

**NOW
LEASING**

CLASS A OFFICE 4100 RIO BRAVO

EPICENTER AN OFFICE COMMUNITY - EL PASO-CENTRAL

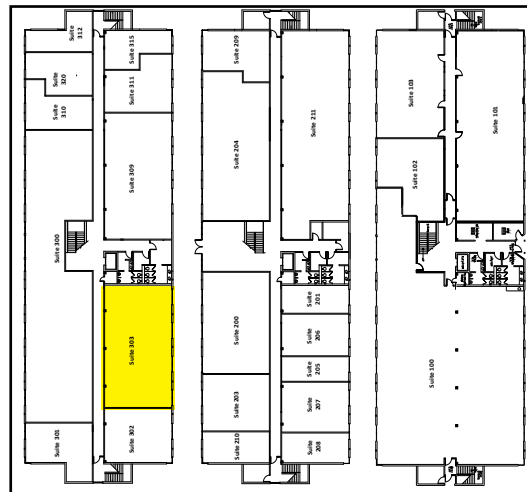
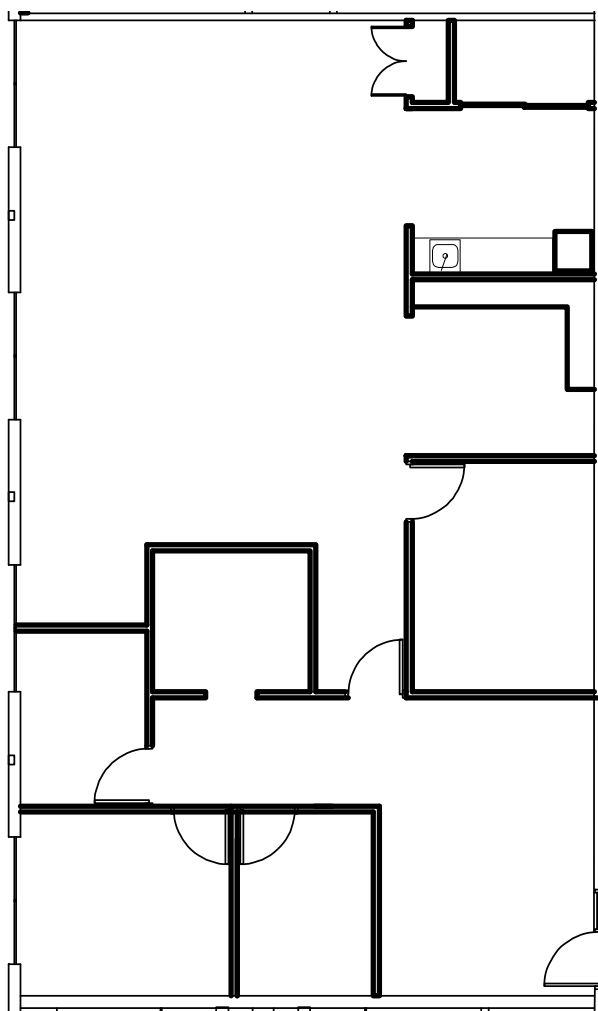
LOCATION:

AMENITIES:

APPROX. 2,175 RSF

SUITE 303 - 3RD FLOOR

- Large Class A Multi-Use Space with Abundant Natural Light, Private Offices, Open Workspace, Large Reception, Breakroom and Room to Expand
- Ample Free Parking
- All Inclusive Utilities (Ultra-Fast High Speed Fiber Data Available)
- HUB Zone Certified
- Signage Available
- General Cleaning & Trash Service Available



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 and Executive Center Blvd per day

KEY TENANTS

GSA, Time Square Media, Pizza Properties, Hunt Building, Sunbowl Association, New American Funding, El Paso County, Molina Healthcare, Texas A&M University, Tenet Healthcare, C.H. Robinson, NCS Pearson

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



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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.