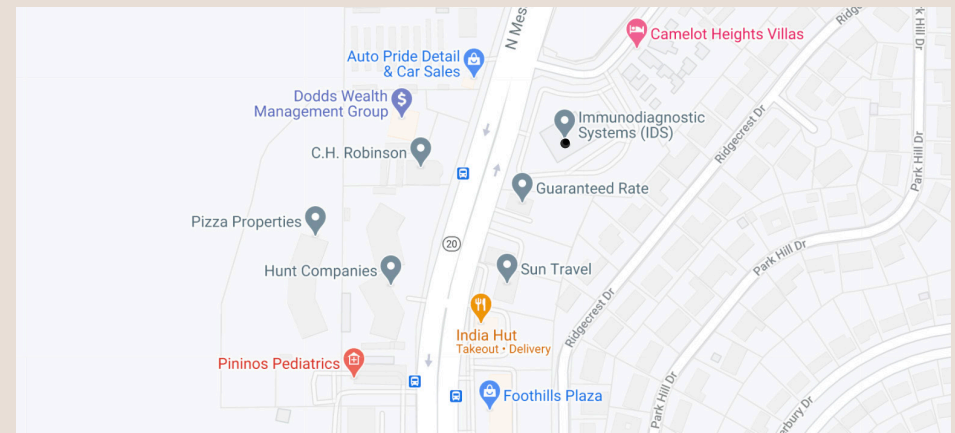
# of stories	2
Rates	\$24.00 NNN
Type of Business	Medical Office Building
Zoning	C-3
Building Class	A
Building Size	39,072 SF

AVAILABLE SPACE FOR LEASE

UP TO 10,781 SF COMBINED

PROPERTY INFORMATION

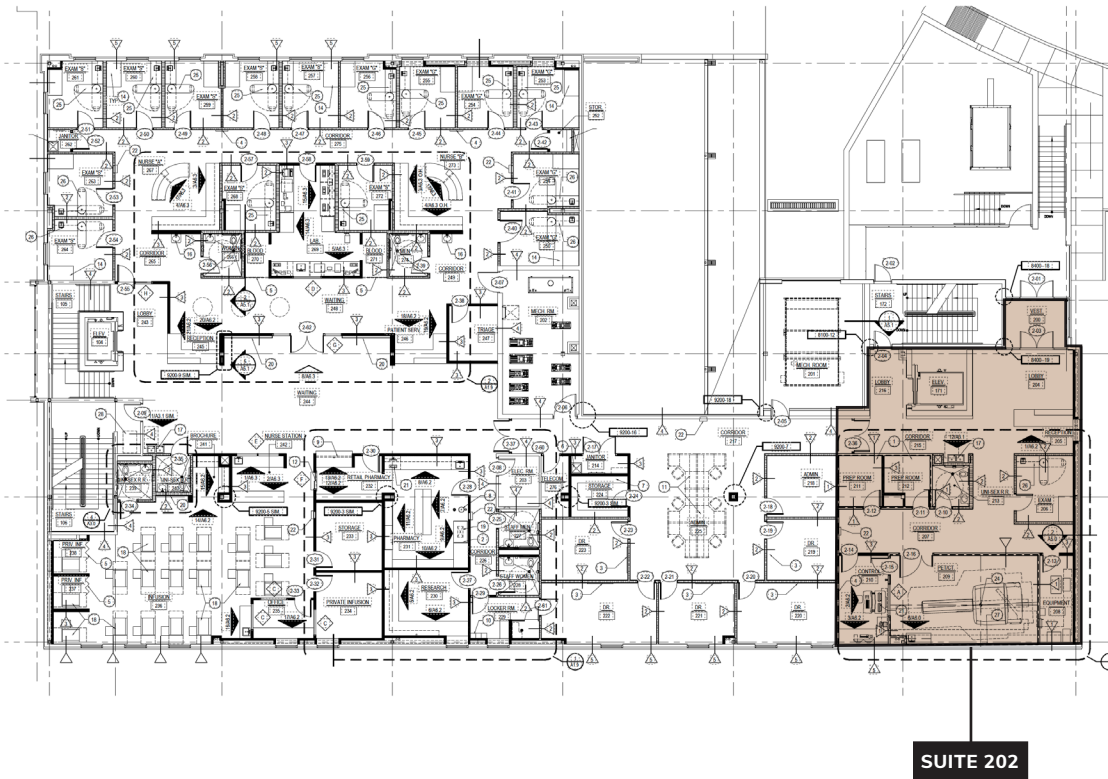
- **Class A** Medical office building.
- Located in a high traffic corridor with major hospitals less than 2 miles away - **The Hospital of Providence Memorial Campus.**
- **Neighboring tenants** include cardiology, pediatrics, bariatrics, primary care, rheumatology, pulmonology, urogynecology and surgery center.
- **Signage opportunities** available with lease.



