

www.grayce.us



FOR LEASE

Medical Office Building

1393 GEORGE DIETER, EL PASO TX 79936

13,001 SF Available

GRAYCE
PROPERTY CONSULTANTS

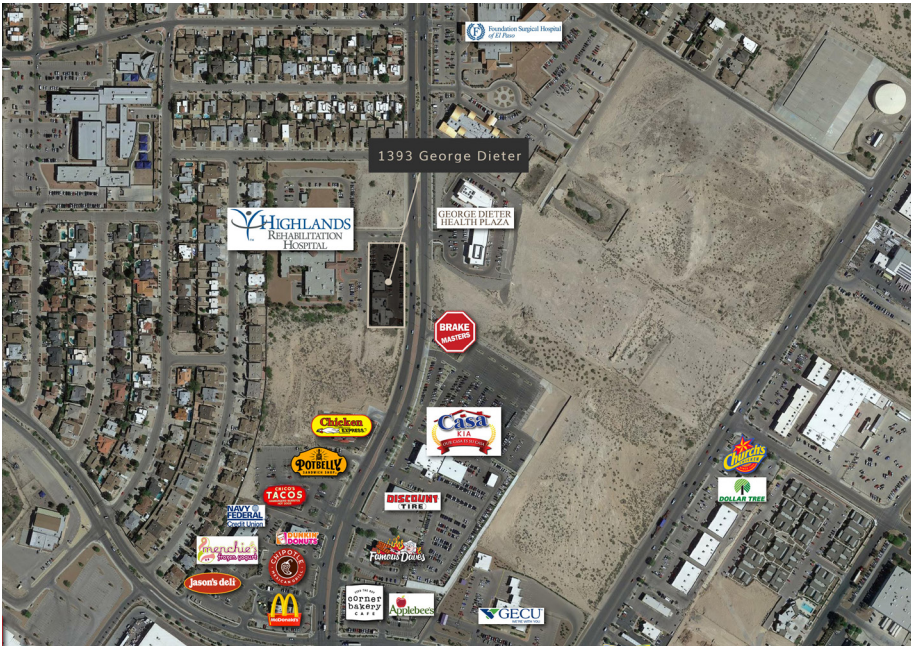
Sarah Dominguez
President
915-433-0800
sarah@grayce.us

Nadia Baem
Commercial Agent
915-316-2345
nadia@grayce.us

Judith Cosme
Commercial Agent
915-787-9068
judith@grayce.us



SITE AERIAL



SITE SPECIFICATIONS

# of stories	1
Estimated NNN	\$9.53/SF
Lease Rates	Suite A- \$20.00 PSF NNN Suite B - \$20.00 PSF NNN Suite C - \$20.00 PSF NNN Suite D - \$20.00 PSF NNN
Type of Business	Medical Office Building
Zoning	C-4 or C-4 SC
Signage	Building Exterior Signage and Monument Signage available

AVAILABLE SPACE FOR LEASE
13,001 SF

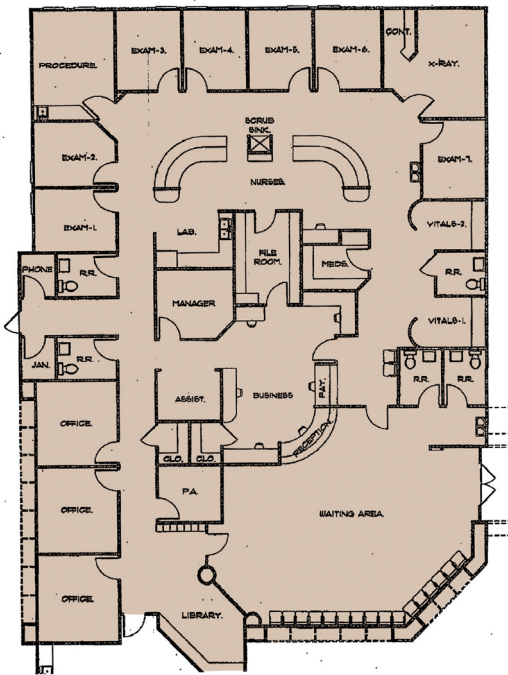
PROPERTY INFORMATION

- Strategic position on major arterial
- Situated in one of the most dense residential and commercial areas of El Paso
- Surrounded by major medical tenants with easy access to food & retail amenities
- Adjacent to brand new 52,000 SF medical complex
- Immediate access to I-10 and Loop 375 (Joe Battle)
- Minutes away from major hospitals



