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Property For Lease

2000-B TRANSMOUNTAIN RD.
EL PASO, TX 79911
UP TO 7,026 SF AVAILABLE





City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.

The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



About This Property

Property Details

This Class A medical office space is located on the second floor of the Transmountain Medical Office Building, directly adjacent to The Hospital of Providence Transmountain Campus. The lease includes utilities, janitorial services five days a week, common area maintenance, property taxes, and property insurance, offering a convenient and comprehensive solution for medical professionals.



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Property Details

UP TO 7,062 SF AVAILABLE FOR LEASE

Building Size	110,000 SF
SF Available	Up to 7,062 SF Available
# of Stories	4
Building Class	A
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	C-4



Site Aerial



2000 B TRANSMOUNTAIN RD.



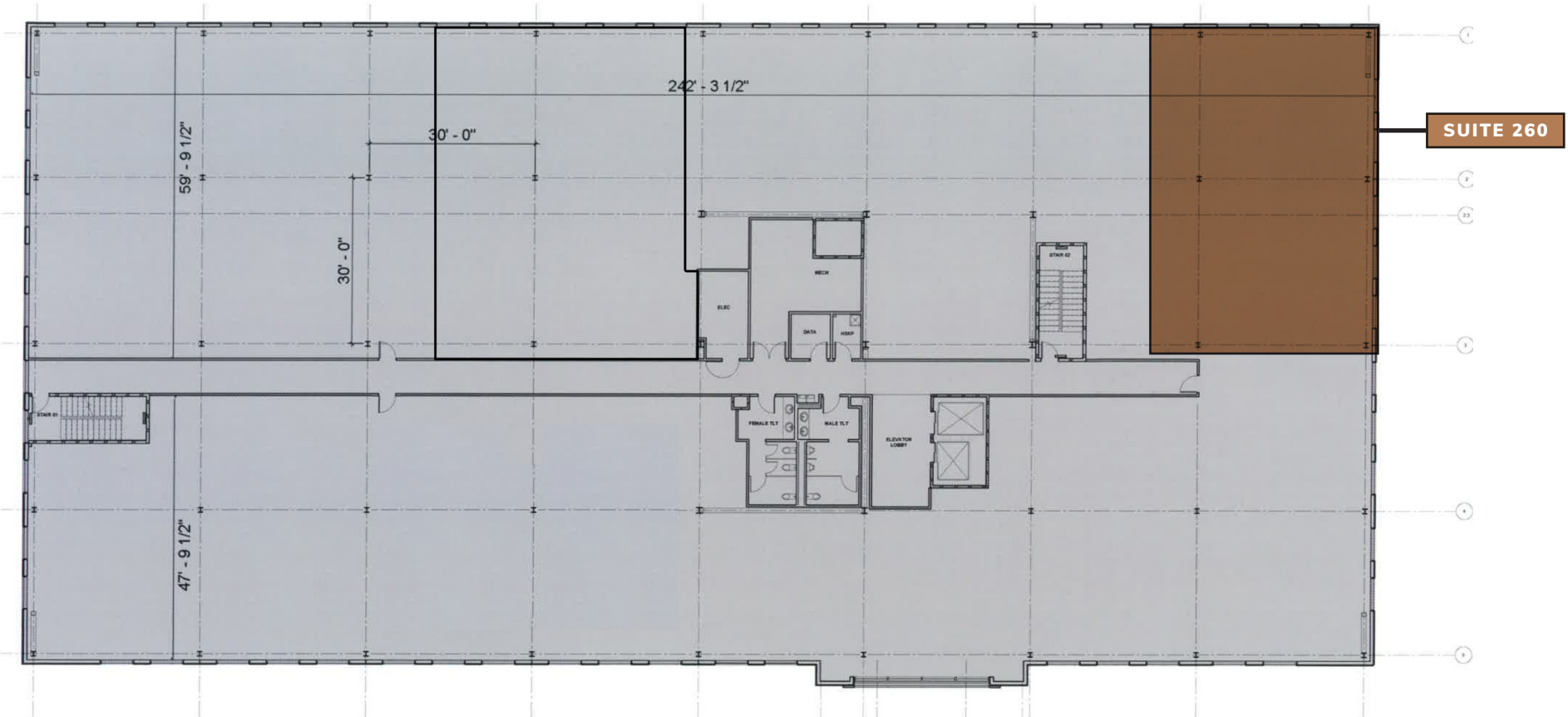
Space Layout

2ND FLOOR

AVAILABLE SPACES

2ND FLOOR

- SUITE 260: 2,455 RSF





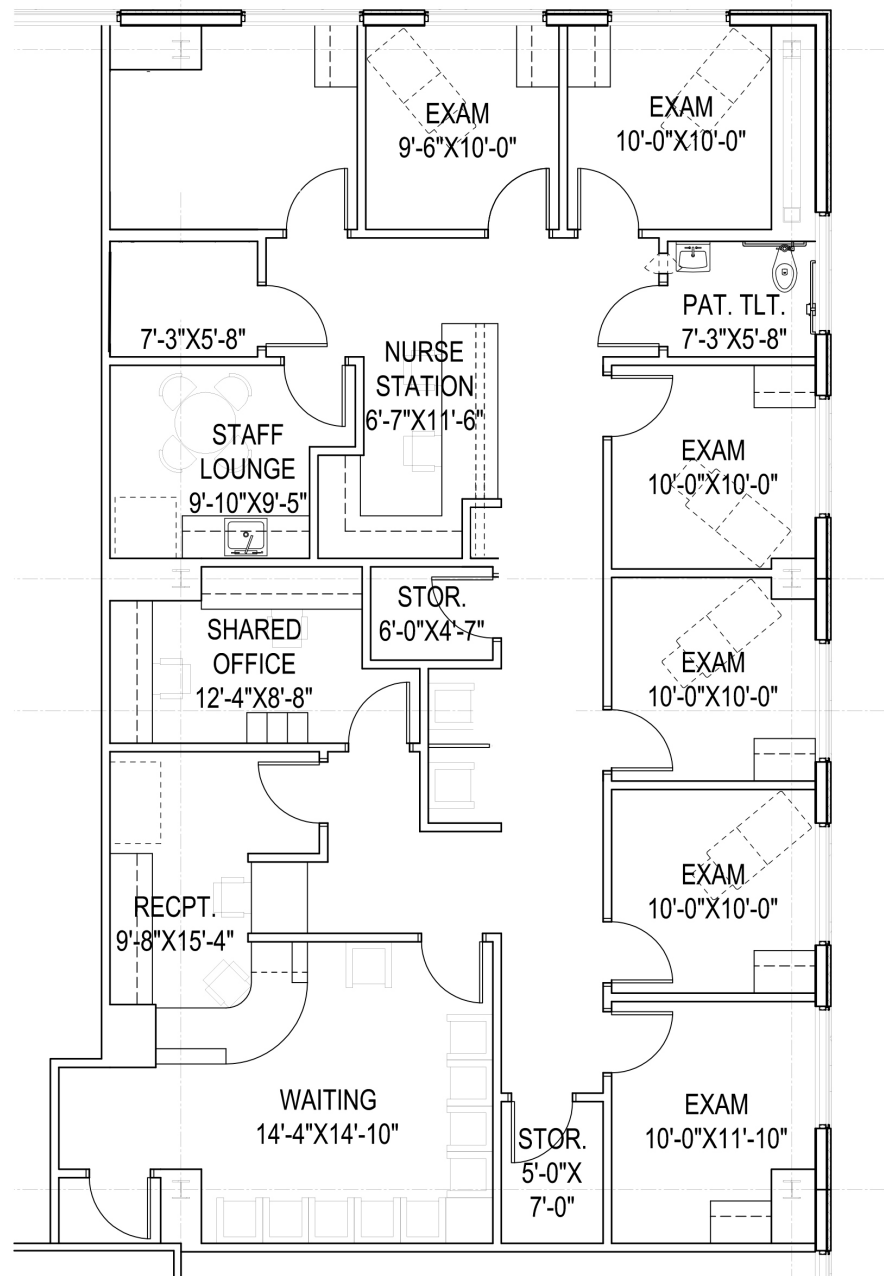
Space Layout

SUITE 260

AVAILABLE SF

2ND FLOOR

- SUITE 260: 2,455 RSF



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Property Photos

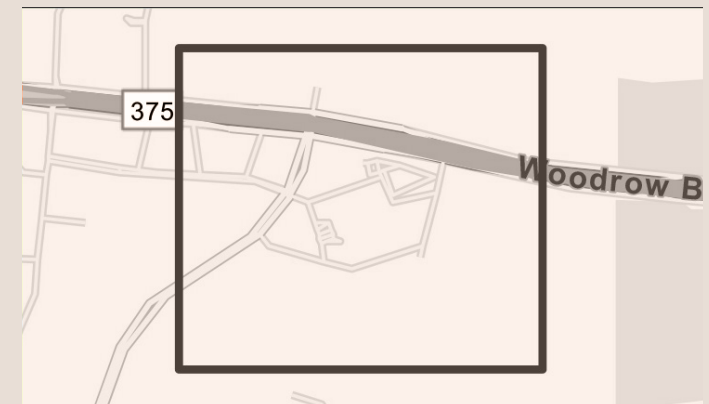
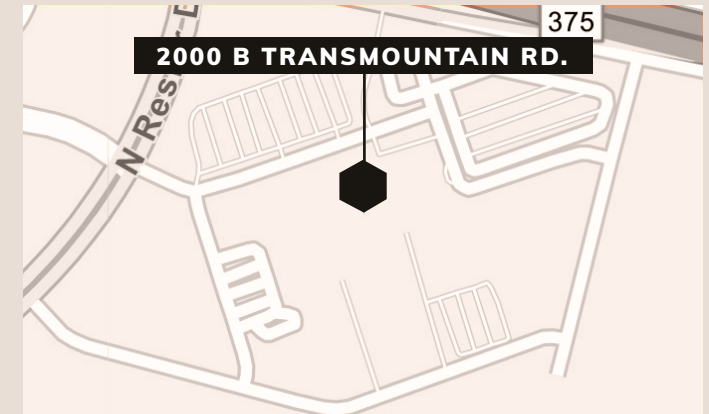
EXTERIOR PHOTOS





Traffic Volume

IMMEDIATE AREA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	2,269	2,328
3 miles	42,063	42,612
5 miles	105,077	106,139



Households

1 mile	765	816
3 miles	14,169	14,907
5 miles	36,940	38,641



Median HH Income

1 mile	\$84,003	\$93,359
3 miles	\$87,697	\$101,620
5 miles	\$85,468	\$98,773

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