FOR LEASE 4532 N Mesa, El Paso, TX, 79902

FLOOR PLAN

2ND FLOOR



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AVAILABILITY

2nd Floor

- SUITE 202: 2,152 SF

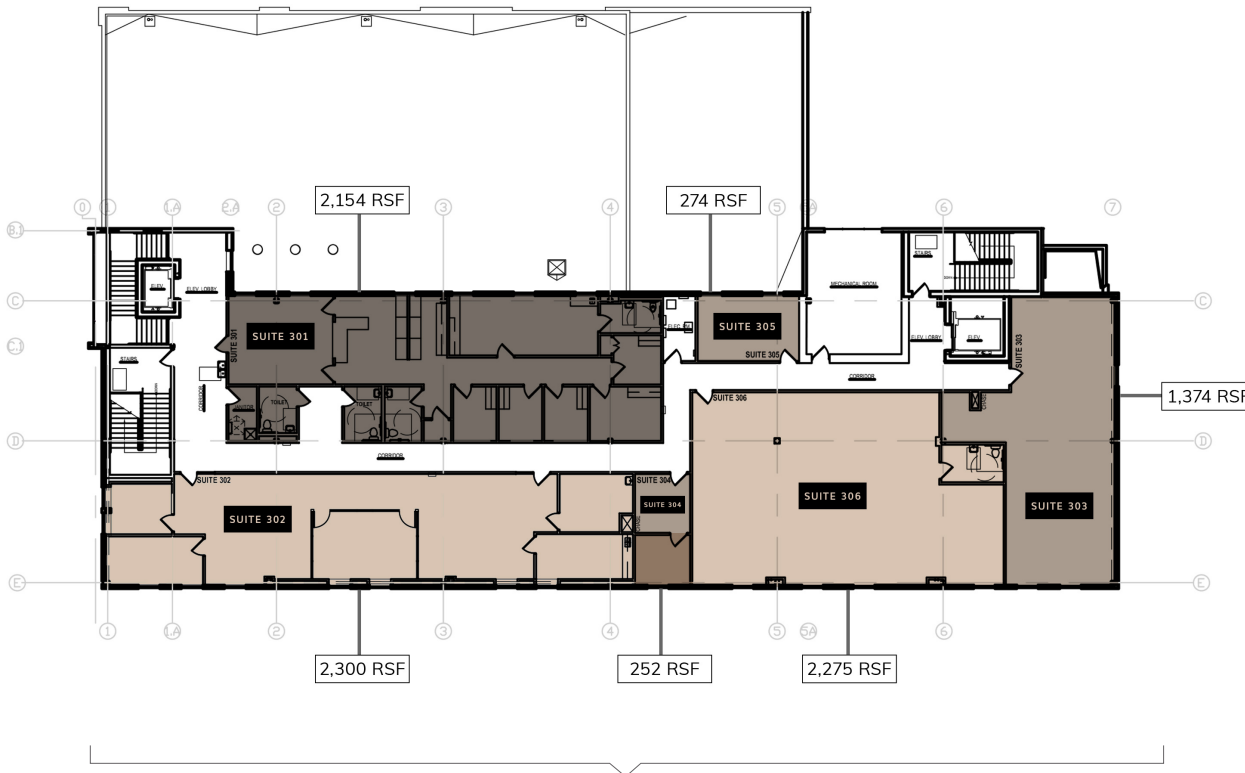
OVERHEAD AERIAL



FOR LEASE 4532 N Mesa, El Paso, TX, 79902

FLOOR PLAN

3RD FLOOR



