



FOR LEASE

1155 LARRY MAHAN DRIVE

El Paso, Texas



Larry Mahan Business Center

Property Highlights

- Building size: 39,641 SF
- Lot size: 112,471 SF
- From 2,860 SF up to 6,751 SF
- Clear ceiling height: ±14'
- Grade level or drive-in docks available in some units.
- Flexible floor plans which can be modified or combined.
- Renovated exterior: 2013
- Zoning; M-1
- Parking: 82 spaces

Location Highlights

- Immediate access to I-10 with ease of access to other major arterials.
- Central location in the city with proximity to El Paso International Airport, Fort Bliss, International Ports of Entry into Mexico and Industrial Parks.

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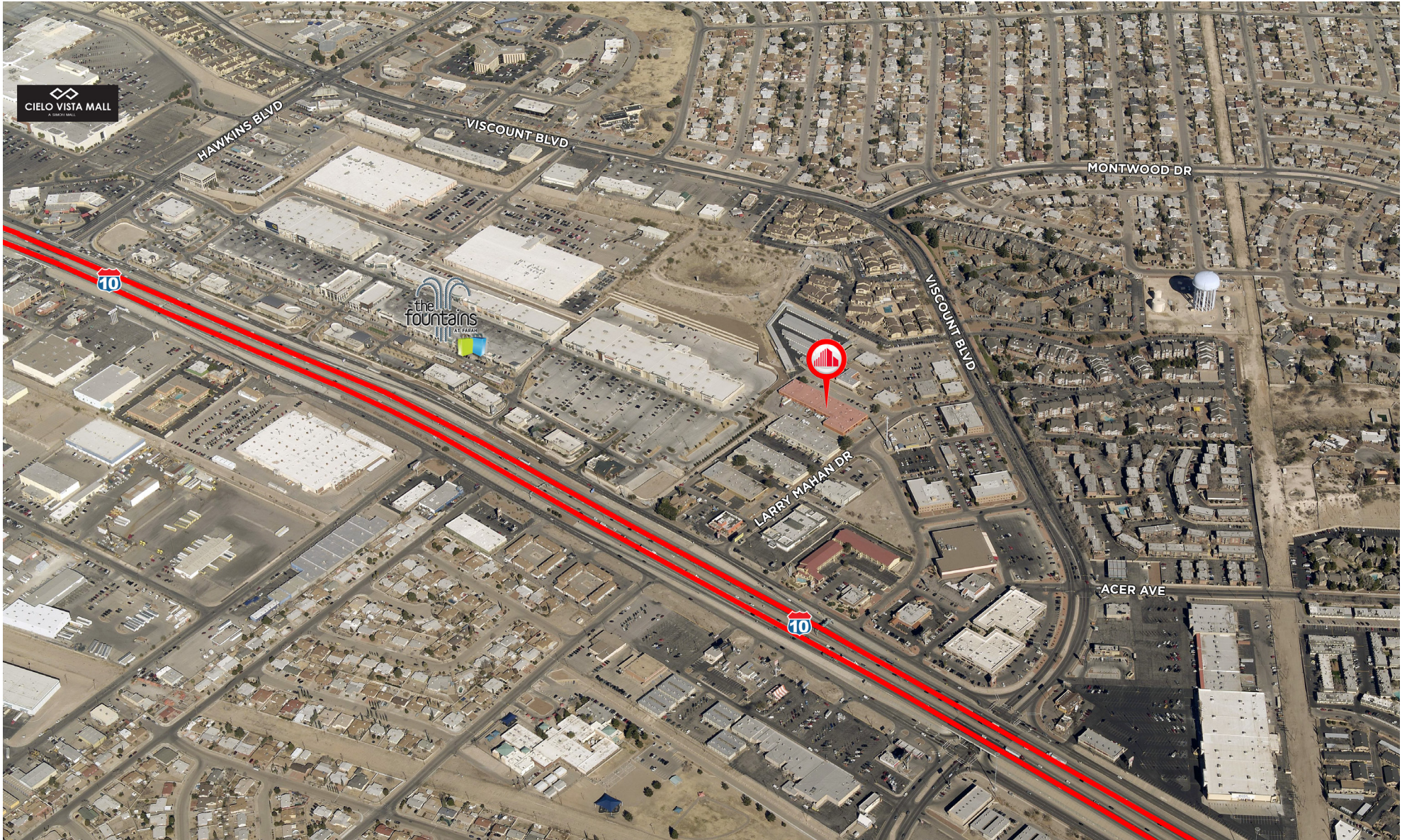


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Aerial



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Availability

SUITE	SIZE	LEASE RATES	COMMENTS
A	3,891 SF	\$6.00 /SF/NNN*	Office warehouse space with grade level door. May be combined with suite B for up to 6,751 SF
B	2,860 SF	\$6.00 /SF/NNN*	Unique combination of office space with open bullpen area in the center and additional open area for storage, inventory or additional work space in the rear.
D	3,481 SF	\$6.00 /SF/NNN*	Office warehouse space with one grade level door and large open area which may be utilized for storage, inventory or additional work space.
I	3,900 SF	\$6.00 /SF/NNN*	Office warehouse space with two dock doors.

