

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle is a horizontal bar with a color gradient from yellow to red.A large, semi-transparent blue rectangular overlay covers the left side of the image. The text "For Lease" is written in a white, sans-serif font, centered vertically within this overlay.

For Lease

A smaller, semi-transparent blue rectangular overlay is positioned below the first one, also on the left side. It contains the address information in white, sans-serif font.

1225 E Cliff Dr.
El Paso, Tx 79902

A dark blue rectangular area at the bottom left of the page contains the contact information for Rick Stoes in white, sans-serif font.

Rick Stoes
Managing Director
+1 575 650 6000
rick.stoes@colliers.com
Tx License No. 590743

A dark blue rectangular area at the bottom right of the page contains the company's address and website in white, sans-serif font.

Colliers | Las Cruces-El Paso
108 S Stanton St. Ste 2B
El Paso, Tx 79901
Main: +1 915 603 5700
sto.es.com

Property Overview

Address	1225 E Cliff Dr. El Paso, Tx 79902
Year Built	1994
Area	± 13,070 total
Buildings	Building 1 Ste. D: 2,470 SF Building 2 Ste. B: 3,300 SF Building 3: 7,300 SF
Renovations	Recent
Parking	Paved on-site parking areas; over 100 spaces
HVAC	New HVAC upgrade units throughout each building

