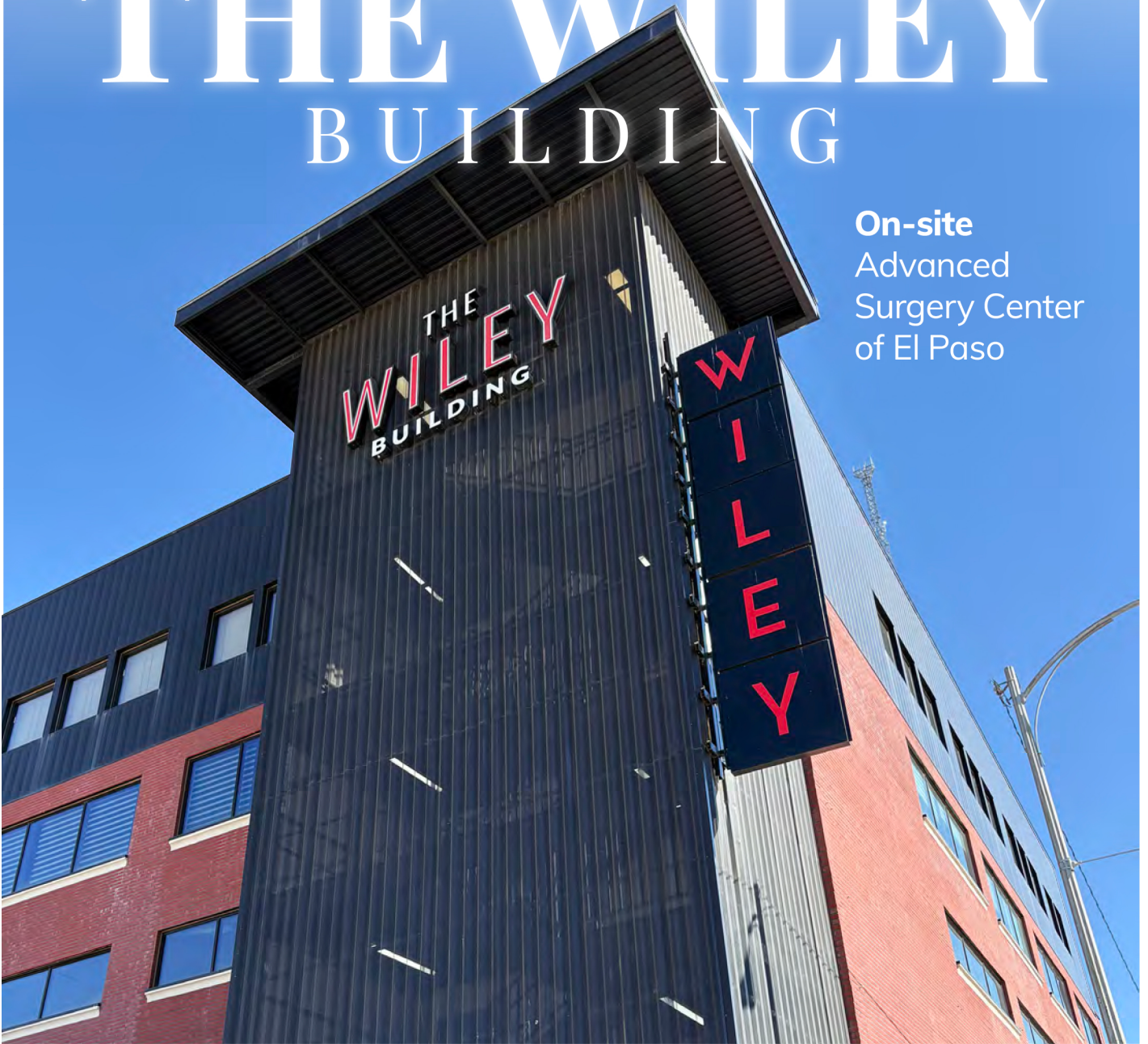


THE WILEY BUILDING

On-site
Advanced
Surgery Center
of El Paso



SALE OR LEASE OPPORTUNITES

1125 TEXAS AVE
EL PASO, TEXAS 79901

Class A contemporary office space available for sale or lease at the reimagined historic Wiley Building in the downtown El Paso, Texas

