

www.grayce.us

welltower



FOR LEASE

2400 TRAWOOD DR. EL PASO, TX 79936

900 SF - 35,556 SF

GRAYCE
PROPERTY CONSULTANTS

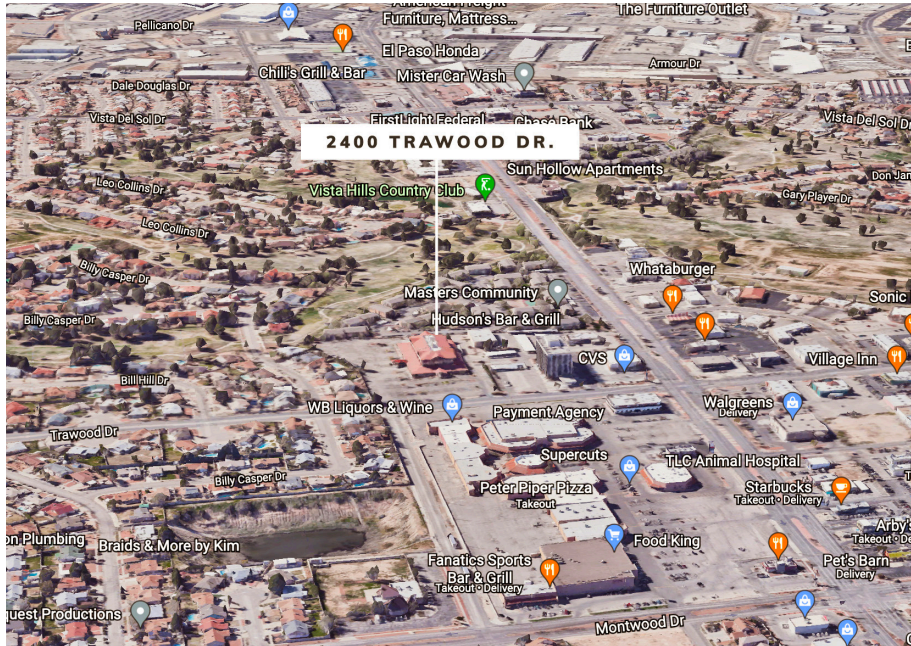
Sarah Dominguez
President
915-433-0800
sarah@grayce.us