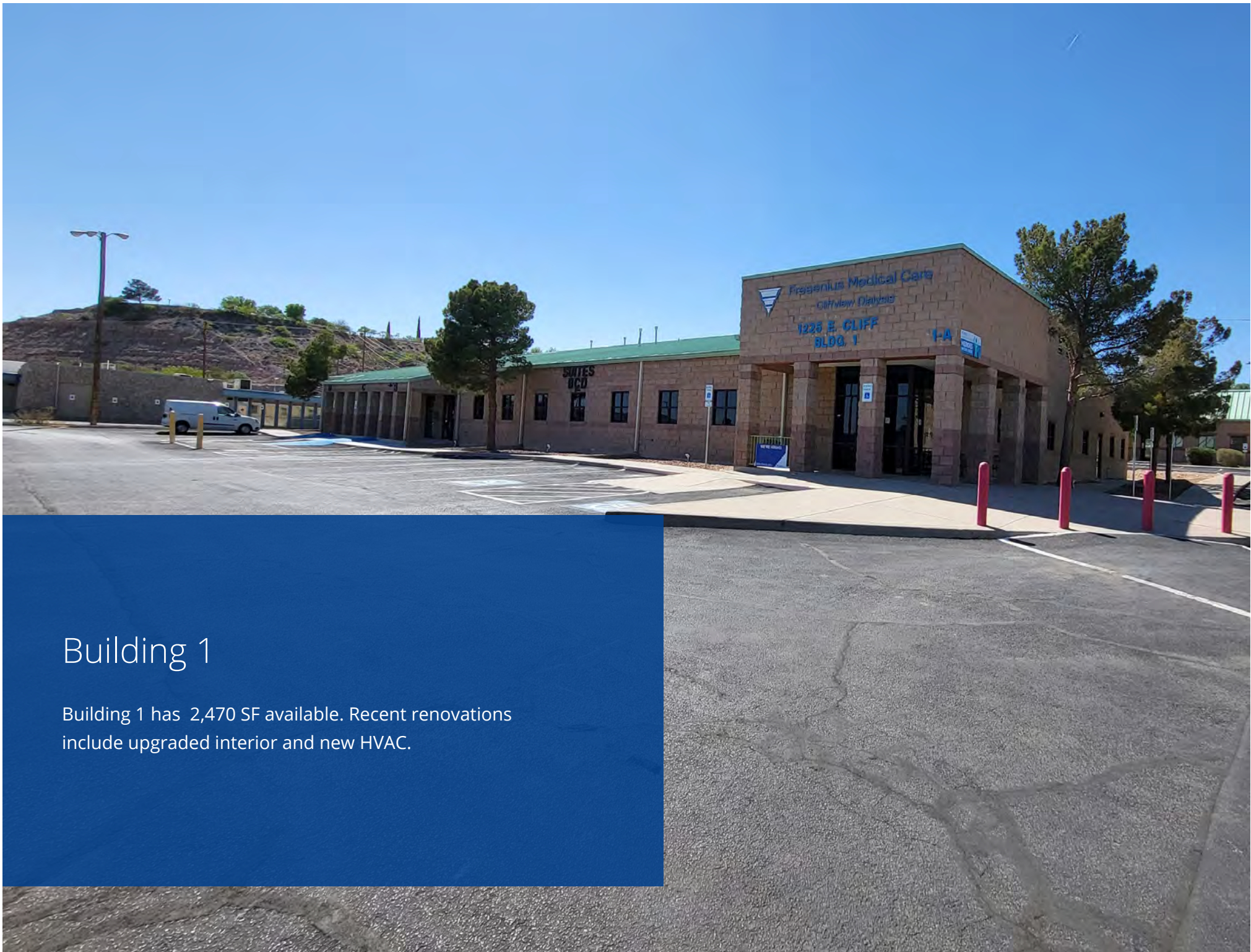
El Paso City

- Home to three publically traded companies
- 6th most populous City in Texas
- Dense Retail Corridor; More than 750,000 SF of retail within 5 miles of subject property

Key Distances

- UNIVERSITY OF TEXAS AT EL PASO | 1 MI.
- DOWNTOWN EL PASO | 1.5 MI.
- UNIVERSITY MEDICAL CENTER OF EL PASO | 4.5 MI
- EL PASO INTERNATIONAL AIRPORT | 6.0 MI.

