



# FOR LEASE

**Medical Plaza I**  
*The Hospitals of Providence: East Campus*  
**3270 JOE BATTLE, EL PASO, TX 79936**

up to 6,562 SF



## SITE PLAN



## SITE SPECIFICATIONS

# of stories	3
Rates	Call for Rates
Type of Business	Medical Office Building
Zoning	C4
Building Class	A
Building Size	60,495 SF

AVAILABLE SPACE FOR LEASE  
up to 7,949 SF

## PROPERTY INFORMATION

- On campus with The Hospitals of Providence East Campus
- Class A Medical office building.
- Abundant Parking Spaces

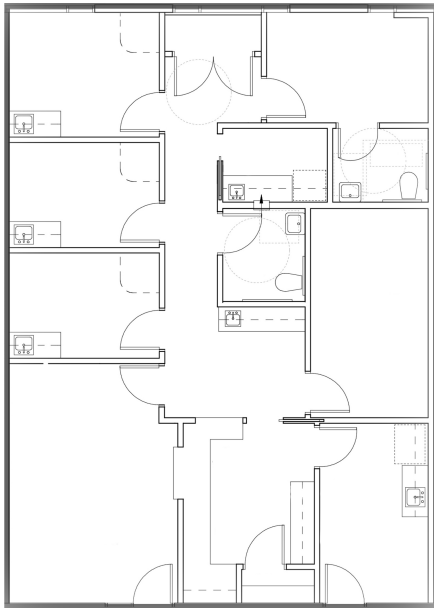




## FLOOR PLANS

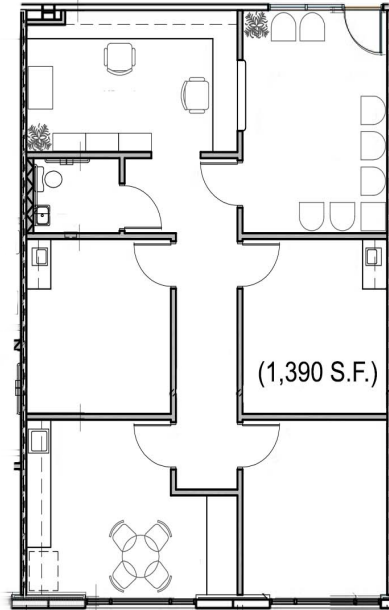
### SUITE 150 (LEASE PENDING)

