

1414 N Oregon St FOR LEASE



***Professional Class
A Office Building
6,148 SF of
Improvements
15,860 SF of Land
Zoning A-3***

Listing Agent
PPR Real Estate
Investment Services
5446 N. Mesa St. Suite E2
El Paso, TX 79912
915 7908891
www.peperoyo.com



1414 N Oregon St



- Building description:
- 7 Offices
- 2 Conference Rooms
- 5 Bathrooms
- Copy Room
- Book Keeping Room
- Outdoor break patio
- 12 Parking Spaces
- Lunch area
- Security wiring in place
- Balconies with great views
- Plus many more features

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Area description

Located in Sunset Heights close to Schuster intersection where Las Palmas Medical Center and the Hospitals of Providence are located. Also, very close to the University of Texas Campus (UTEP) and to Rio Grande community College.

Potential Uses:

This independent office building can be used for administrative or professional services related to Medical, The Universities and for an accounting or legal services company.

**\$7,000 Dlls Modified Gross is promo offer for year 1
Landlords suggested rent on a 3 year contract is as follows:**

Y1 - \$7,000 Dlls Modified Gross

Y2- \$7,600 Dlls MG

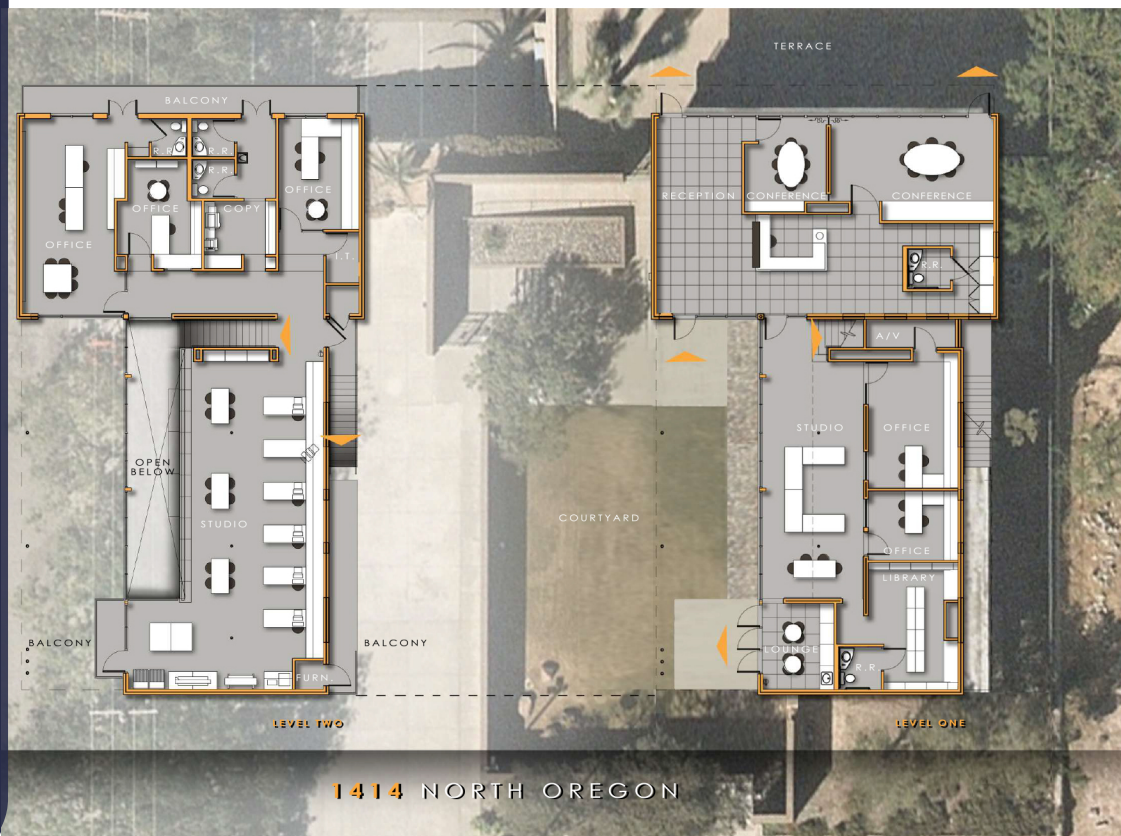
Y3 - 8,100 Dlls MG Y4 and on - 3% Yrly Increases

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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.

PPR Real Estate Investment Services	9001171	ppr@peperoyo.com	(915)790-8891
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jose Royo	593743	ppr@peperoyo.com	(915)790-8891
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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