Price Call Broker

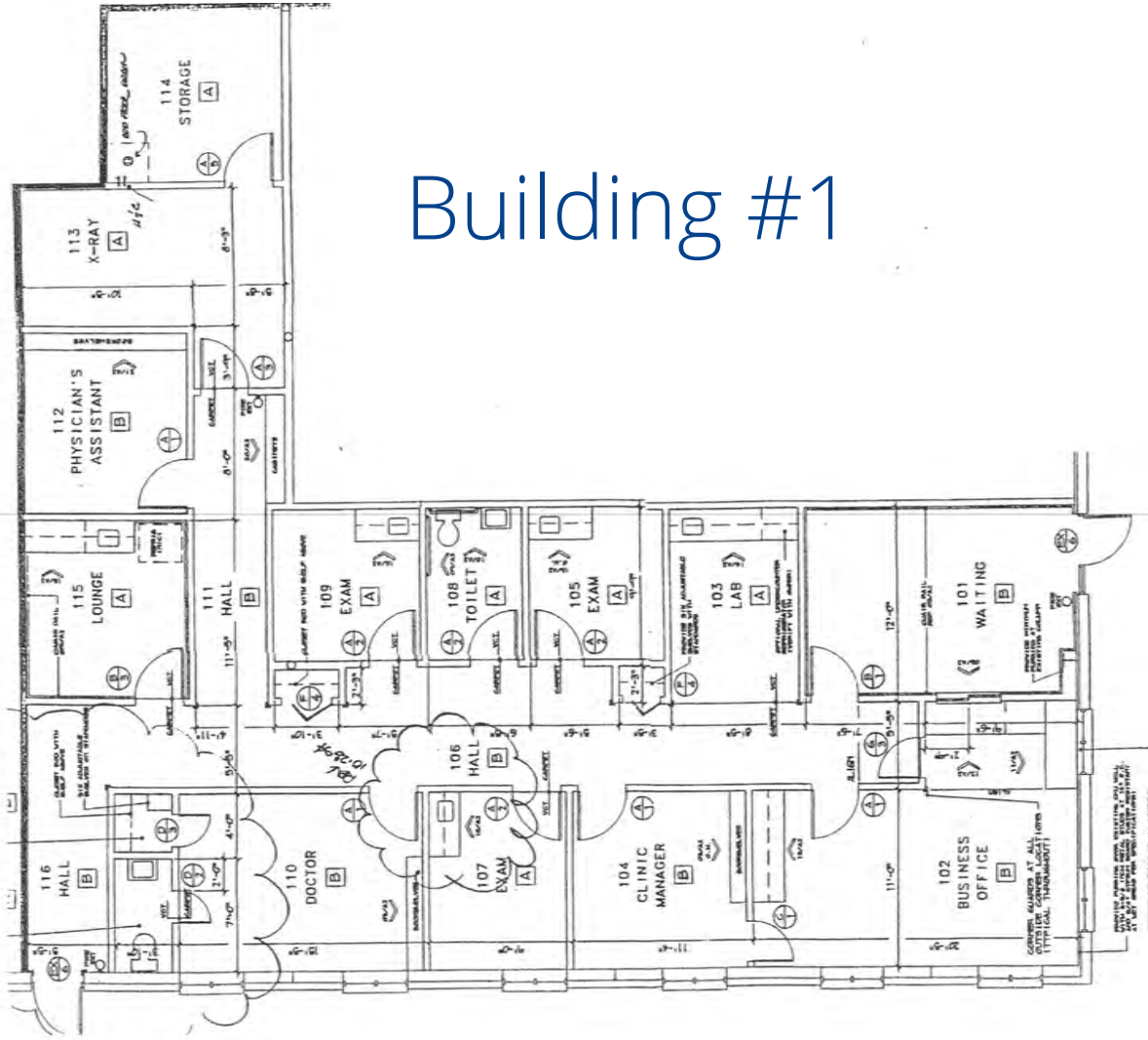


Building 1

Building 1 has 2,470 SF available. Recent renovations include upgraded interior and new HVAC.

