

FOR  
SALE /  
LEASE



# 1125 Texas "The Wiley Building"

*El Paso, Texas 79901*

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1125 Texas, El Paso, TX 79901



Sales Price: \$1.85 - \$2.25 Million

Lease Rate: \$19 - \$25/SF

## PROPERTY HIGHLIGHTS

- Unit B01 (6,000 SF Finished)
  - Sales Price: \$1.85 Million
  - Lease Rate: \$25/SF
- Units 301 & 302 (12,000 SF Shell, Can be subdivided)
  - Sales Price: \$2.25 Million
  - Lease Rate \$19/SF
- Panoramic Views of Downtown and the Franklin Mountains
- Zoning: C-4

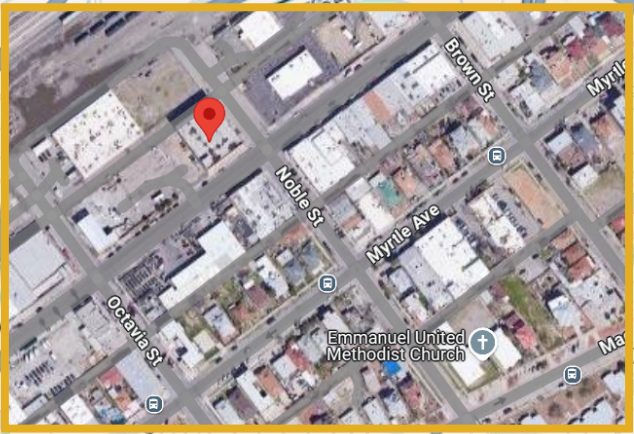
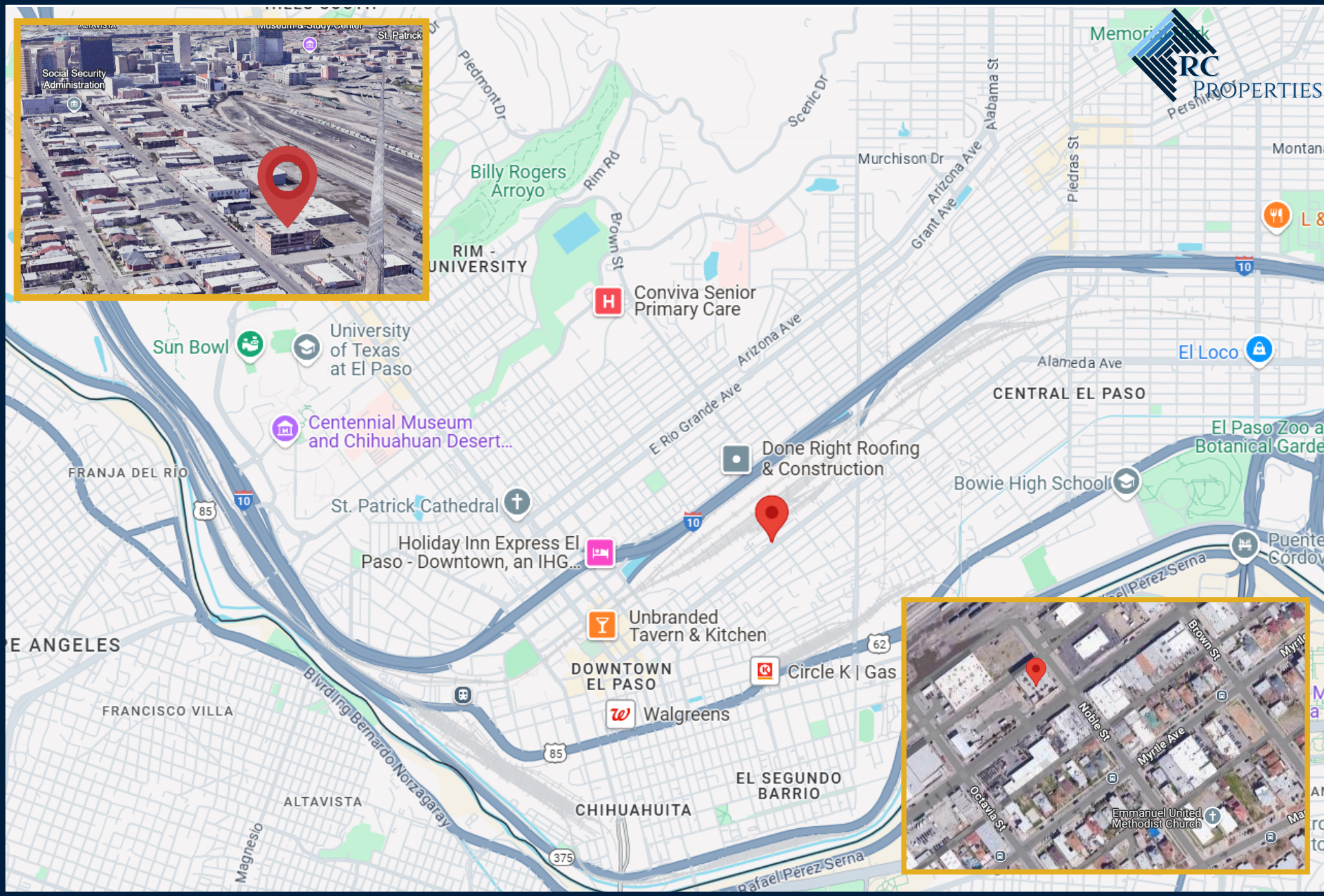
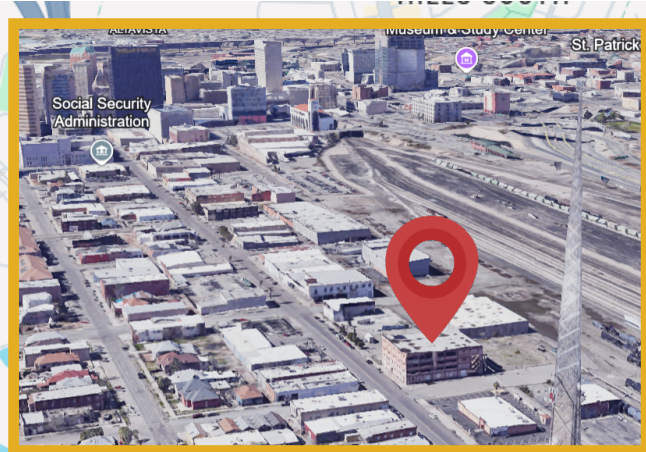


High end medical and professional office space in the new Wiley Building. This property is centrally located on Texas Ave with easy access to I-10 and the Border Highway. The property is between two of El Paso's Major Hospital Districts, providing close proximity to Memorial Campus, UMC & Children's Hospital, making it a perfect location for any medical office. Existing Tenants Include: Salt + Honey Bakery Café, Advanced Surgery Center of El Paso, the El Paso Orthopedic and Spine Institute, Epiphany Dermatology, El Paso Head and Neck Surgery, & Moreno Cardenas Inc.

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