



FOR LEASE | OFFICE

FOR LEASE OFFICE AND WAREHOUSE IN DOWNTOWN EL PASO

1009 Myrtle, El Paso, TX 79901



LEASE OVERVIEW

AVAILABLE SF:	2,200 SF
LEASE RATE:	Negotiable
LOT SIZE:	0.24 Acres
BUILDING SIZE:	2,200 SF
BUILDING CLASS:	A
CEILING HEIGHT:	16.0 FT
YEAR BUILT:	1946
RENOVATED:	2013
ZONING:	C4

PROPERTY OVERVIEW

\$8 per square foot for Class A Office and warehouse. Private parking with additional street parking. Recently remodeled building with refrigerated air and amenities to suit all your needs.

PROPERTY HIGHLIGHTS

- *Downtown on Myrtle Avenue between Octavis and Ange.
- *High visibility and ample street parking on Myrtle.
- *Located just 5 blocks east of downtown El Paso in the Magoffin Historic District.



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Demographics +/-

	1mi	3mi	5mi
Population	17,969	65,955	133,063
Median Age	31.1	34.2	34.4
Housholds	6,203	23,824	46,762



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