Floor Plan

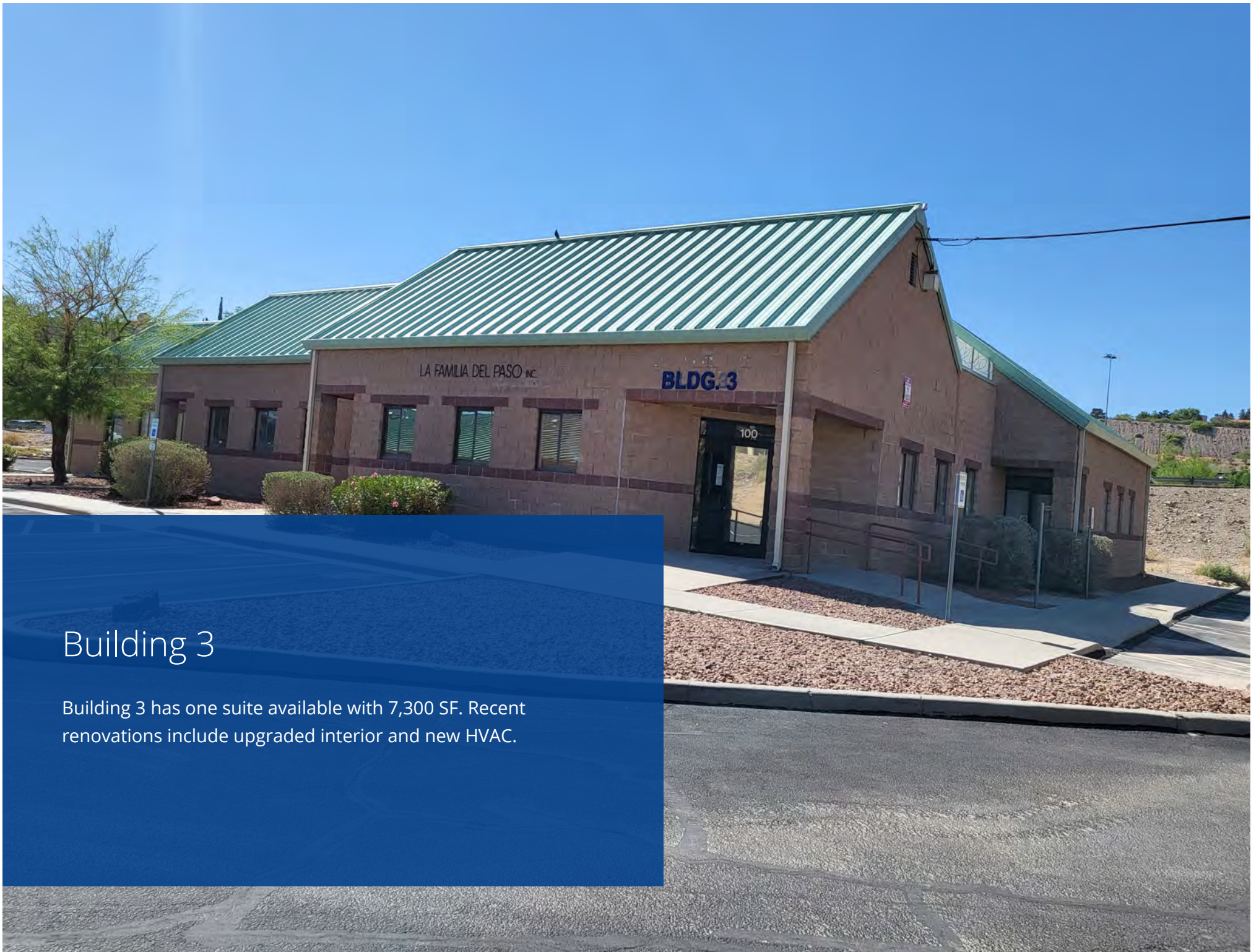
Building #1





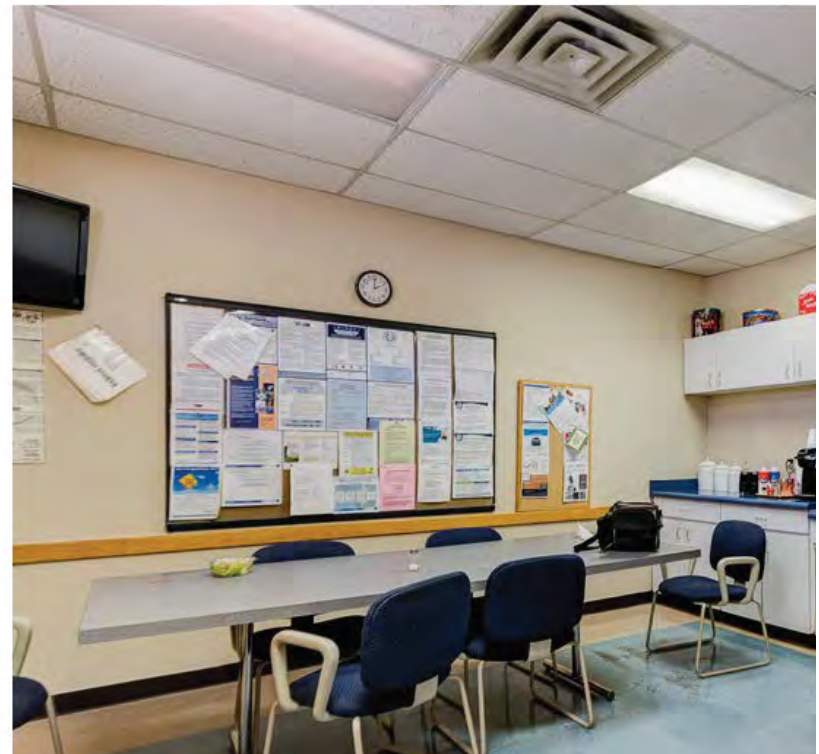
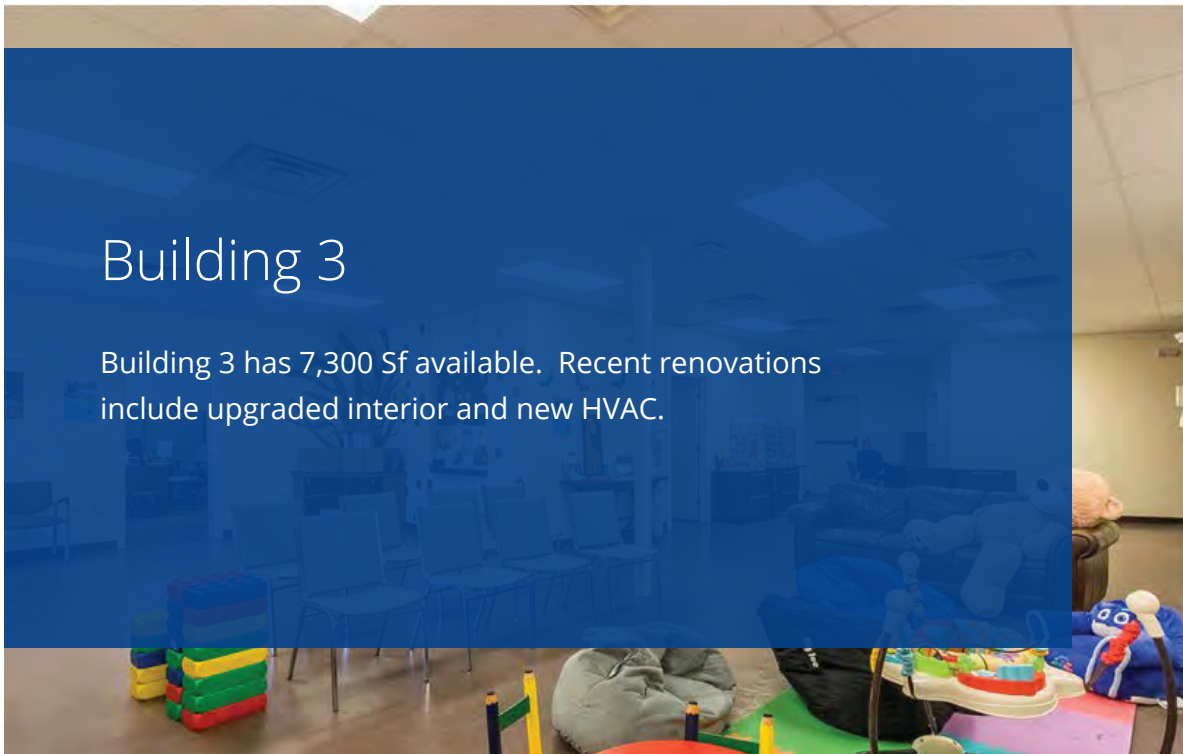
Building 2

Building 2 has one suite available with 3,300 SF. Recent renovations include upgraded interior and new HVAC.