Up to 4,201 SF of contiguous space

AVAILABILITY

3rd Floor

- SUITE 301: 2,154 RSF
- SUITE 302: 2,300 RSF
- SUITE 303: 1,374 RSF
- SUITE 304: 252 RSF
- SUITE 305: 274 RSF
- SUITE 306: 2,275 RSF

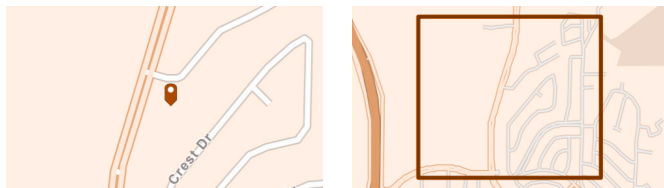
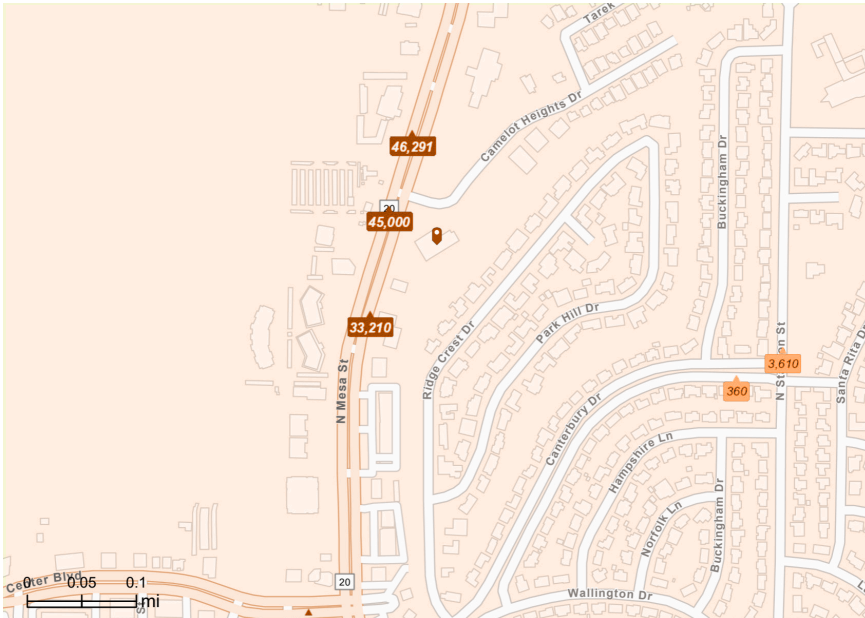
OVERHEAD AERIAL