1,669 SF



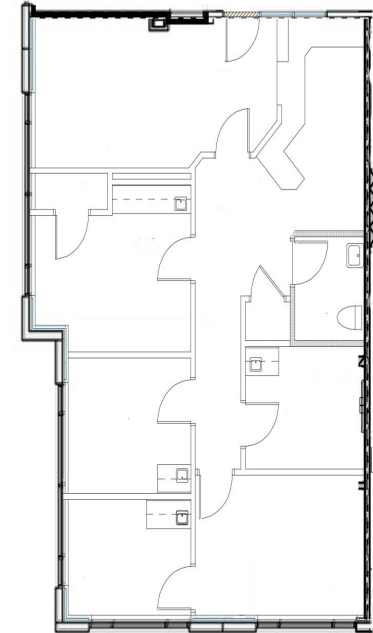
### SUITE 185

1,390 SF



### SUITE 195

1,353 SF

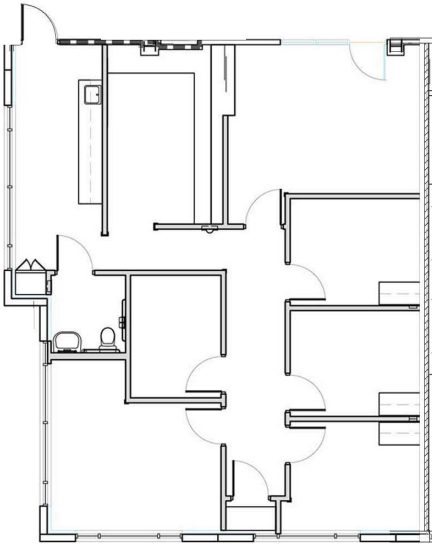




# FLOOR PLANS

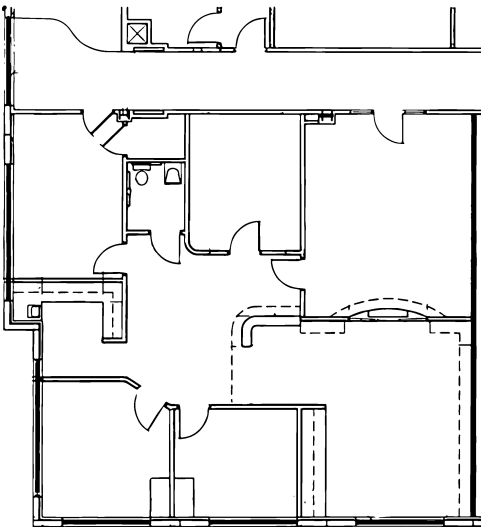
## SUITE 235

1,573 SF



## SUITE 380

2,150 SF



FOR LEASE 3270 Joe Battle, El Paso, TX 79936



## INTERIOR PHOTOS

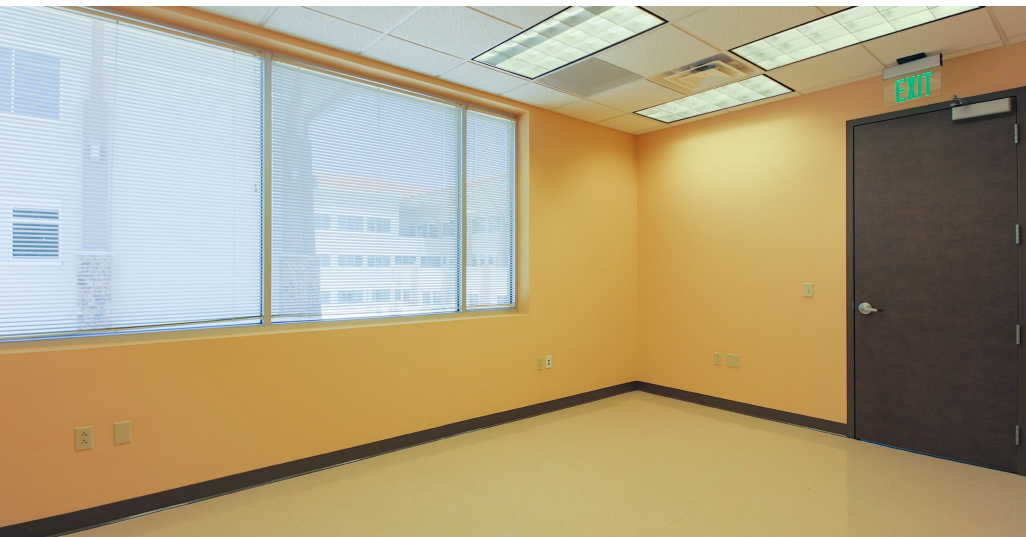


GRAYCE

FOR LEASE 3270 Joe Battle, El Paso, TX 79936



## INTERIOR PHOTOS



GRAYCE

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# INTERIOR PHOTOS

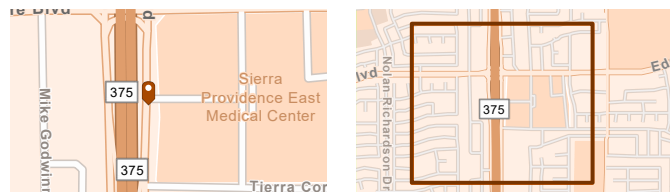
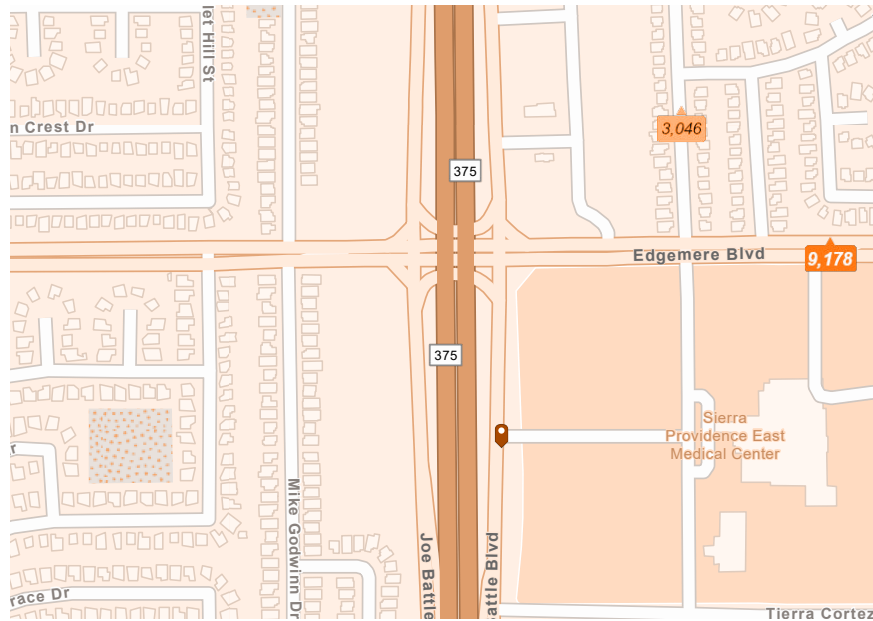