CBRE



New Life for Old Brick

THE WILEY BUILDING

Originally constructed around 1910, the Wiley Building at 1125 Texas began as a four-story industrial concrete warehouse with a basement. Built during El Paso's early 20th-century industrial expansion, the structure's heavy concrete design was typical of the era and served as a warehouse and industrial facility, supporting distribution and industrial activity in the rapidly growing downtown area. In the 2010s and early 2020s, the building underwent a complete architectural transformation led by Wright & Dalbin Architects, evolving into a Class A contemporary office structure while preserving its original industrial character. Today, the Wiley Building functions as a mixed medical and professional office building, housing notable tenants such as Salt + Honey Bakery Café, the Advanced Surgery Center of El Paso, the El Paso Orthopedic and Spine Institute, Epiphany Dermatology, El Paso Head and Neck Surgery, and Moreno Cardenas Inc. This modernization, along with ongoing tenant-specific renovations including medical office build-outs and a new ambulatory surgery center on the 5th floor, has positioned the building as a key component in the revitalization of downtown El Paso. The Wiley Building's adaptive reuse, which preserves historical aspects while incorporating modern elements, makes it one of downtown El Paso's most noteworthy projects.

History & Innovation

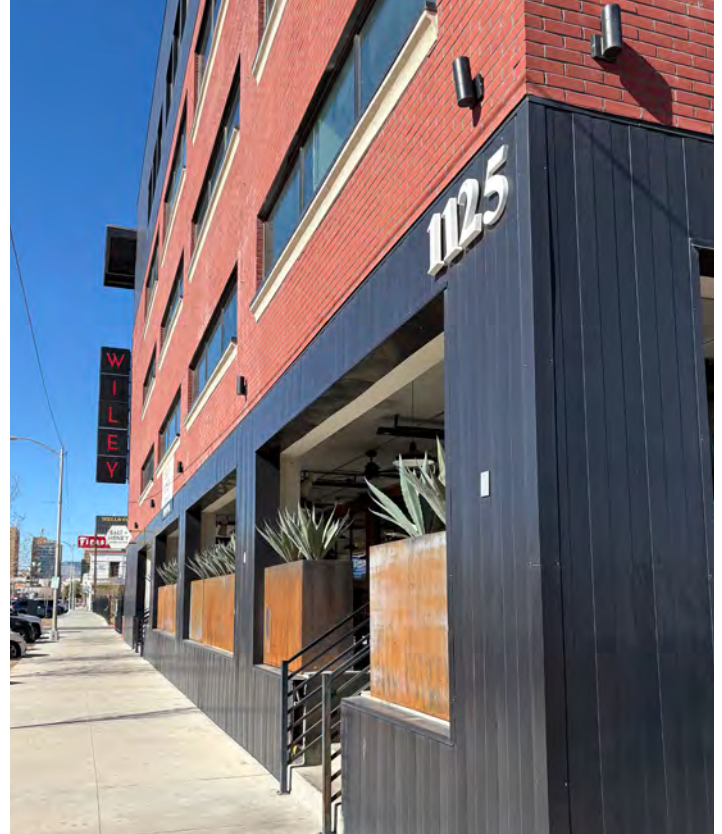
HIGHLIGHTS

- + Class A medical/professional office environment
- + Ground-floor retail including popular on-site dining
- + Excellent opportunity to create an efficient, modern clinical layout
- + Fully operational ambulatory surgery center (ASC) on the 5th floor
- + Positioned within an active medical community that drives steady patient volume
- + 95 public parking spaces, plus employee parking in an adjacent lot

TENANTS

- + Salt + Honey Bakery Café
- + Advanced Surgery Center of El Paso
- + El Paso Orthopedic and Spine Institute
- + Epiphany Dermatology
- + El Paso Head and Neck Surgery
- + Moreno Cardenas Inc.

The Wiley Building hosts a diverse array of established medical practices, creating a naturally synergistic environment for referrals and shared patient traffic. The property also features a fully operational ambulatory surgery center (ASC) on the 5th floor, providing added convenience for providers who benefit from surgical capabilities within the same building.



Home to the Advanced Surgery Center of El Paso

A key differentiator of The Wiley Building is its on-site Advanced Surgery Center of El Paso, a Texas state-licensed outpatient surgical facility established in 2023.

Located on the fifth floor, this pristine, multi-specialty surgery center features:

- + Two state-of-the-art operating rooms
- + Large procedure room
- + 23-hour observation capabilities
- + Advanced surgical technology and equipment
- + Streamlined patient access and convenience

The center specializes in:

- + Orthopedics
- + Spine Surgery
- + Ear, Nose & Throat (ENT)
- + Hand Surgery
- + Pain Management

The facility's 23-hour observation program provides surgeons and patients with added confidence by accommodating larger procedures that are not typically performed in traditional outpatient surgery centers, while offering observation and recovery support when needed.

