



**COLDWELL  
BANKER  
COMMERCIAL**

LEWIS REALTY GROUP

FOR LEASE

# 120 PARAGON

Call for a quote!

120 Paragon  
El Paso, TX 79912

AVAILABLE SPACE  
4,342 SF

## FEATURES

- Office, Office/Warehouse, Showroom
- Newly Renovated & Professionally Managed
- Prominent Location

## AREA

Excellent westside location with Mesa visibility. One mile from Interstate Ten, three miles from three major hospitals and UTEP, and just minutes away from downtown El Paso.



## OFFICE

Tommy Lewis  
915 544 5205  
tommy@cbclewisrealtygroup.com

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**COLDWELL BANKER COMMERCIAL  
LEWIS REALTY GROUP**

7338 Remcon Circle, Suite # 100, El Paso, TX 79912  
915.544.5205



# 120 PARAGON

120 Paragon, El Paso, TX 79912

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### OFFERING SUMMARY

Available SF:	4,342
Lease Rate:	Call for details
Lot Size:	2.14 Acres
Year Built:	1987 (Remodeled 2018)
Building Size:	32,733 SF
Renovated:	2018
Zoning:	C3
Market:	El Paso
Submarket:	West

### PROPERTY OVERVIEW

This professional "flex" office and office warehouse complex has recently undergone major renovations and upgrades warehouse. The property has a professional tenant mix with flexible lease space available and is ideal for many types of professional office users including medical sales, engineering companies, contractors, security companies, and more.

### PROPERTY HIGHLIGHTS

- Recently Remodeled Office/Showroom
- Professionally Managed Business Park
- Excellent West side Location
- Seconds from I-10
- Flexible Floor Plans
- Fully Finished Office and Showroom
- Below Market Rental Rates

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## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	6,380	182,021	403,393
Median age	28.3	34.6	33.4
Median age (Male)	27.4	33.4	31.8
Median age (Female)	30.2	35.7	34.8
Total households	2,489	66,269	136,890
Total persons per HH	2.6	2.7	2.9
Average HH income	\$54,558	\$57,271	\$52,260
Average house value	\$125,868	\$203,665	\$168,396

## LOCATION OVERVIEW

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### LEASE INFORMATION

Lease Type:	Modified Gross-	Lease Term:	Negotiable
Available Space:	4,342 SF	Lease Rate:	\$15.50/SF/YR

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
120 Paragon -		4,342 SF	Modified Gross	\$15.00 SF/yr	Open space, used as gym prior, men's and women's restrooms, entire space is heated and cooled, excellent showroom, gym, or retail space.

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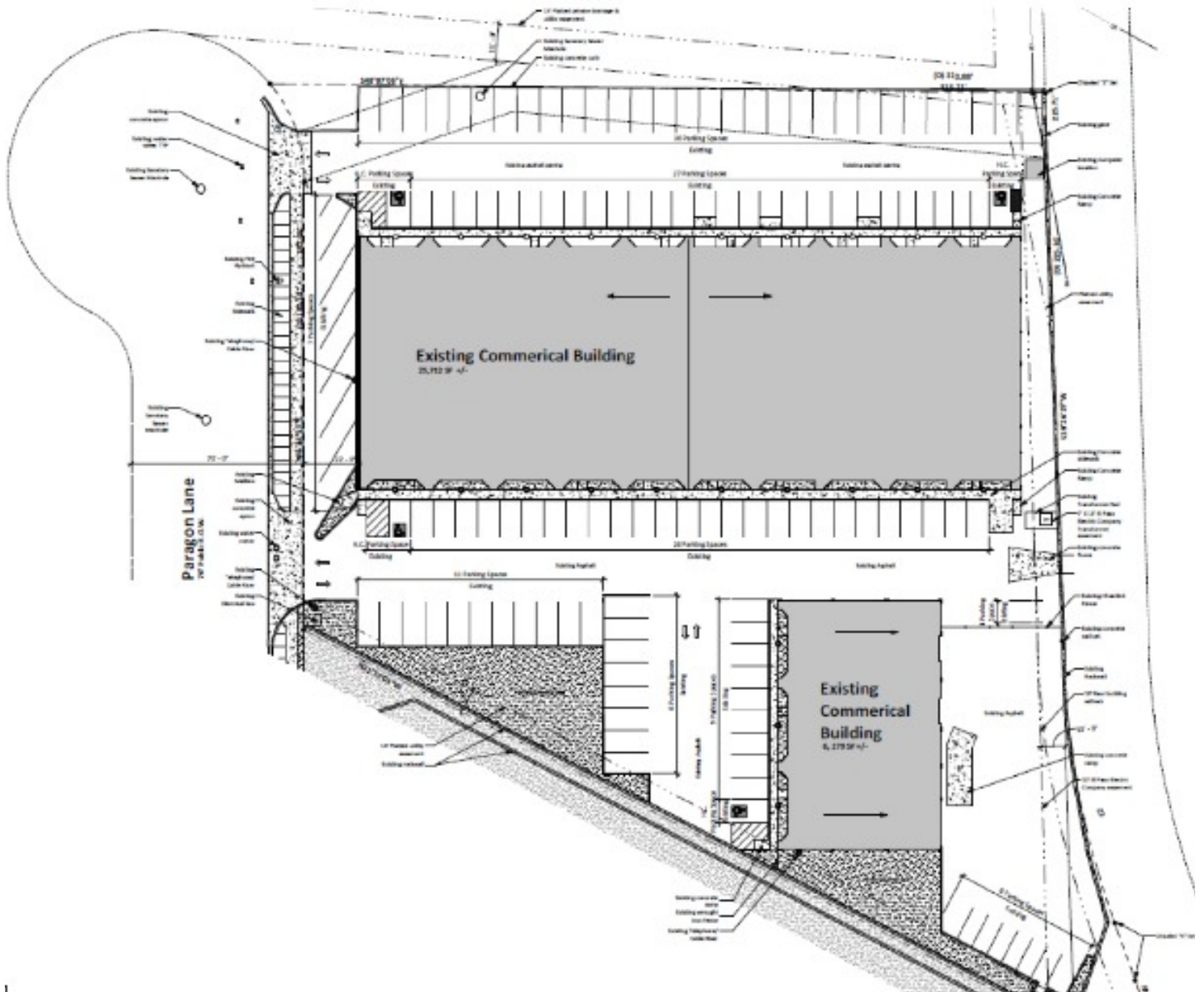
Tommy Lewis  
 915 544 5205  
 tommy@cbclewisrealtygroup.com



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 tommy@cbclewisrealtygroup.com





## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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.

Allyson Lewis/Lewis Realty Group, Inc.	461916	allyson@cbclrg.com	915/544-5205
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tommy Lewis	474881	tommy@cbclrg.com	915/544-5205
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Lewis Realty Group, P. O. Box 220498 El Paso, TX 79913  
Carol Lewis

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: (915)544-5205 Fax: (915)544-2886

Blank Lease

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)