



FOR SUBLEASE

500 S. Mesa Hills Drive
±25,000 SF

EL PASO, TEXAS 79912

FOR LEASING INFORMATION, PLEASE CONTACT



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PLUG & PLAY CALL CENTER
IDEAL WESTSIDE EL PASO LOCATION
AVAILABLE NOW

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PROPERTY FEATURES

PROPERTY SUMMARY:

500 S. Mesa Hills Drive offers a prime plug & play sublease opportunity for call center businesses in El Paso, Texas. With $\pm 25,000$ SF of space available, this facility is fully equipped for call center operations, featuring capacity for high-density workstations, high-speed internet, and all the necessary infrastructure to support your team from day one. The space is ideally suited for businesses looking for a seamless transition, allowing for quick setup and efficient workflows. Located with easy access to I-10 and nearby amenities, the property provides ample parking for employees and visitors. This turnkey solution is perfect for companies looking to expand or establish their call center operations in a well-maintained building with minimal downtime.

PROPERTY DESCRIPTION:

- **Building Size:** $\pm 50,861$ SF
- **SPACE AVAILABLE:**
 - **Suite B:** $\pm 15,000$ – $25,000$ SF
 - Established call center building offers plug & play capability with plentiful parking, both open spaces and private offices, with necessary industry infrastructure.
- **Year Built:** 1999
- **Zoning:** C-1 SC
- **Location:** Close proximity to N. Mesa, Interstate 10, Loop 375 access, heavy retail, dining, and commercial corridor

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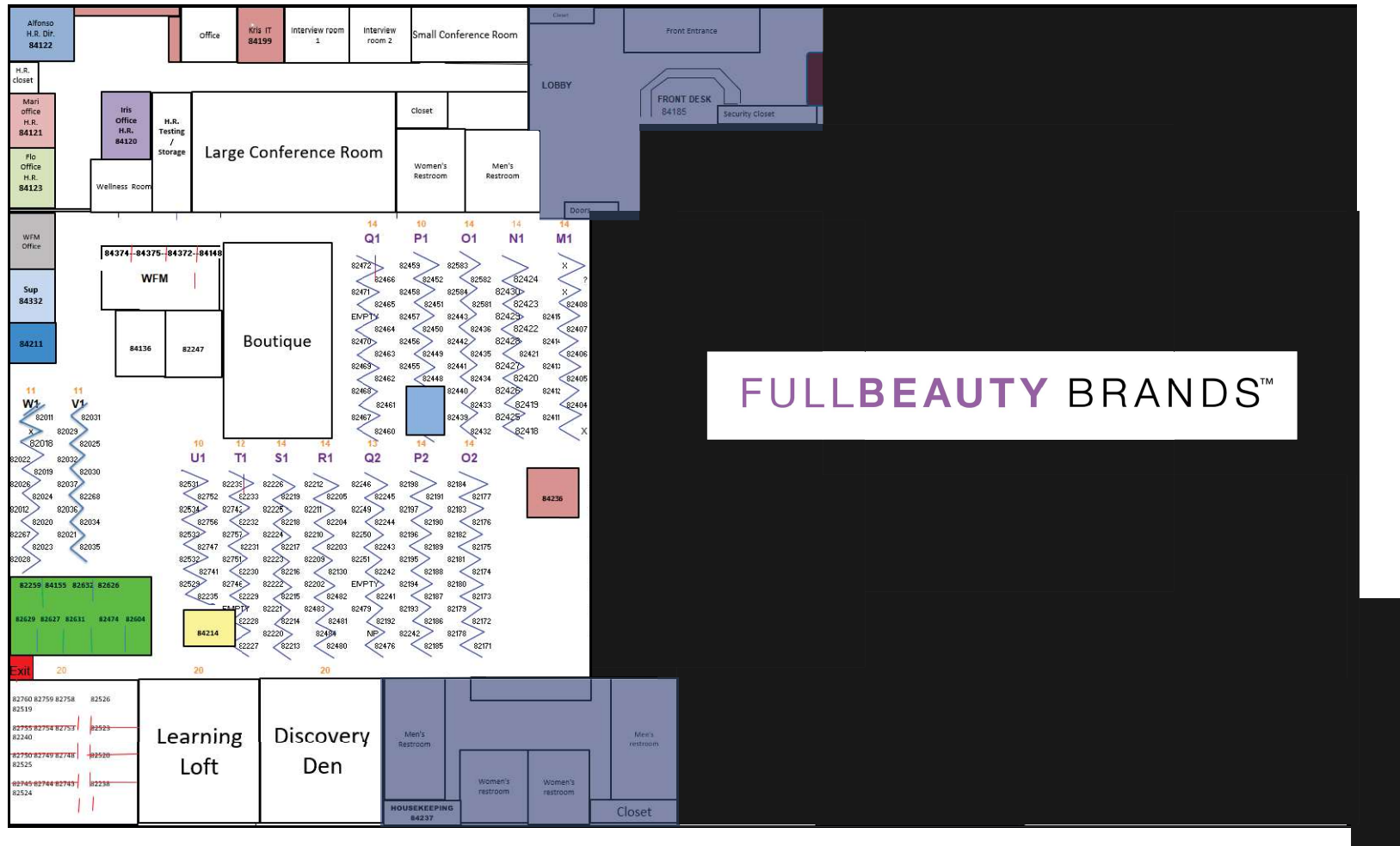
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APPROXIMATE FLOOR PLAN