For physicians who regularly perform procedures, having their office located within the same building as a modern surgical center creates an unmatched level of efficiency, convenience, and continuity of care.





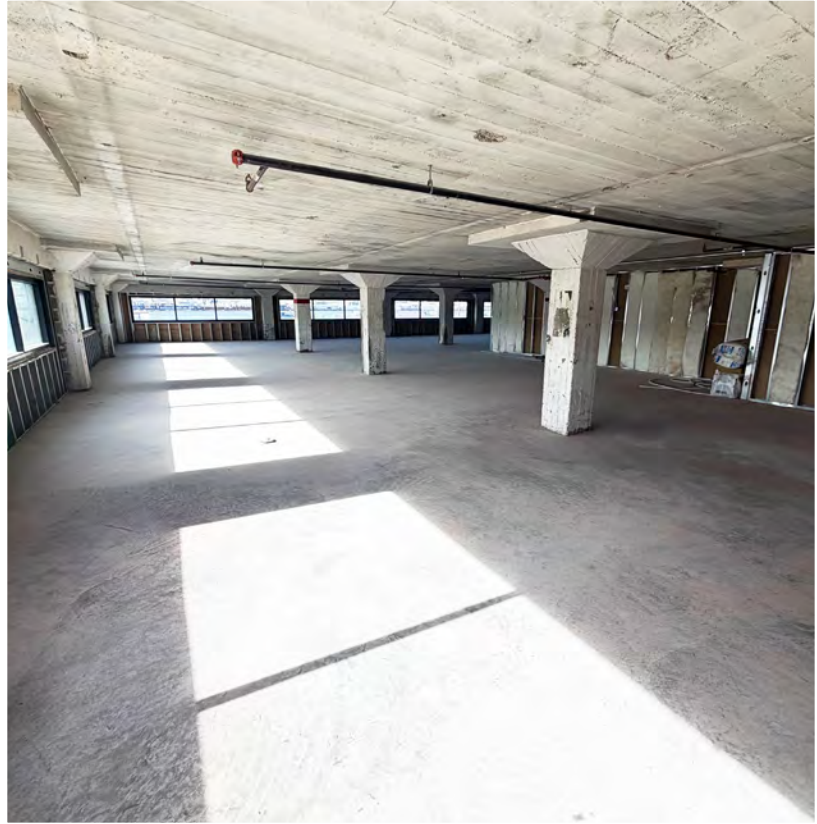
Suite 201

Positioned within the professionally redesigned Wiley Building, Suite 201 is currently a shell space with no interior finishes, offering a blank slate for a medical or professional user to design a fully customized layout. This condition allows tenants or buyers to tailor exam rooms, procedure areas, offices, or workflow patterns to their exact operational needs.

KEY FEATURES

- + 5,737 Sq. Ft.
- + Vacant shell: design and build to your specifications
- + Ideal for medical, diagnostic, or professional clinical use
- + Located on the 2nd floor with elevator access
- + Excellent opportunity to create an efficient, modern clinical layout
- + Positioned within an active medical community that drives steady patient volume

A CUSTOMIZABLE
BLANK SLATE





Suite B01

TURN KEY MEDICAL OFFICE SPACE

Finished in 2023, this modern medical office suite offers turn key clinical space in the lower level of a well established medical office building featuring an on site ambulatory surgery center (ASC). The suite includes contemporary finishes, exam rooms, private offices, a reception/waiting area, and in suite plumbing throughout. Ideal for medical practices seeking a move in ready environment with built in patient traffic and strong clinical synergy from the ASC and other medical tenants.

KEY FEATURES

- + 6,454 Sq. Ft.
- + Move in ready
- + Contemporary finishes
- + Includes exam rooms, private offices and a reception/waiting area
- + In suite plumbing
- + Positioned within an active medical community that drives steady patient volume





