



**FOR LEASE**

AVAILABLE SPACE  
33,928 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

Sergio Tinajero  
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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 include 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 El Paso

15 minutes- Zaragoza International Border Crossing

15 minutes- Sante Fe International Border Crossing

10 Minutes- Americas International Border Crossing




AREA TRAFFIC GENERATORS





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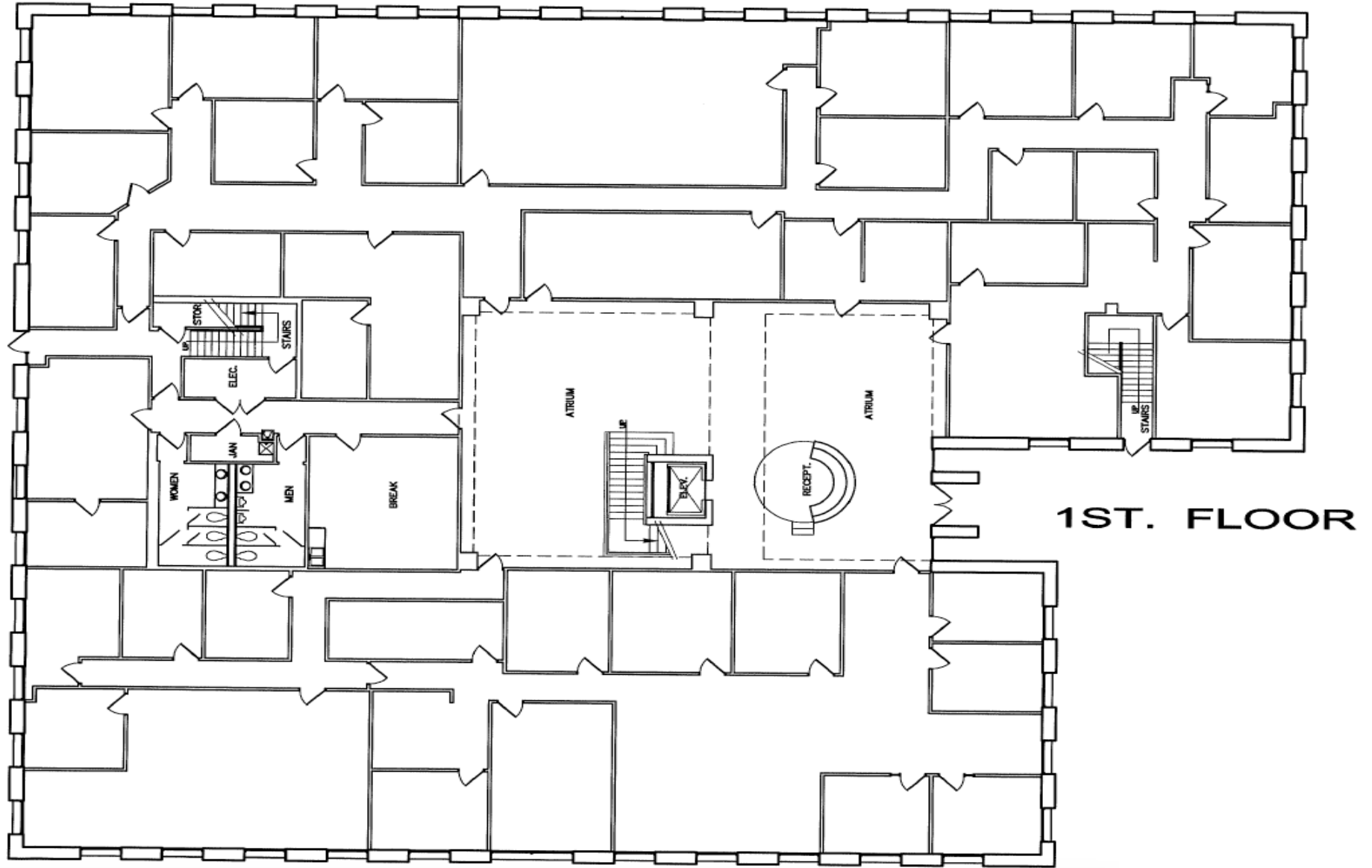
DEMOGRAPHIC SNAPSHOT 2023

