



# **CORPORATE OFFICE BUILDING**

9400 VISCOUNT BLVD | EL PASO, TX 79925



FOR LEASE

**AVAILABLE SPACE** 33,928 SF

CALL LISTING AGENT FOR MORE INFORMATION

Sergio Tinajero Sergio@REPcre.com 915.886.8608

Jorge E. Nieves JNieves@REPcre.com 915.790.9757



#### PROPERTY HIGHLIGHTS

Large corporate office building lease. This 34,000 SF. Building was previously occupies by US Customs and Border Protection. The building is equipped with large open areas for cubicle space, ample training rooms and private offices throughout the building, one breakroom on each floor plus two sets of bathrooms. Large open parking is included plus a secured area that can hold 50+ vehicles.

Landlord will consider subdividing building if necessary for tenants interested in 8,000 SF. Ft. plus spaces.

Property can be easily be accessed from interstate-10 and is surrounded by large retail developments to incluse Fountains @ Farrah, Cielo Vista Mall and many other smaller commercial areas.

Distance to and from property:

10 minutes- El Paso International Airport

12 Minutes- Downtown FI Paso

15 minutes- Zaragoza International Border Crossing

15 minutes- Sante Fe International Border Crossing

10 Minutes- Americas International Border Crossing



## AREA TRAFFIC GENERATORS







CIELO VISTA MALL

# Sergio Tinajero

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# Jorge Nieves

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# **DEMOGRAPHIC SNAPSHOT 2023**



105,420 POPULATION 3-MILE RADIUS



\$55,476 AVG HH INCOME 3-MILE RADIUS

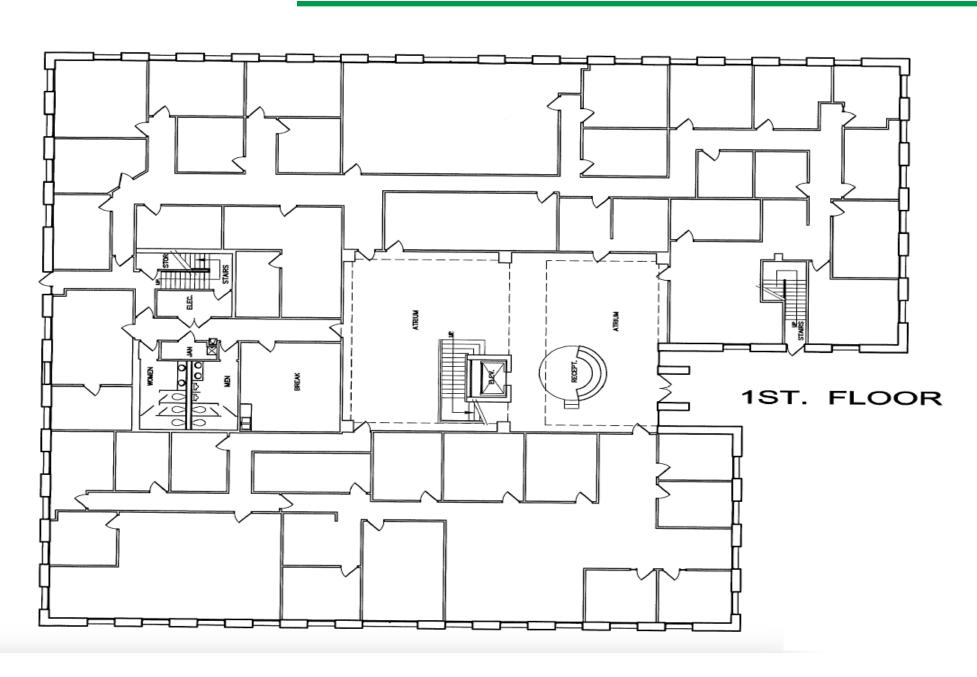


57,247 DAYTIME EMPLOYMENT 3-MILE RADIUS

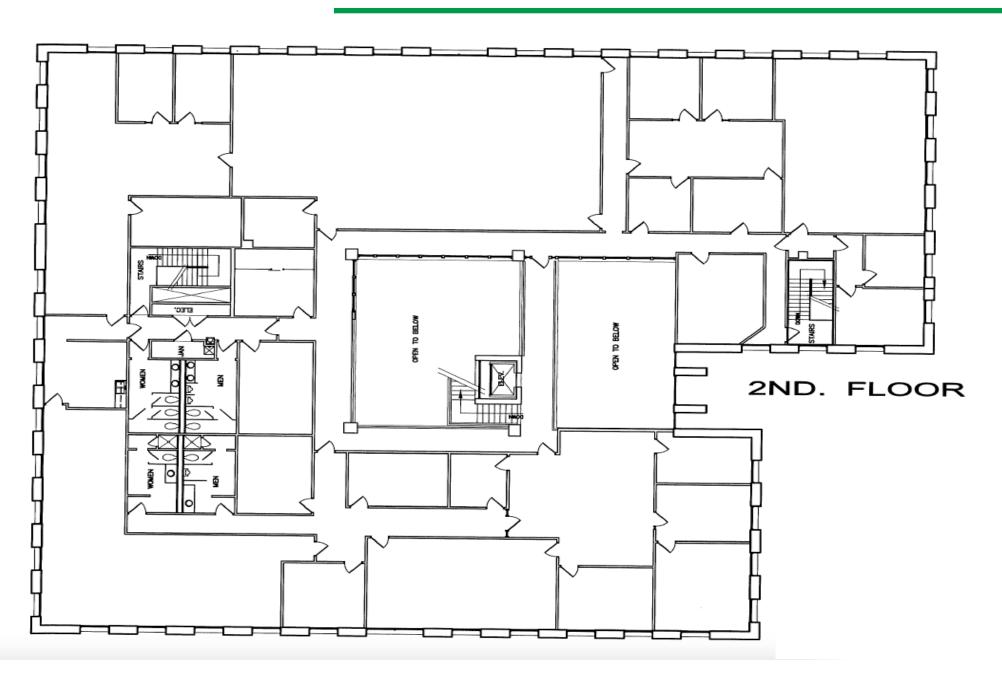


TRAFFIC COUNTS Viscount Blvd: 15,839 VPD I-10: 178,499 VPD (TDT 2022)



















The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





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# INFORMATION ABOUT OKERAGE 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 REPRESENTA PARTY IN 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 dutiesabove 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 awritten representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of anymaterial information about the property or transaction known by the agent, including information disclosed to the agent by the seller orseller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writtenagreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold orunderlined 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 s o 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 todis close, 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 thebuyer. 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.

| ELP REAL ESTATE GROUP LLC DBA REPCRE | 693047      | CGAMI              | CGAMBOA@REPCRE.COM  Email |              | 915.422.2242 |
|--------------------------------------|-------------|--------------------|---------------------------|--------------|--------------|
| Broker Firm Name                     | License No. |                    |                           |              | Phone        |
| CHRIS GAMBOA                         | 693047      | CGAMBOA@REPCRE.COM |                           | COM          | 915.422.2242 |
| Designated Broker of Firm            | License No. |                    | Email                     |              | Phone        |
| Associate's Name                     | License No. |                    | Email                     |              | Phone        |
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

**IABS 1-0**