GRAYCE



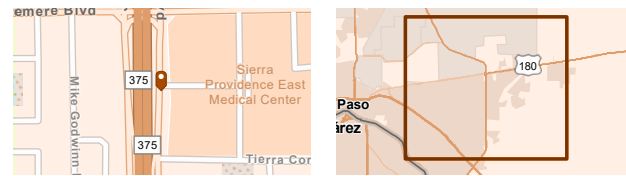
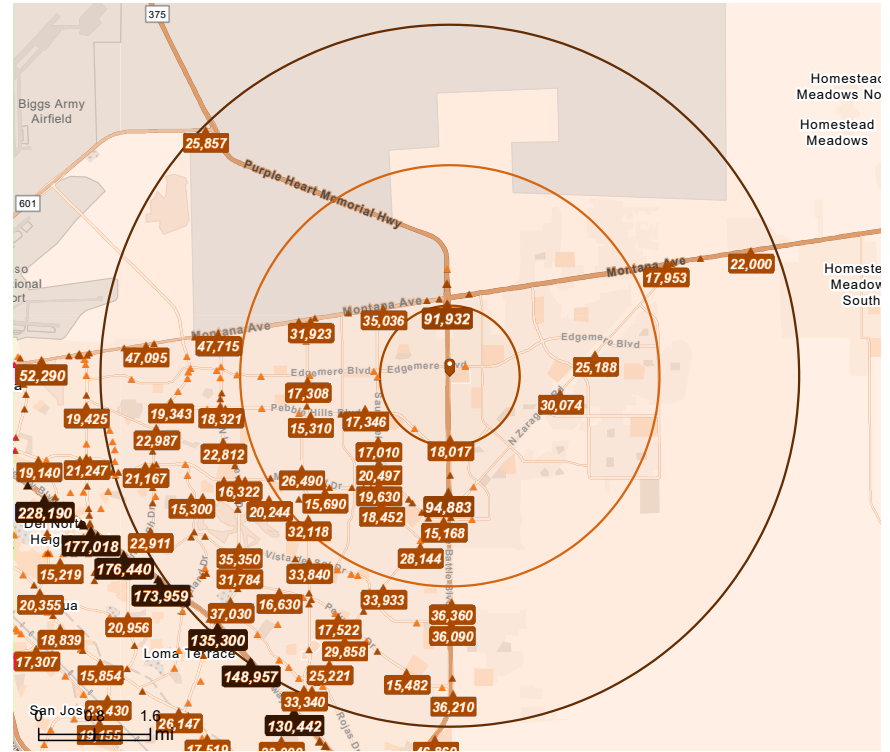
# TRAFFIC VOLUME

## 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





## DEMOGRAPHICS

1,3, 5 Mile Radius, 2020-2025



### Population

1 mile	27,601	28,273
3 miles	133,116	41,831
5 miles	220,175	232,336



### Households

1 mile	7,388	7,553
3 miles	39,266	41,831
5 miles	67,975	71,823



### Median HH Income

1 mile	\$57,286	\$60,895
3 miles	\$57,319	\$61,318
5 miles	\$55,839	\$59,397

## AERIAL MAP





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