



Yandell Business Centre

2601 E Yandell Dr, El Paso, TX 79903

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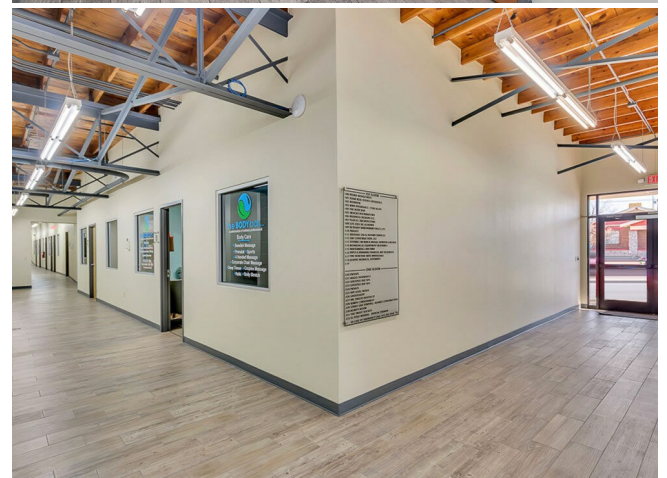
Yandell Business Centre

\$22.00 /SF/YR

2601 Yandell, also known as Yandell Business Centre, is a centrally located office property in El Paso positioned near the Five Points district with convenient access to Downtown, I-10, and the Medical Center area. The approximately 22,300 SF property offers a professional office environment suited for a variety of businesses seeking affordable and flexible workspace options.

The building features a mix of private office suites with utilities and Wi-Fi included, 24/7 access, ample parking, and flexible lease terms. Recent improvements and tenant renovations have contributed...

- Centrally located office property in El Paso near Five Points and the Medical Center district
- Convenient access to Downtown, I-10, and major Central El Paso corridors
- Flexible office suites suitable for professional, medical, and small business users
- Utilities and Wi-Fi included
- 24/7 tenant access
- Ample onsite parking



Rental Rate:	\$22.00 /SF/YR
Min. Divisible:	220 SF
Property Type:	Office
Building Class:	C
Rentable Building Area:	22,724 SF
Year Built:	1966
Cross Streets:	Rosewood
Walk Score @:	60 (Moderately friendly)
Transit Score @:	50 (Fairly friendly)
Rental Rate Mo:	\$1.83 /SF/MO

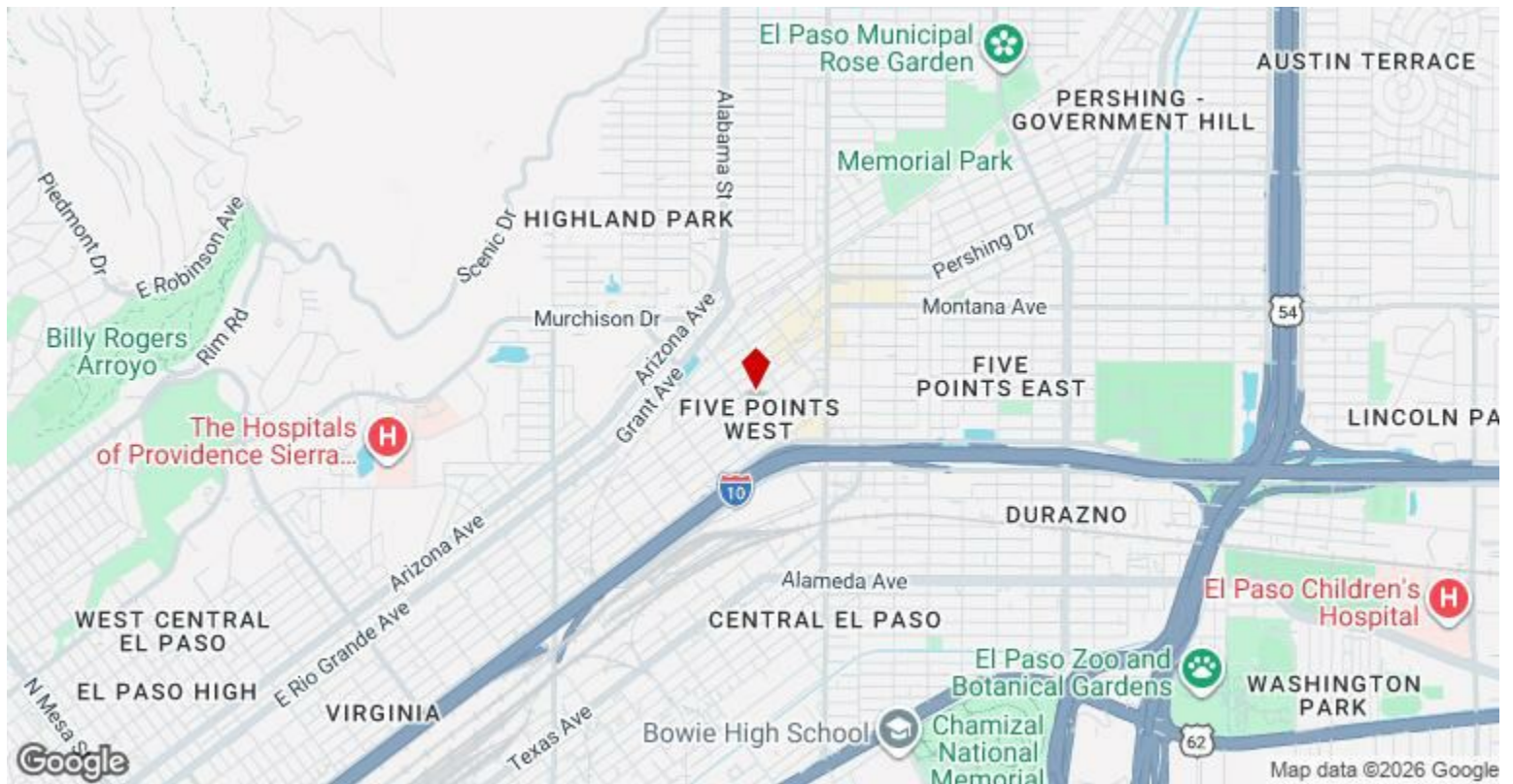
1st Floor Ste 113

1

Space Available	220 - 450 SF
Rental Rate	\$22.00 /SF/YR
Date Available	To Be Determined
Service Type	Full Service
Space Type	Sublet
Space Use	Office(Coworking)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Always Best Care	-	
El Paso Manual Physical Therapy	-	
Luminous Mind Mental Health	-	
Mountain Star Counseling Pllc	-	
Mwa Insurance	-	
Thomas P. Allen Dba Maurice Williams &...	-	
Your Real Estate Experience	-	



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The building features a mix of private office suites with utilities and Wi-Fi included, 24/7 access, ample parking, and flexible lease terms. Recent improvements and tenant renovations have contributed to a clean and modern workspace environment designed to accommodate small businesses, professional services, and startup users.

Strategically located along Yandell Drive, the property benefits from strong central connectivity and proximity to nearby restaurants, retail, and surrounding business services, making it an ideal option for tenants seeking accessibility and convenience in Central El Paso.

Property Photos



2601-Yandell-02-1000x750



2601-Yandell-06-1000x750

Property Photos

