

# FOR LEASE

2000 Mills Avenue  
El Paso, Tx 79901

2,890 SQ FT AVAILABLE  
ZONING M-1



**HIETT  
& ASSOCIATES**

PROPERTY MANAGEMENT

(915) 760-4533 | [HiettAssociates.Com](http://HiettAssociates.Com)

**5200 N Mesa St. Suite B-104 | El Paso, TX 79912**

# DEMOGRAPHIC SUMMARY 2025



## POPULATION

**42,632**

**5 MILE RADIUS**



## MEDIAN HH INCOME

**\$35,789**

**5 MILE RADIUS**



## TRAFFIC COUNT

**Mills Ave (US 62/180)**

**~20,000-35,000 VPD**

**Mills Ave near I-10**

**~25,000-40,000 VPD**

## AREA TRAFFIC GENERATORS

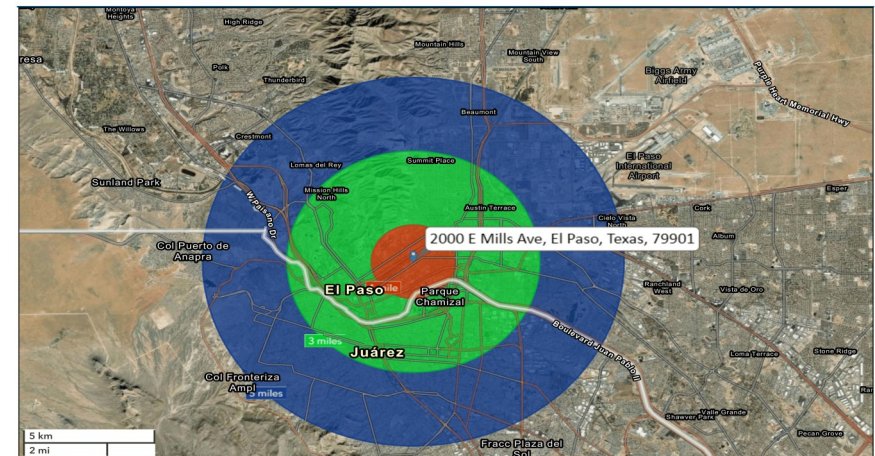


## TRAFFIC COUNT MAP



Traffic Count Map

Hiett & Associates LLC





# HIETT & ASSOCIATES

This spacious and modern office space is located in a prime location in El Paso, offering easy access to the port of entry, I-10, and downtown El Paso. With its strategic location in a warehouse area and heavy daytime traffic, this office space is ideal for businesses looking to maximize operating efficiency and streamline their operations.

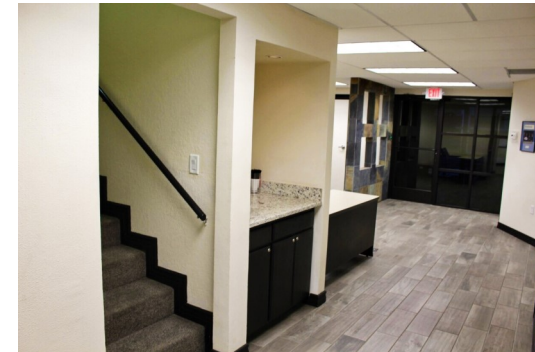
The office space(1st floor and 2nd floor) boasts large open office layouts, providing ample space for your team to work collaboratively and efficiently. Additionally, it features several conference rooms that are perfect for meetings, presentations, and other business-related events. A reception area is also available to welcome your clients and visitors in a professional and inviting manner.

The building is equipped with a top-of-the-line security system, ensuring that your business and valuable assets are safe and secure at all times. With public transportation conveniently located nearby, your team and clients can easily access the office space without any hassle.

Overall, this office space is the perfect choice for businesses looking for a convenient, modern, and secure location in El Paso. With its prime location, large open layouts, conference rooms, and other amenities, this space is ideal for businesses of all types and sizes. Don't miss out on this opportunity to elevate your business to the next level - schedule a visit today and experience the benefits for yourself!

## AMENITIES

- **EASY ACCESS TO I-10**
- **HEAVY DAY TIME TRAFFIC**
- **DOWNTOWN AREA**
- **EASY ACCES TO PORT OF ENTRY**





# 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.

## 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.

HIETT & Associates LLC  
Licensed Broker /Broker Firm  
Jason Hiett  
Designated Broker of Firm  
Hilda Cisneros  
Associate's Name

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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)