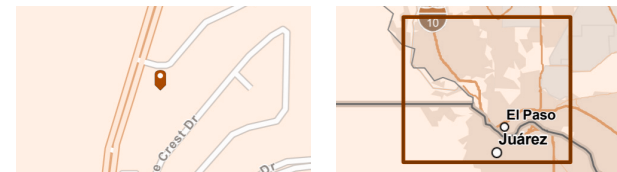
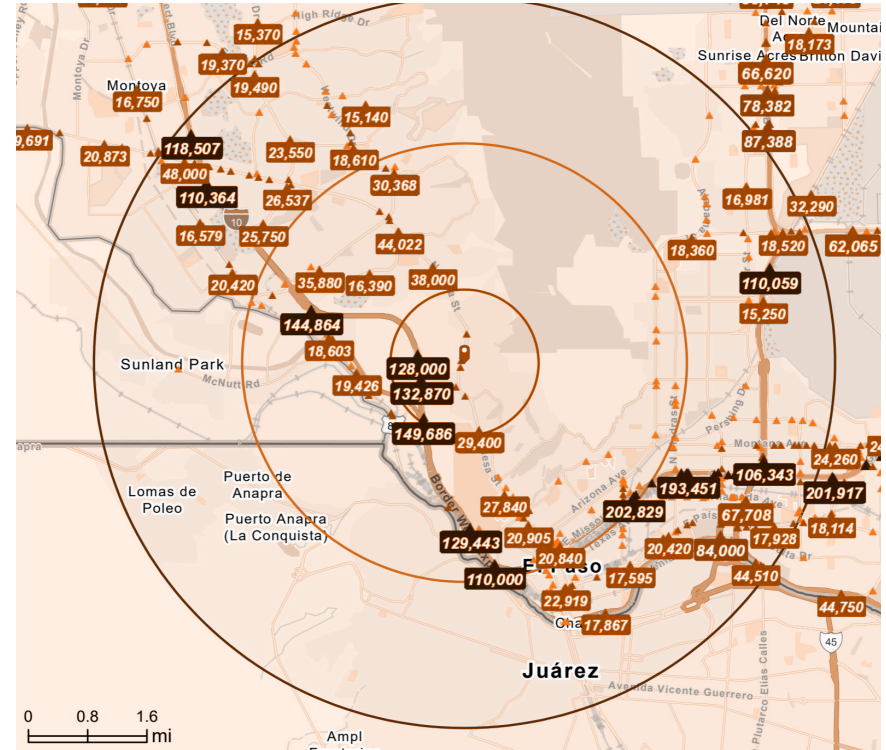
TRAFFIC VOLUME

IMMEDIATE AREA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

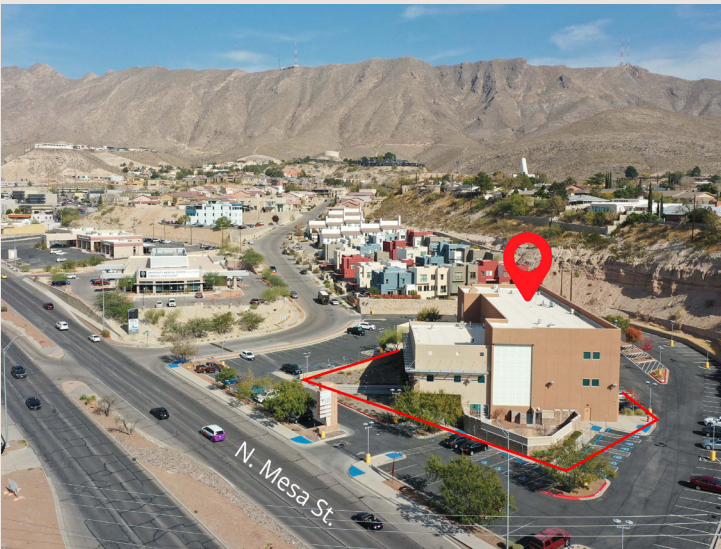
1,3,5 MILE RADIUS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



PROPERTY PHOTOS



HIGHLIGHTS



Located in a **high traffic corridor** with major hospitals less than 2 miles away - **THOP Memorial Campus.**



Neighboring tenants include cardiology, pediatrics, bariatrics, primary care, rheumatology, pulmonology, urogynecology and surgery center.



Signage opportunities available with lease.



DEMOGRAPHICS

1,3, 5 Mile Radius, 2020 and 2025



Population

1 mile	7,109	7,564
3 miles	61,482	62,425
5 miles	178,582	181,411



Households

1 mile	3,532	3,806
3 miles	25,576	26,132
5 miles	65,602	66,885



Median HH Income

1 mile	\$32,305	\$33,414
3 miles	\$37,093	\$38,764
5 miles	\$36,718	\$38,266

AERIAL MAP



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