FLOOR PLANS

SUITE A



SUITE B

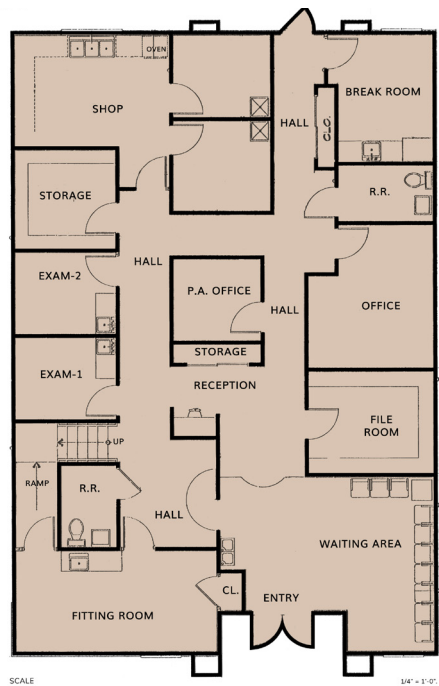


AVAILABILITY

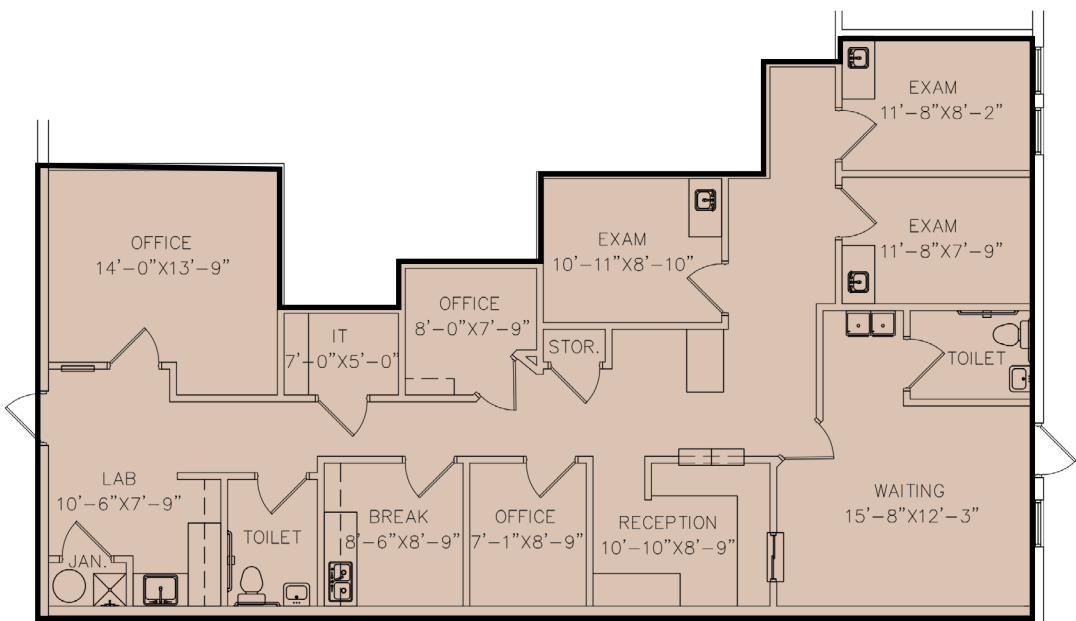
- SUITE A 5,944 SF
- SUITE B 2,846 SF

FLOOR PLANS

SUITE C



SUITE D



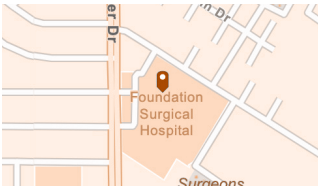
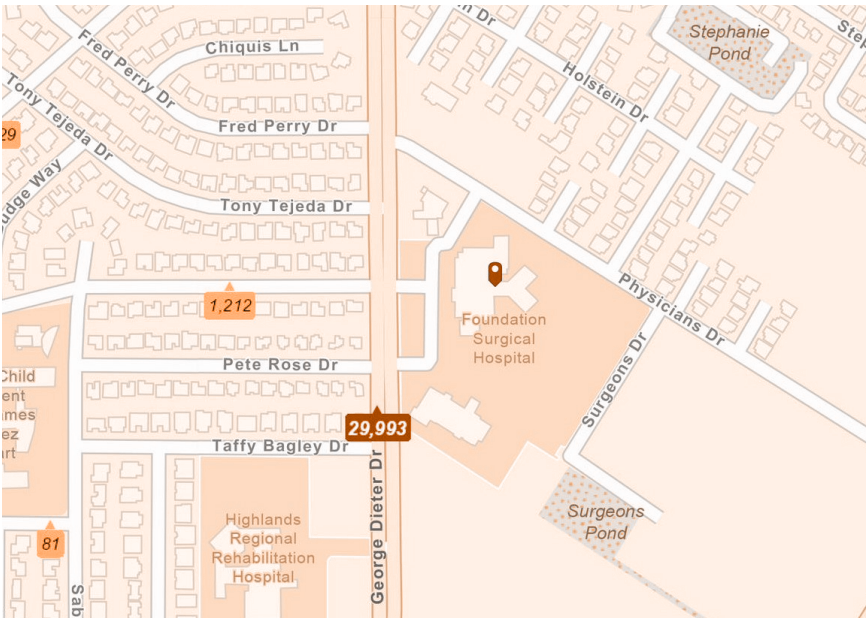
AVAILABILITY

- SUITE C 2,525 SF
- SUITE D 1,686 SF



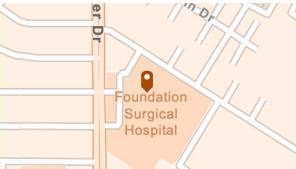
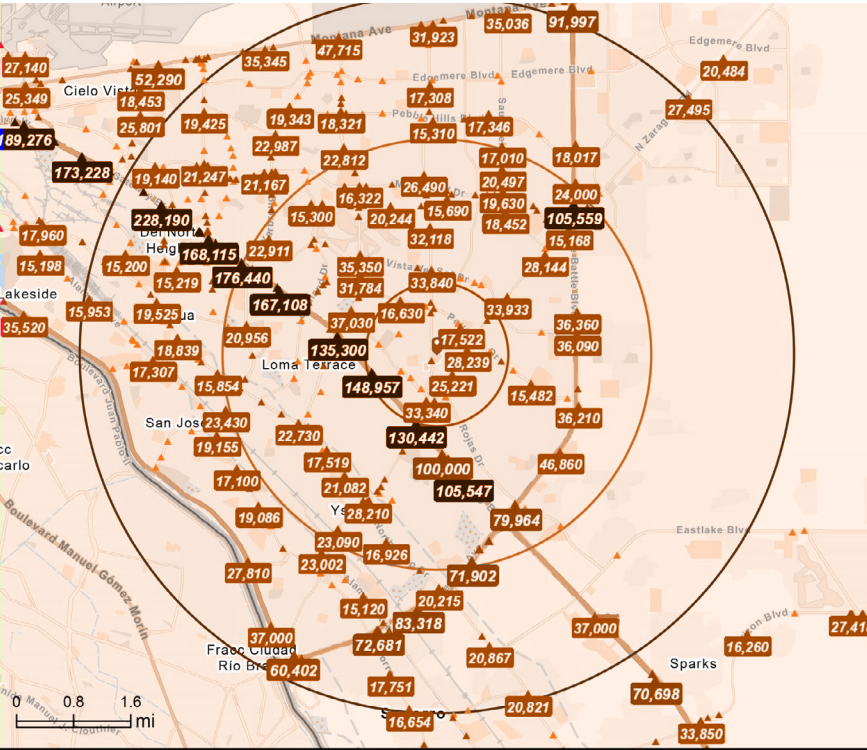
TRAFFIC VOLUME

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

FOR LEASE 1393 George Dieter, El Paso, TX, 79936



PROPERTY PHOTOS



HIGHLIGHTS



Strategic position on major arterial with immediate access to I-10, Loop 375 and Joe Battle



Situated in one of the most dense residential and commercial areas of El Paso



Surrounded by major medical tenants with easy access to food & retail amenities



Adjacent to brand new 52,000 SF medical complex, minutes away from major hospitals