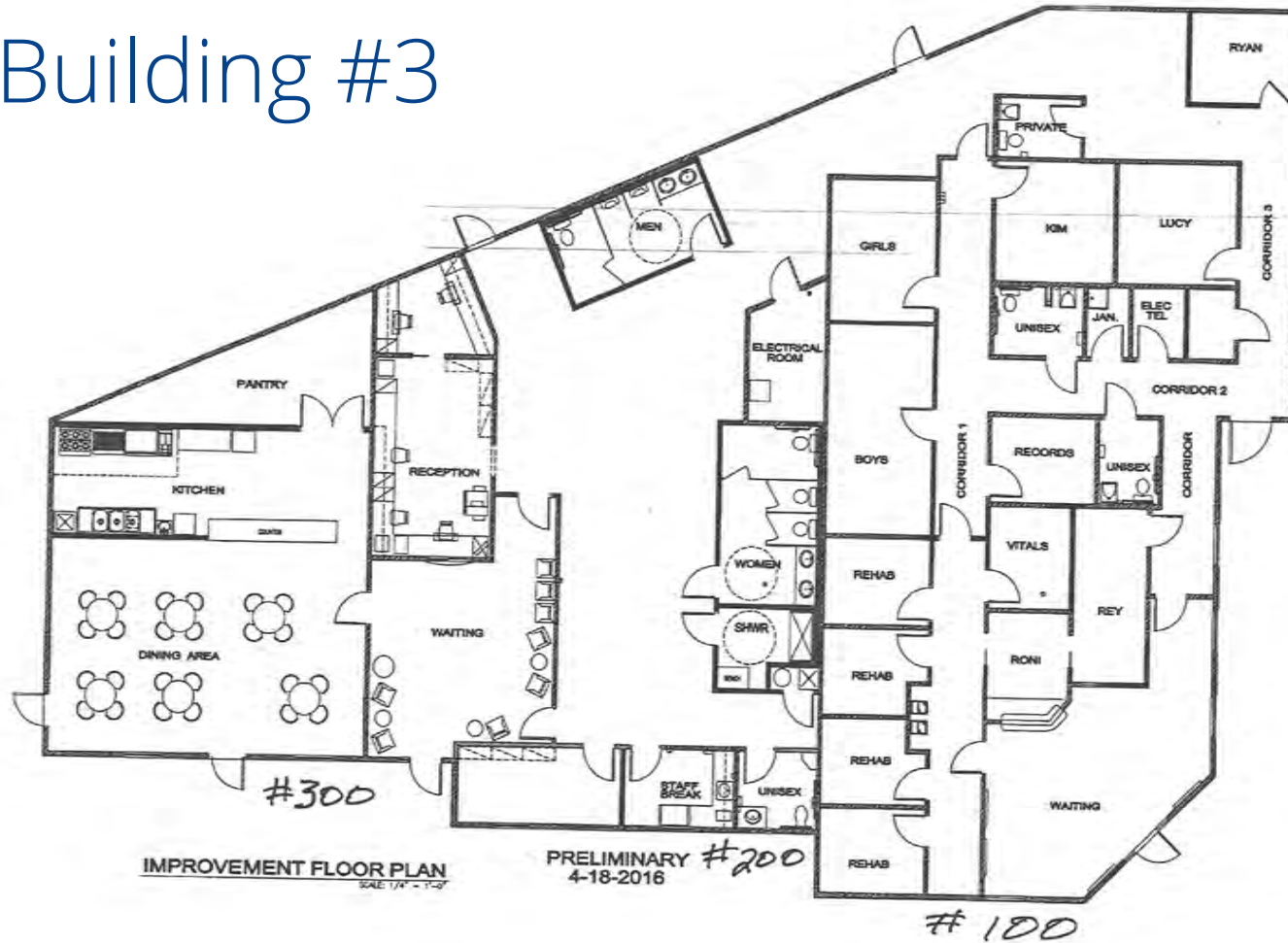
Building 3

Building 3 has one suite available with 7,300 SF. Recent renovations include upgraded interior and new HVAC.