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

FOR LEASE 2400 Trawood Dr. El Paso, TX 79936



SITE AERIAL



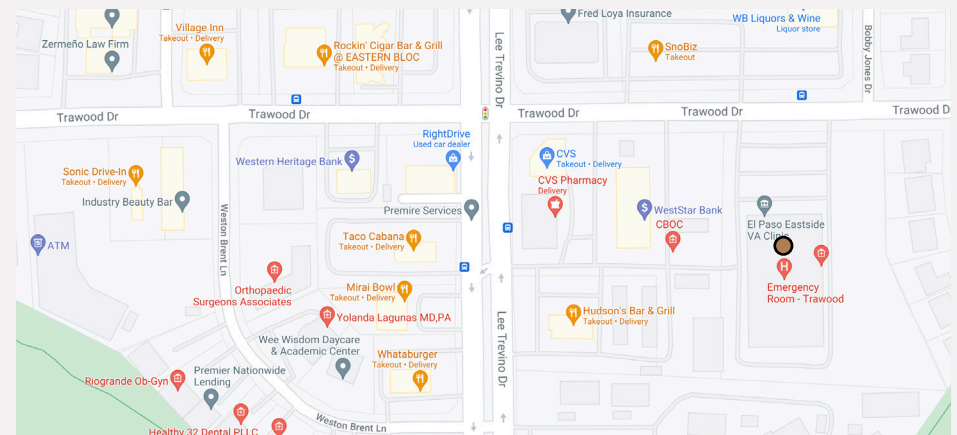
SITE SPECIFICATIONS

# of stories	3
Rate	Negotiable
Zoning	C-1 SC
Building Class	B
Building Size	80,792 SF

AVAILABLE SPACE FOR LEASE
900 - 35,556 SF

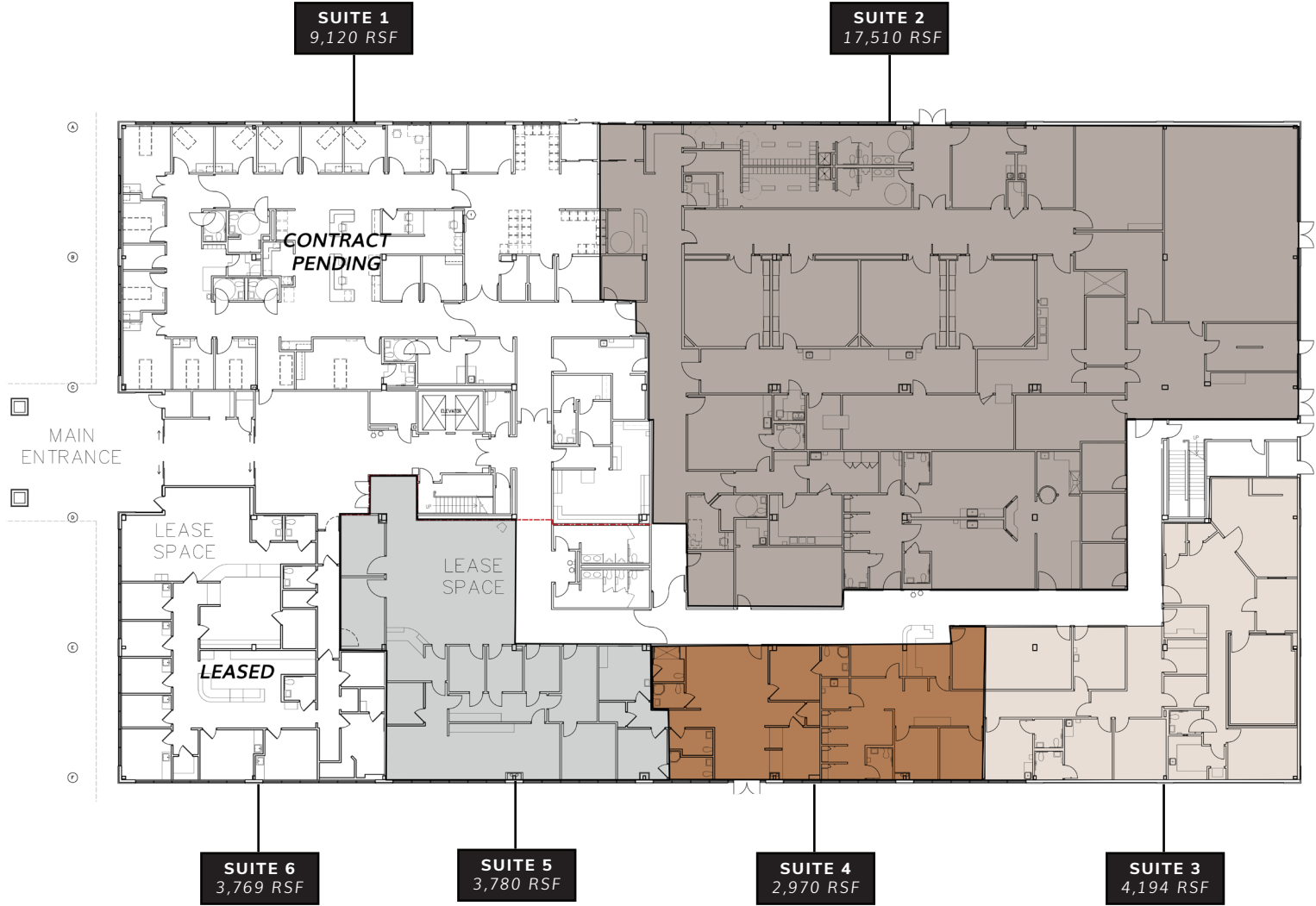
PROPERTY INFORMATION

- 2.8 Miles from Del Sol Medical Center and walking distance to local physicians and private practices
- Multi-Tenant office building with ample parking and seating areas
- In one of El Paso's most dense populated zipcodes with residential and commerical Real Estate
- Major tenants in the building - The Department of Veterans Affairs, BHS Physicians, & Center for Venous Disease