DEMOGRAPHICS

1,3, 5 Mile Radius, 2020 & 2025



Population

1 mile	7,408	7,418
3 miles	118,198	121,600
5 miles	300,034	309,290



Households

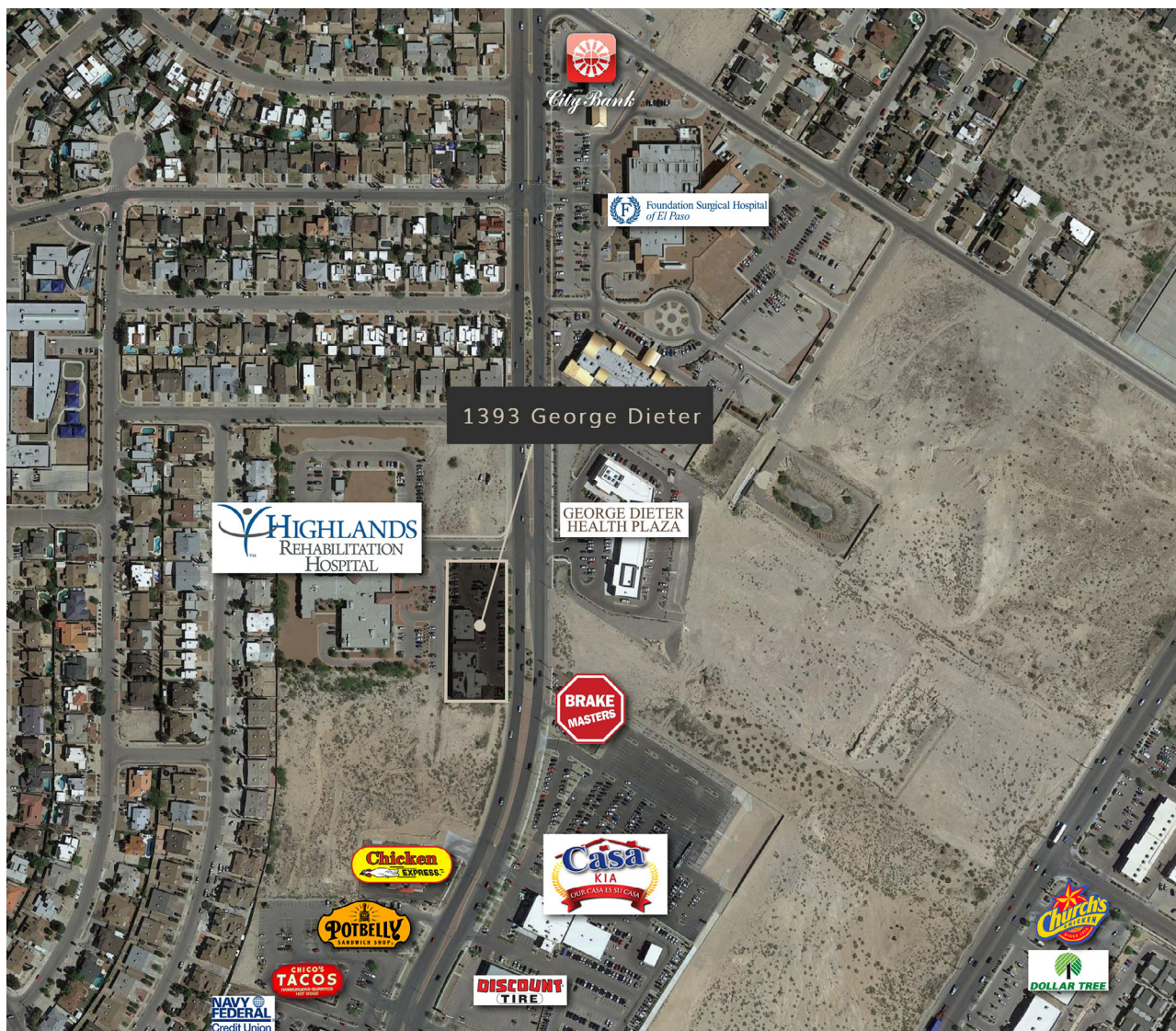
1 mile	2,437	2,449
3 miles	38,343	39,518
5 miles	95,475	98,538



Median HH Income

1 mile	\$56,115	\$61,934
3 miles	\$45,406	\$48,940
5 miles	\$44,974	\$48,263

AERIAL MAP



www.grayce.us



FOR LEASE

Medical Office Building

1393 GEORGE DIETER, EL PASO TX 79936

13,001 SF Available

GRAYCE
PROPERTY CONSULTANTS

Sarah Dominguez
President
915-433-0800
sarah@grayce.us

Nadia Baem
Commercial Agent
915-316-2345
nadia@grayce.us

Judith Cosme
Commercial Agent
915-787-9068
judith@grayce.us