

**NOW
LEASING**

CLASS A/PLUG AND PLAY CALL CENTER 4150 PINNACLE

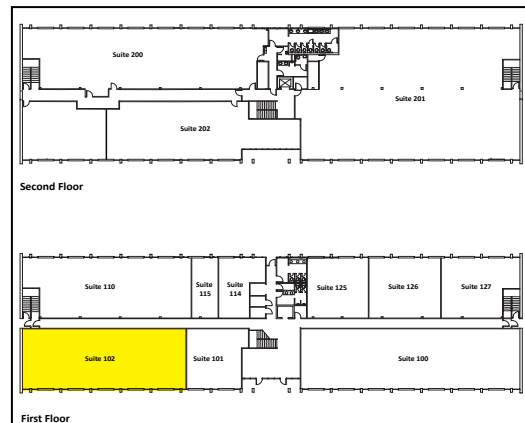
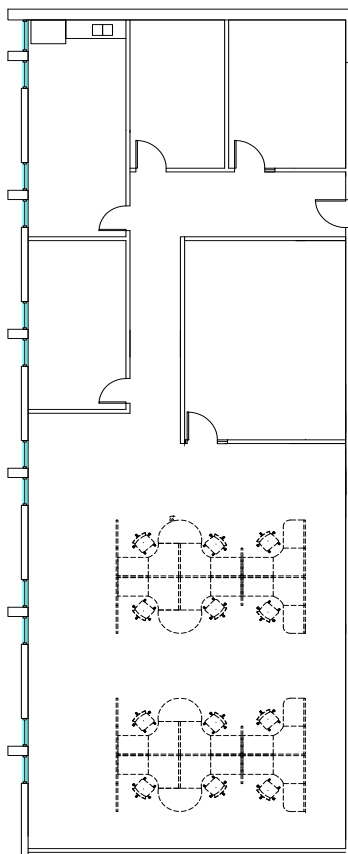
EPICENTER AN OFFICE COMMUNITY - EL PASO-CENTRAL

LOCATION:
AMENITIES:

APPROX. 3,607 RSF
WITH ADDITIONAL SQUARE FOOTAGE
AVAILABLE IN BUILDING

SUITE 102 - 1ST FLOOR

- Large Class A Multi-Use Space with Furnishings Available and Abundant Natural Light
- Two Private Offices-Including Manager Suite, Open Workspace with Space for Cubes with Room to Expand, Conference Room, IT Room with Dedicated HVAC Unit, Break Area & Storage
- Conveniently Located on First Floor Between Building Main and Side Entrances
- Ample Free Parking
- All Inclusive Utilities (Ultra-Fast High Speed Fiber Data Available)
- HUB Zone Certified
- Signage Available
- General Cleaning & Trash Service Available



NEWLY UPDATED COMMON AREA



Centrally Located Minutes from Downtown El Paso at the Intersection of I-10 and Executive Center Blvd. Adjacent to UTEP, Downtown El Paso, Juarez, Mexico, and Only 45 Minutes to Las Cruces

TRAFFIC COUNT

131,702+ At the Intersection of I-10
per day and Executive Center Blvd

KEY TENANTS

GSA, Time Square Media, Pizza Properties, Sunbowl Association, El Paso County, Molina Healthcare, Texas A&M University, C.H. Robinson

**ON-SITE PROPERTY
MANAGEMENT &
MAINTENANCE WITH 24
HOUR EMERGENCY SERVICE**



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PROFESSIONALLY MANAGED BY EP SHALOM MANAGEMENT, LLC
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Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications or any and all improvements to any part of the property are subject to change or cancellation without notice.

915-532-3456