FLOOR PLANS

AVAILABLE SPACE FOR LEASE
+/- 35,556 SF

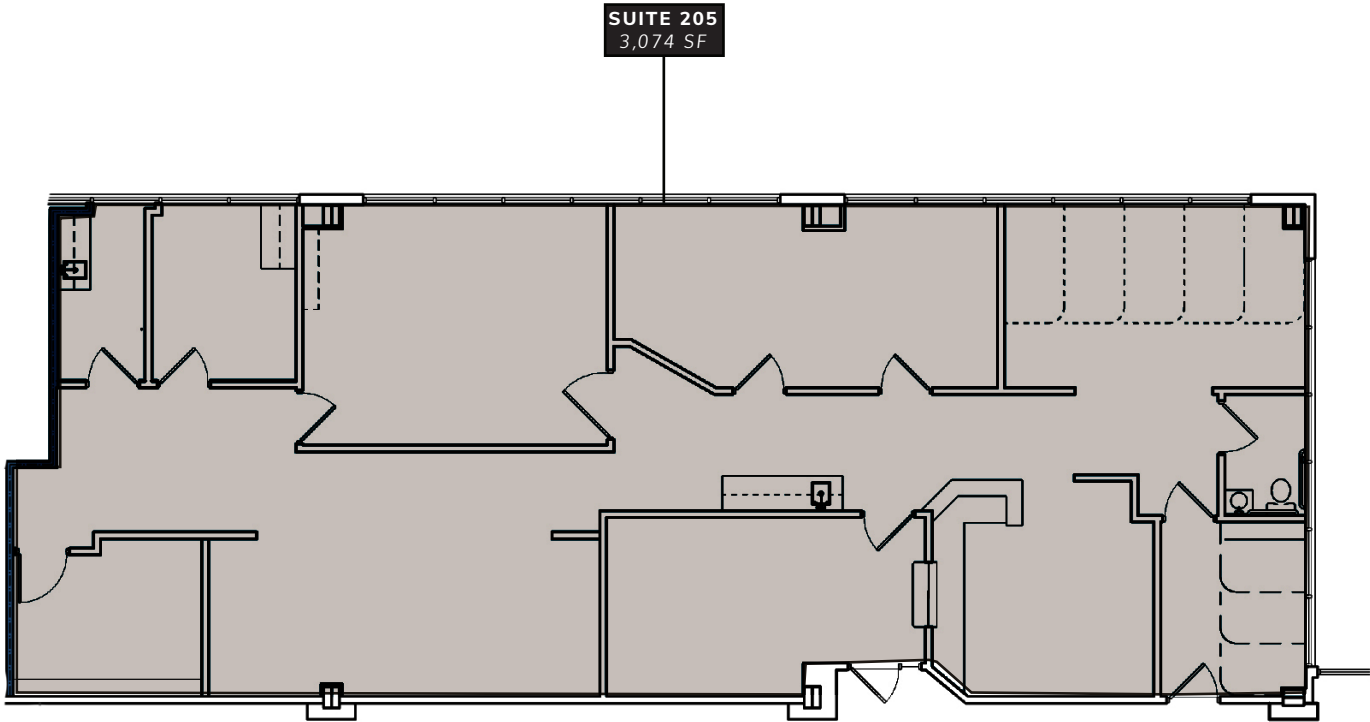


FOR LEASE 2400 Trawood Dr. El Paso, TX 79936

FLOOR PLANS

AVAILABLE SPACE FOR LEASE

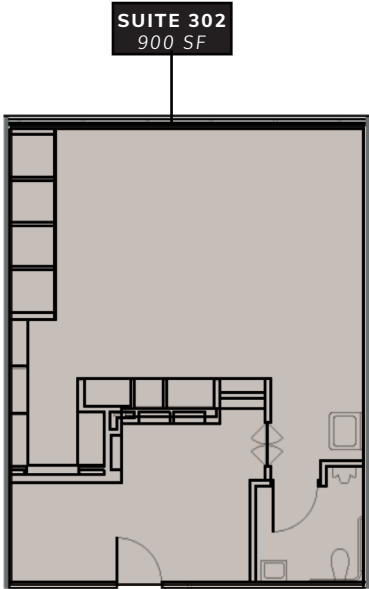
3,074 SF



FOR LEASE 2400 Trawood Dr. El Paso, TX 79936

FLOOR PLANS

AVAILABLE SPACE FOR LEASE
900 SF





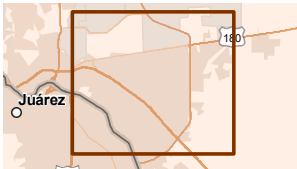
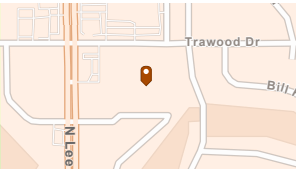
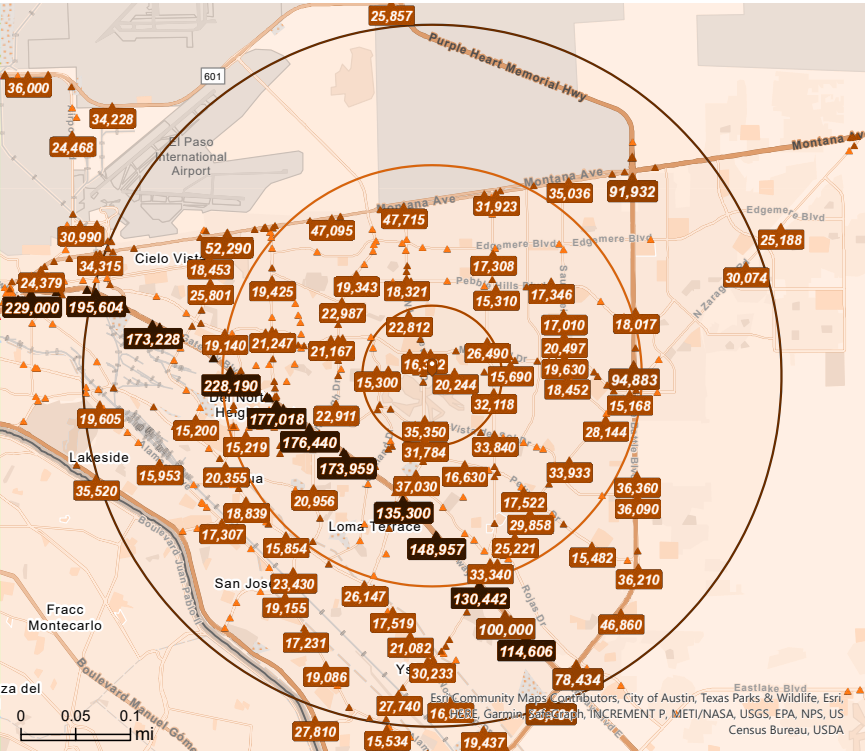
TRAFFIC VOLUME

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 2400 Trawood Dr. El Paso, TX 79936

EXTERIOR PHOTOS



HIGHLIGHTS



In one of El Paso's most dense
populated zipcodes with
residential and commercial
Real Estate



Major tenants in the building:
, BHS Physicians, Center for
Venous Disease



2.8 Miles from Del Sol Medical
Center and walking distance
to local physicians and private
practices



INTERIOR PHOTOS





DEMOGRAPHICS

1,3, 5 Mile Radius, 2020 & 2025



Population

1 mile	16,462	16,524
3 miles	134,649	135,957
5 miles	278,649	283,181



Households

1 mile	5,926	5,968
3 miles	47,880	48,483
5 miles	92,688	94,396



Median HH Income

1 mile	\$38,467	\$40,100
3 miles	\$40,388	\$42,313
5 miles	\$41,235	\$43,551

AERIAL MAP



www.grayce.us

welltower



FOR LEASE

2400 TRAWOOD DR. EL PASO, TX 79936

900 SF - 35,556 SF

GRAYCE
PROPERTY CONSULTANTS

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

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