* NNN Currently Estimated at \$2.25/SF

Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,709	38,757	77,406
TOTAL POPULATION	17,471	110,524	233,184
AVERAGE HH INCOME	\$49,101	\$43,344	\$44,586

Property Highlights and Location Description

- Office warehouse units offering tenants a variety of floor plans with either drive-in dock doors or grade level doors in most units.
- Located adjacent to The Fountains, immediately off Gateway West Blvd. and just west of Viscount Blvd. This location is a centralized area of East El Paso with easy access to Interstate 10 and all parts of town including the port of entry bridges into Mexico. Proximity to El Paso International Airport, Fort Bliss, Biggs Field and Western Refinery to name a few.

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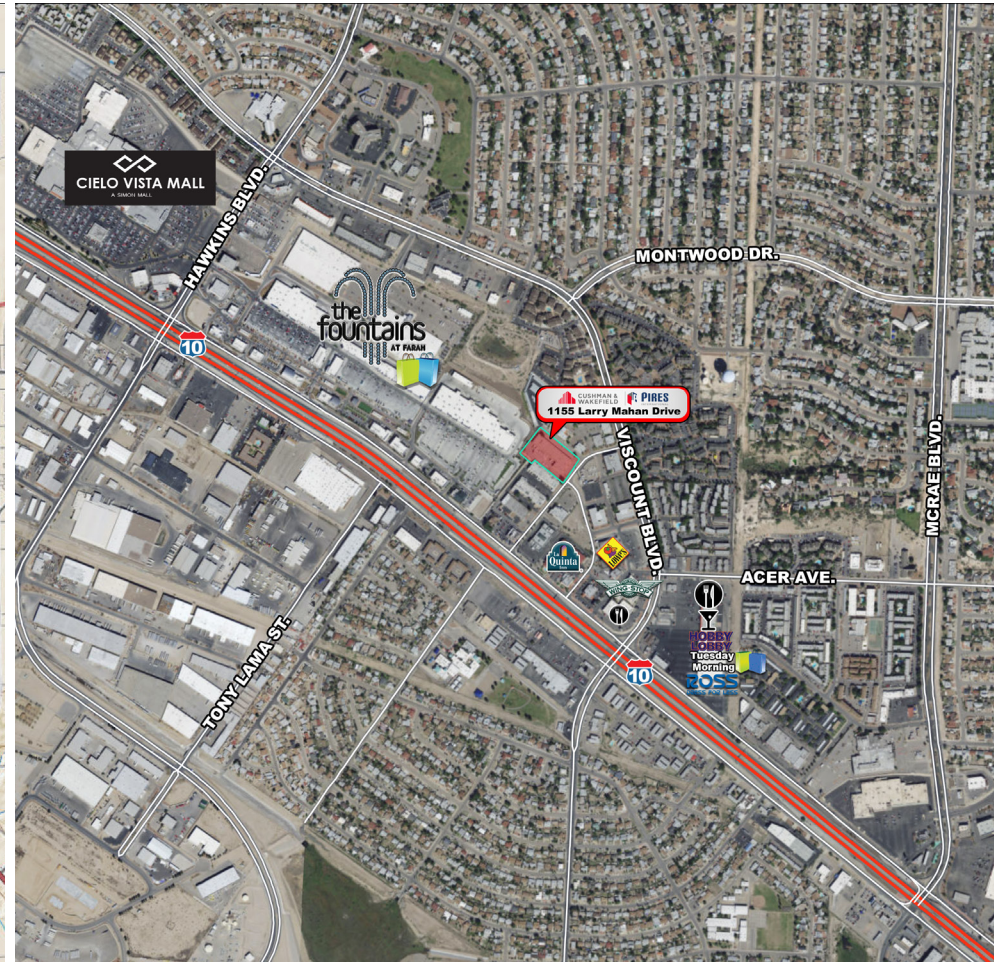
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MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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