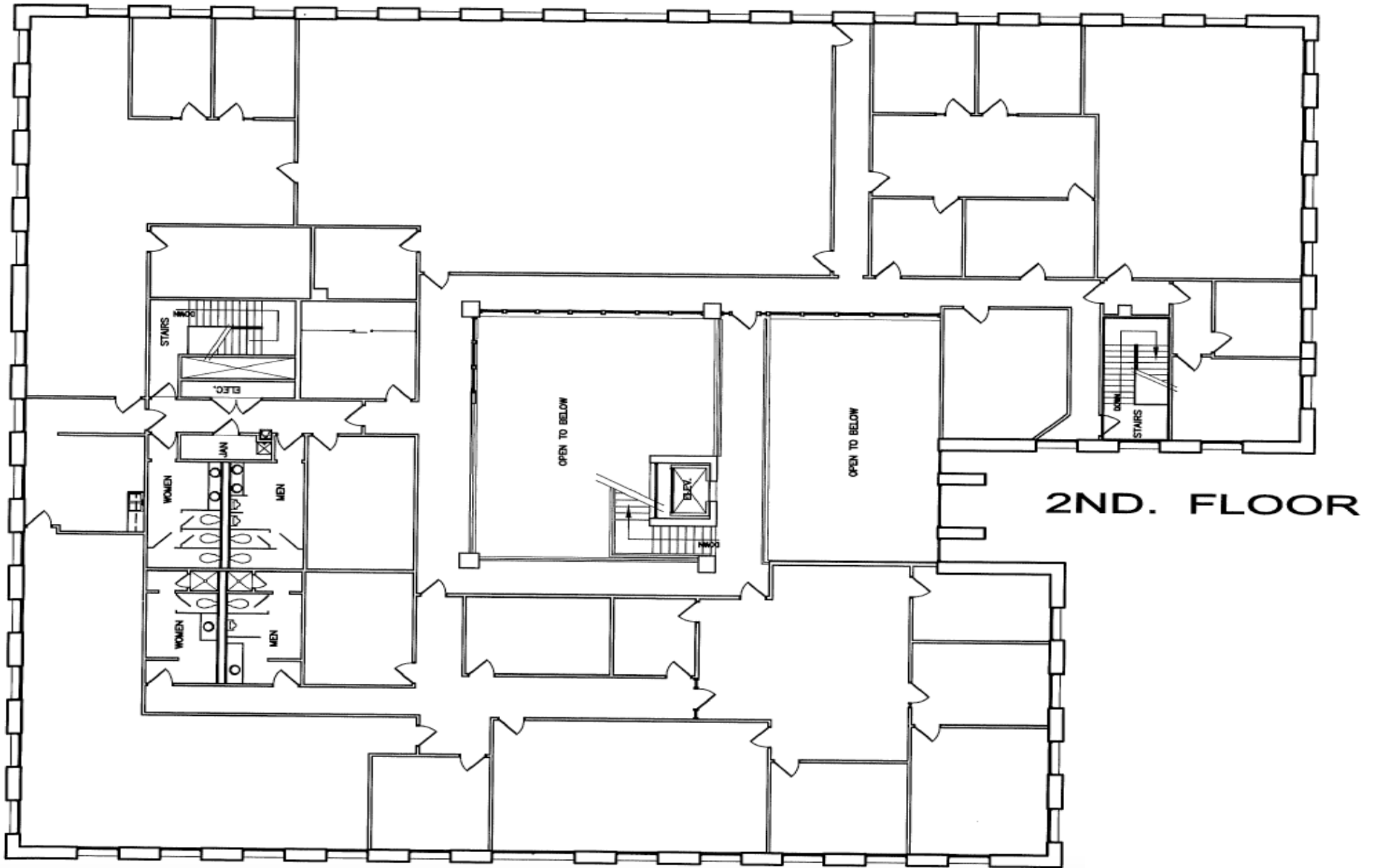
 105,420  
POPULATION  
3-MILE RADIUS

 \$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)





2ND. FLOOR





