

1211 E 8TH ST

OFFERING SUMMARY

FOR LEASE
3 SEPARATE SUITES

\$11/SF ANNUALLY



OVERVIEW

This is a very economical and well located office building offering three sole and separate suites. The ownership is willing to provide tenant improvements for a reasonable lease. The location is in close proximity to Gerald Champion Hospital and has been a long term attraction for medical concepts at minimum. The immediate area is also dominated by well established financial services operations. Area business revenues would indicated these concepts would also do well for this purpose. The site offers you access to a daytime worker population of 9000+ within a five minute drive time of the site and 11,000+ daytime residents. Signage opportunities are sound and the site is augmented by being in close proximity to several large national & regional names including Albertson's Grocery, Otero Federal Credit Union and beyond. Growth in immediate area incomes have also increased at a sound consistent pace. Please take advantage of this sound office opportunity and give us a call to discuss.



FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate

Kary Bulsterbaum
575-639-1208 | kary@steinborn.com

Victoria Scragg
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