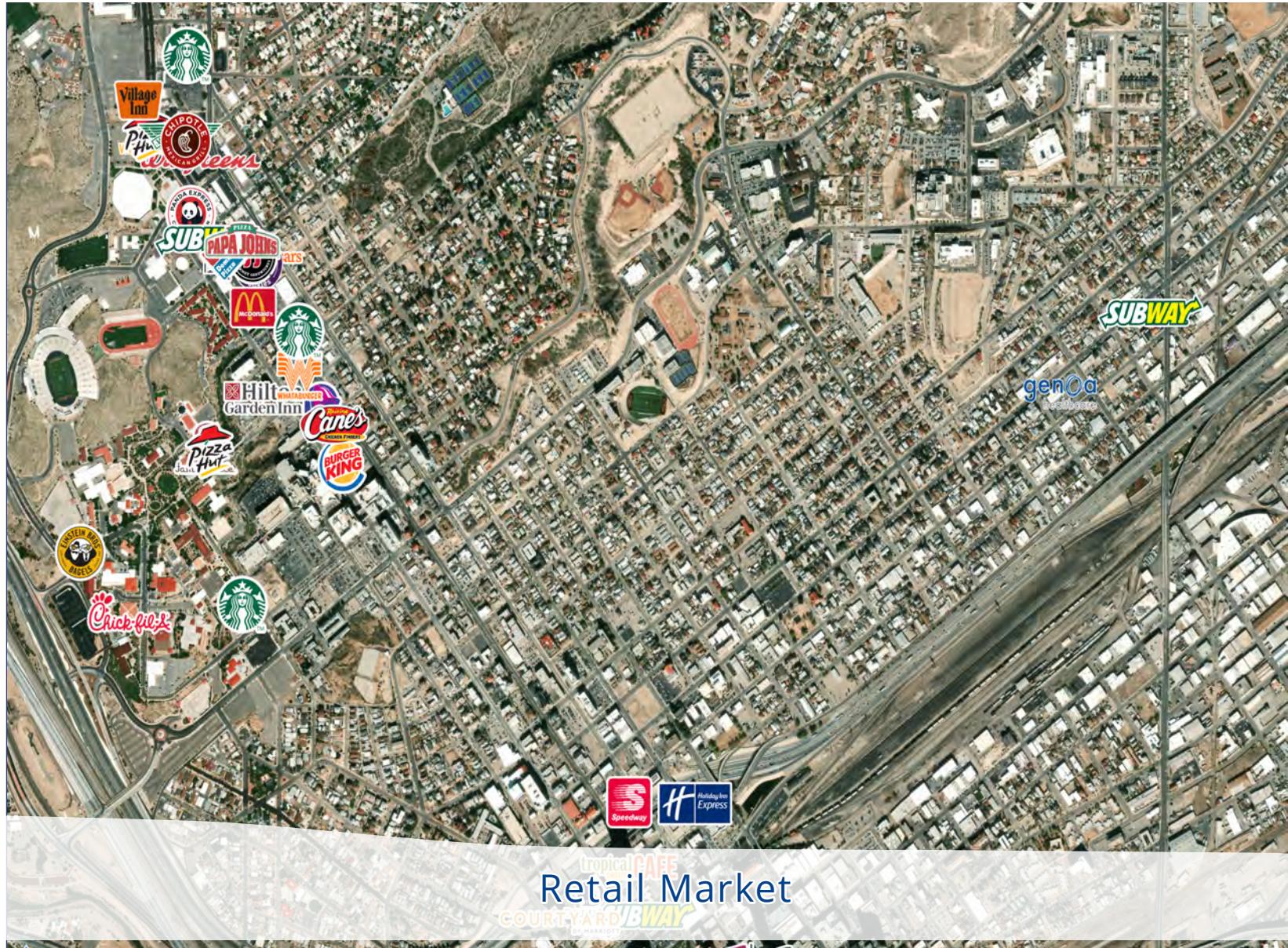
Floor Plan

Building #3



CARRERA ARCHITECT 11111 W. 19th Ave. Suite 100 Denver, CO 80202 Tel: 303.751.1111
CONTRACTOR
PROJECT NAME: LA FAMILIA DEL PASO INC. 1225 E. CLIFF BUILDING 3 EL PASO, TEXAS
IMPROVEMENT FLOOR PLAN DATE: 4-18-2016 SCALE: 1/4" = 1'-0"
A-1