PROPOSED COMMON AREAS



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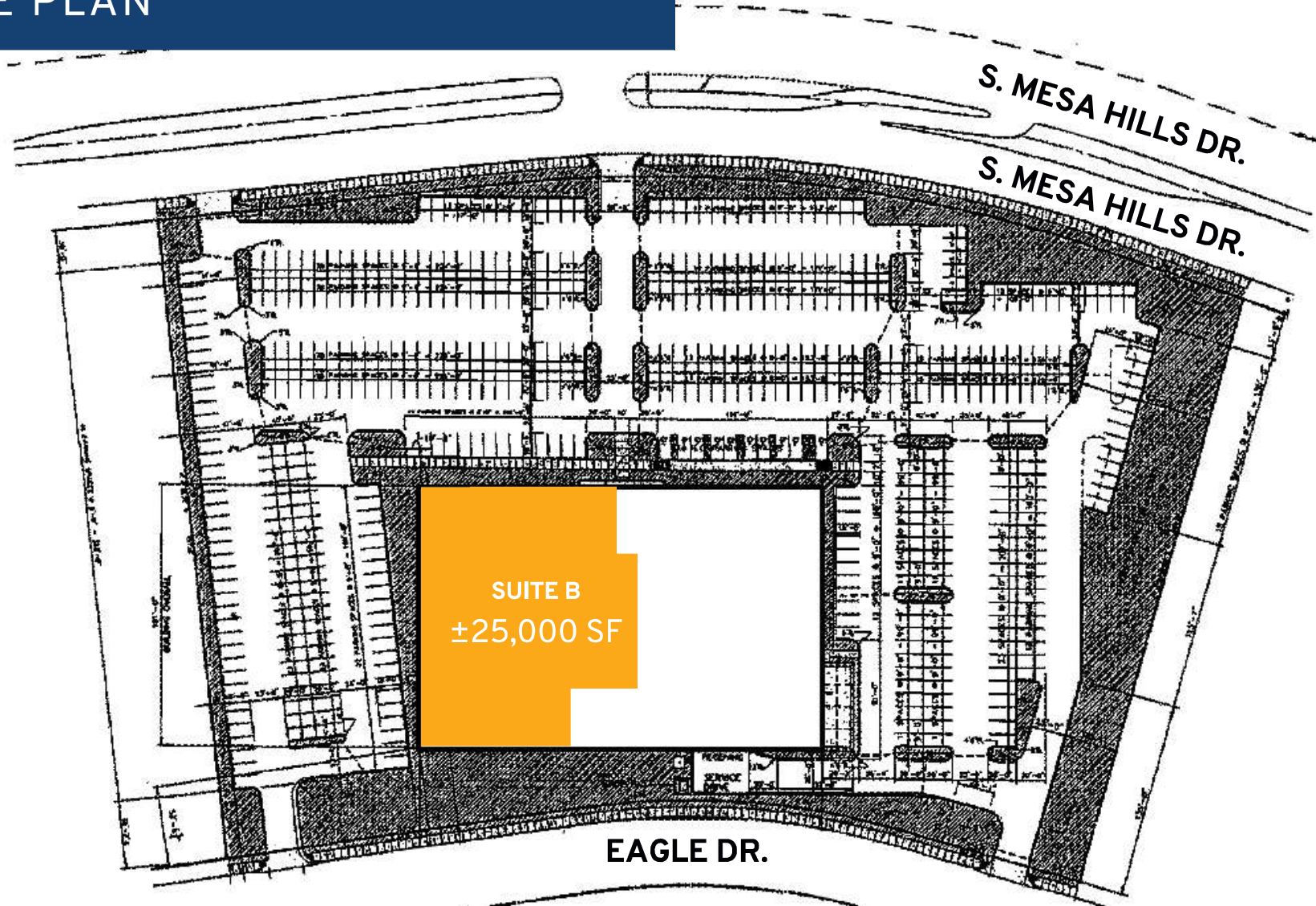
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SITE PLAN