Suite B02

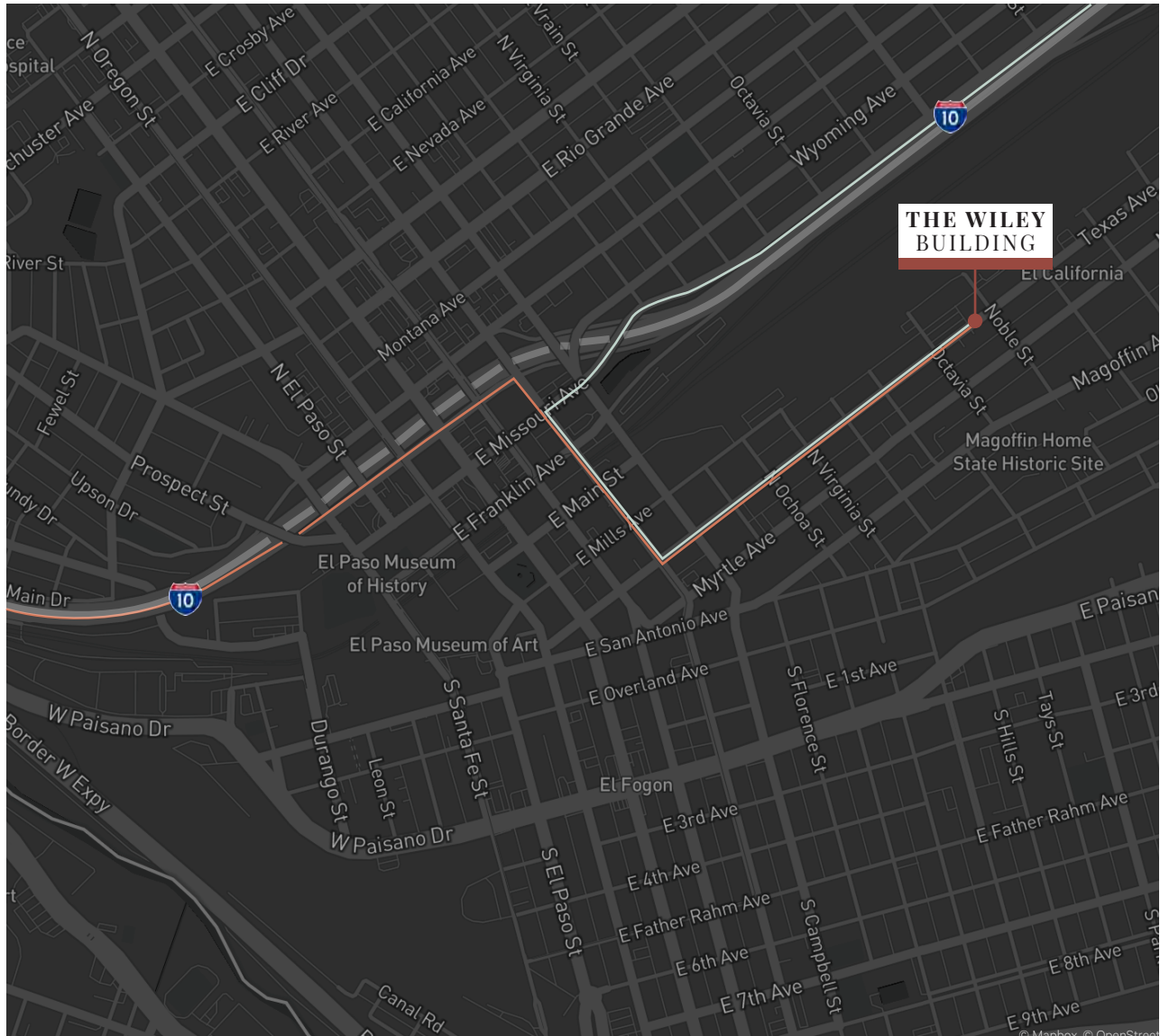
READY FOR
YOUR VISION

Located in the newly reimagined Wiley Building, Suite B02 presents a unique opportunity: a raw, unfinished space ready for your vision. This blank canvas allows medical or professional users to design a completely bespoke environment, perfectly optimized for their specific needs. From exam rooms and procedure areas to offices and workflow, you have complete control over the layout and design.

KEY FEATURES

- + 5,000 Sq. Ft.
- + Vacant shell: design and build to your specifications
- + Ideal for medical, diagnostic, or professional clinical use
- + Excellent opportunity to create an efficient, modern clinical layout
- + Positioned within an active medical community that drives steady patient volume





Excellent I-10 Connectivity

- 1.2 Miles from the East bound I-10 exit (roughly four minutes)
- 0.9 Miles from the West bound I-10 exit (roughly 4 minutes)



COMMUNITY PROFILE

2025DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Businesses	2,204	4,375	6,774
Population	16,798	59,313	118,618
Households	7,202	24,957	49,857
Daytime Population	40,072	103,481	168,654

THE WILEY BUILDING

SALE OR LEASE OPPORTUNITIES



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EL PASO, TEXAS 79901

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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.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
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