Aerial View



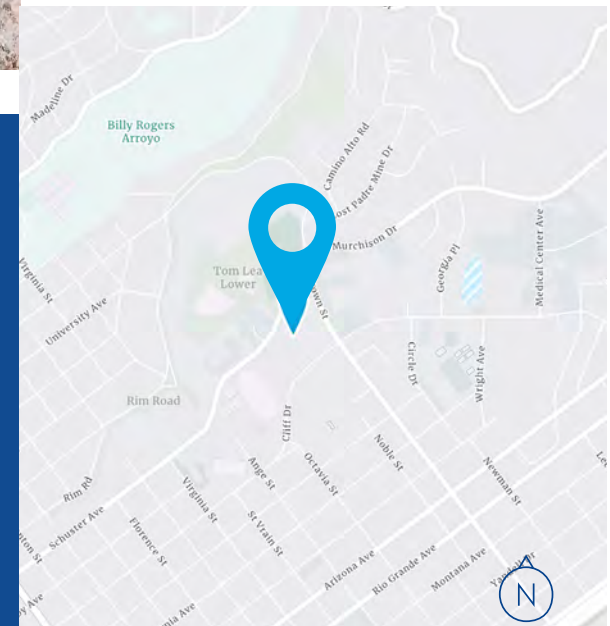
1225 E Cliff Dr | For Lease

Perfect Location

+/- 13,070 Total
Available



Google Earth



Parking
100+ Spaces



Bike Score
35



Walk Score™
49



Accessibility



<5 minutes
from I-10



<10 minutes
from HWY 54



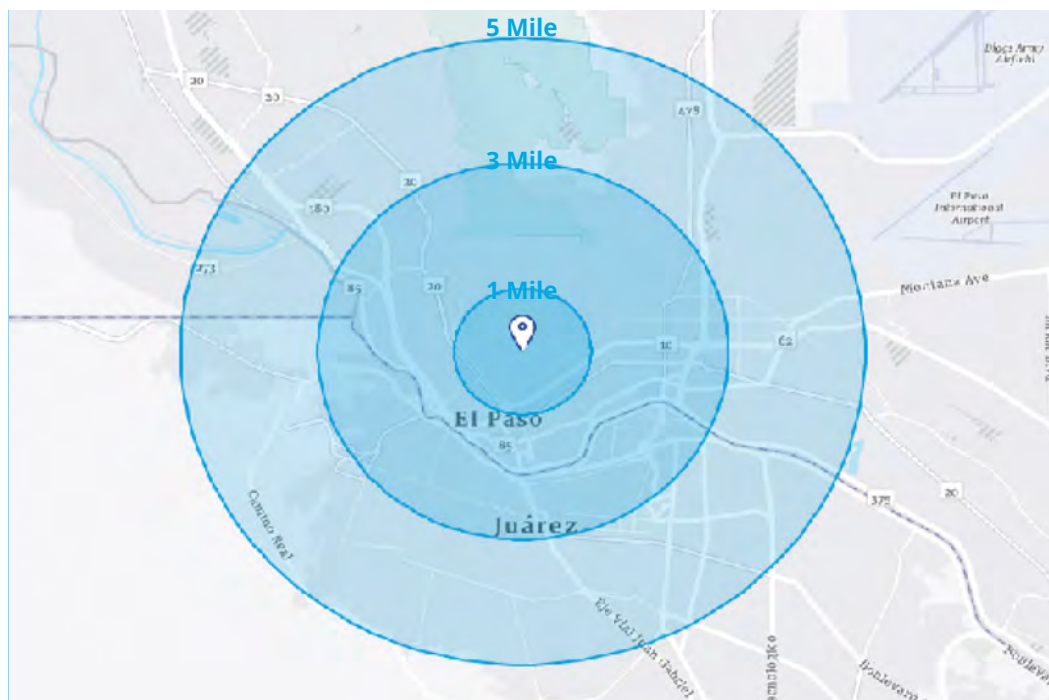
**El Paso International
Airport**
10 min. Drive



Year Built:
1994

Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	12,159	64,783	137,728
Households	5,093	26,601	55,755
Average HH Income	\$73,644	\$54,682	\$61,215
Per Capita Income	\$31,383	\$22,666	\$25,099
Total Businesses	1,275	4,322	6,996

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