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President	Commercial Agent	Commercial Agent
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Property For Lease

1600 MEDICAL CENTER ST
EL PASO, TX 79902

1,399 SF - 7,576 SF
AVAILABLE





1600 MEDICAL CENTER STREET - EL PASO, TX - 79902



About This Property

Property Details

Located on campus with The Hospitals of Providence Sierra and in the heart of the medical district, this 52,112 SF Class B medical office building offers suite sizes ranging from approximately 856 to 7,576 square feet of continuous space. Ideal for a wide range of medical specialties, the building features competitive lease rates that include utilities, janitorial services, operating expenses, and physician-covered parking—providing a convenient and cost-effective solution for healthcare providers.



Property Details

UP TO 11,291 SF CONTIGUOUS AVAILABLE FOR LEASE

Building Size	52,112 SF
SF Available	Up to 7,576 SF Available
# of Stories	4
Building Class	B
Type of Business	Medical
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	C-1

GRAYCE
PROPERTY CONSULTANTS

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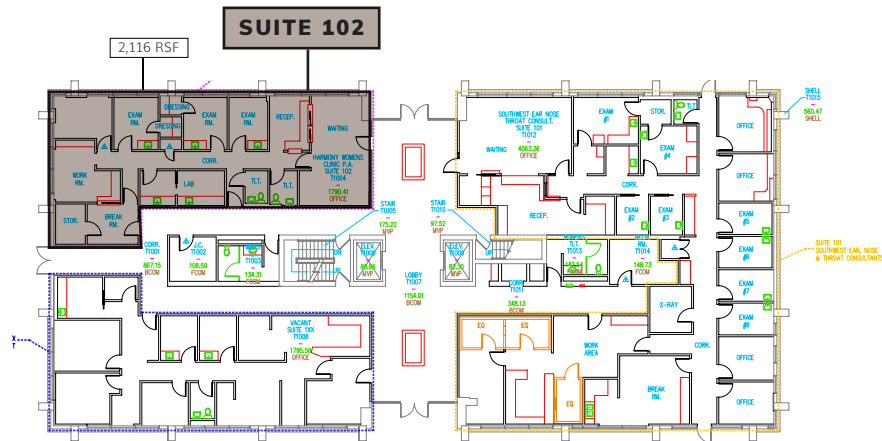
Site Aerial





Space Layout

1ST FLOOR

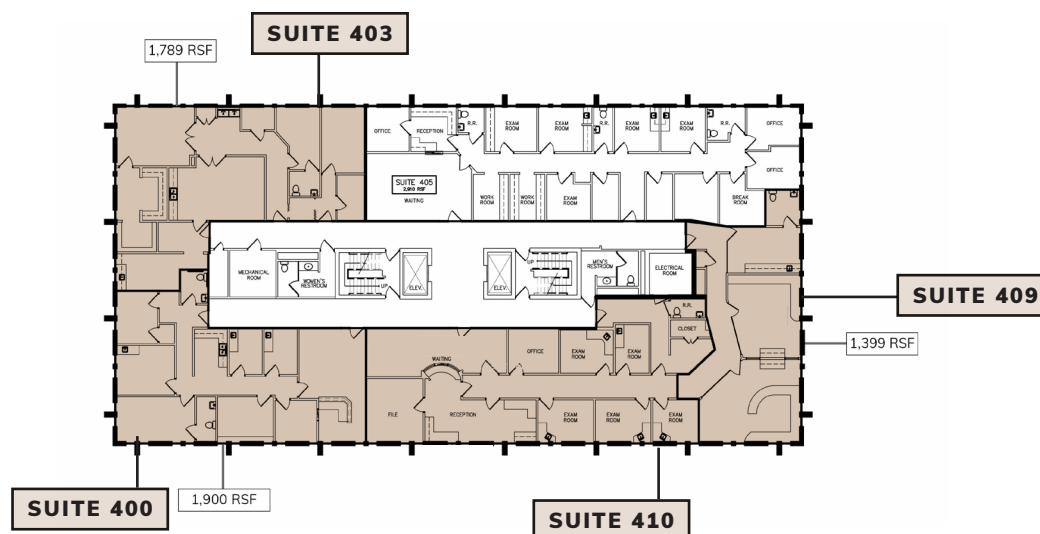


AVAILABLE SPACES

1ST FLOOR

- SUITE 102: 2,116 RSF

4TH FLOOR



4TH FLOOR

- SUITE 400: 1,900 RSF
- SUITE 403: 1,789 RSF
- SUITE 409: 1,399 RSF
- SUITE 410: 2,448 RSF

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

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Property Photos

EXTERIOR PHOTOS





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	11,291	11,303
3 miles	73,674	73,823
5 miles	136,416	136,519



Households

1 mile	4,544	4,705
3 miles	30,553	31,732
5 miles	55,511	57,580



Median HH Income

1 mile	\$30,792	\$34,903
3 miles	\$34,434	\$38,645
5 miles	\$38,233	\$43,748

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