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AERIAL



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PROXIMITY TO I-10



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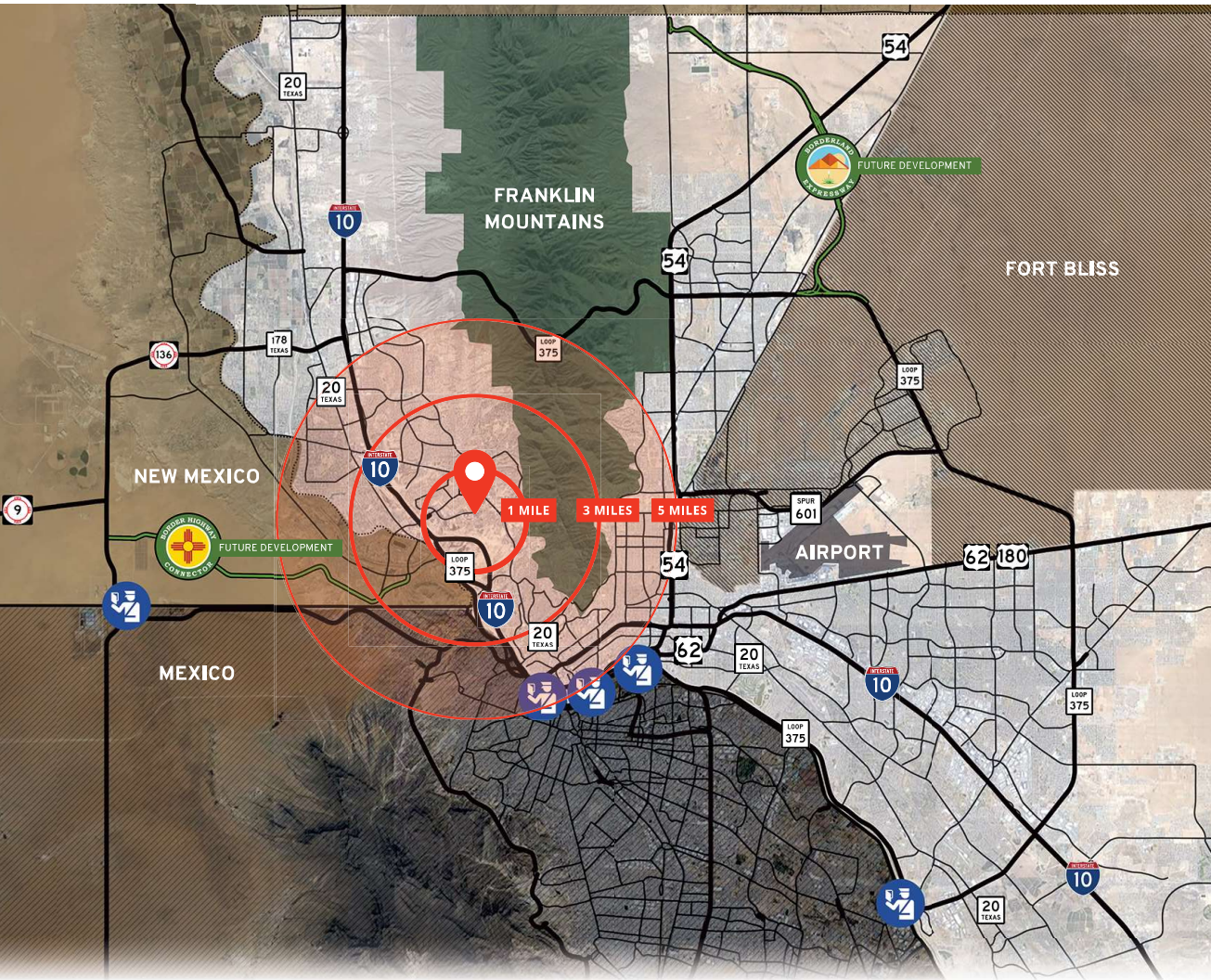
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LOCATION IN MARKET



DEMOGRAPHICS

• 1 Mile Radius

- Population: 12,944
- Avg. Household Income: \$75,525
- Avg. Age: 38
- Total Households: 6,046
- Persons Per Household: 2.1

• 3 Mile Radius

- Population: 66,847
- Avg. Household Income: \$93,943
- Avg. Age: 40
- Total Households: 28,584
- Persons Per Household: 2.3

• 5 Mile Radius

- Population: 167,725
- Avg. Household Income: \$91,304
- Avg. Age: 40
- Total Households: 66,183
- Persons Per Household: 2.5



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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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