



CLASS A OFFICE SPACE 4110 RIO BRAVO DRIVE EL PASO-WEST/CENTRAL



PROPERTY HIGHLIGHTS

- Two Story Office Building with 36,532 SF of Office Space
- Minutes from Downtown El Paso
- All Inclusive Utilities
- HUB Zone Certified for Tenants with Government Clients
- Free, Ample Building Adjacent Parking
- Janitorial: General Cleaning & Trash Service Available
- Signage: Suite & Directory, with Additional Building & Road Signage Available
- State of the Art, Computerized Heating (Gas) & Cooling (Refrigerated) Systems Controlled by Management Office at a Comfortable Setting

ON-SITE PROPERTY MANAGEMENT & MAINTENANCE

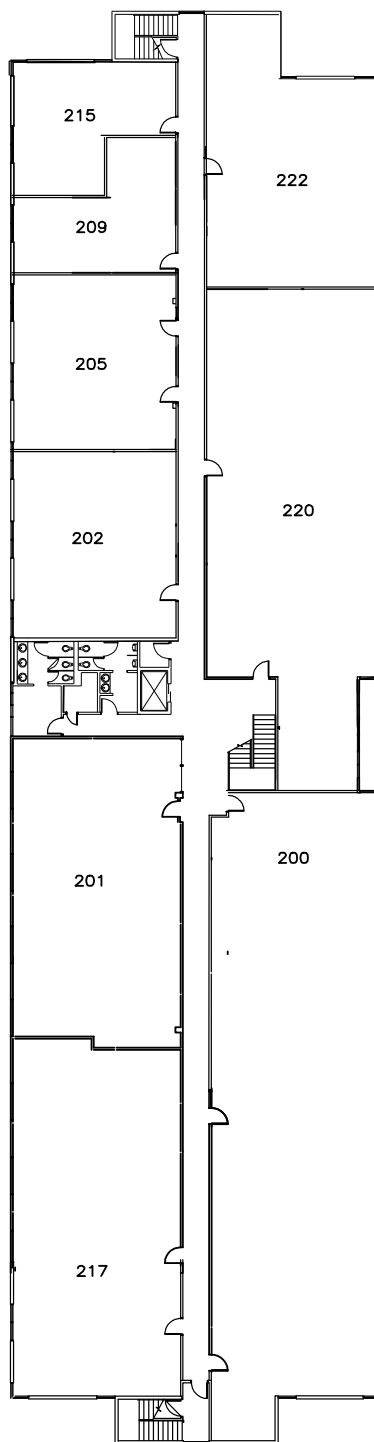
- Full staff of qualified professional personnel to maintain the interior and exterior areas of the building
- 24 hour answering service available for emergencies

NEWLY UPDATED COMMON AREA

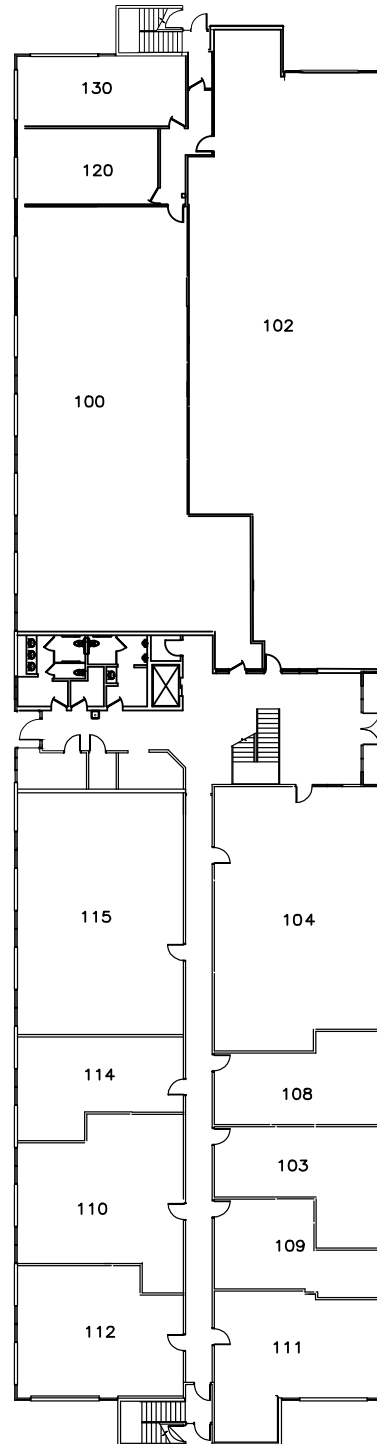




CLASS A OFFICE SPACE
4110 RIO BRAVO DRIVE
EL PASO-WEST/CENTRAL



SECOND FLOOR



FIRST FLOOR



SUITE 100

4110 Rio Bravo Drive, EL PASO-WEST/CENTRAL

**IMMEDIATELY
AVAILABLE FOR LEASE
APPROX. 3,453 RSF
PROFESSIONAL OFFICE**



LARGE CLASS A OFFICE WITH FANTASTIC VIEWS

- Seven+ Large Private Offices with Windows and View
- Executive Suite with Private Restroom
- Multiple Multi-use Workspaces, Conference Rooms & Meeting Areas
- Open Reception Area with Built-in Desk and Private Office
- Employee Break Area
- Large Windows with Great View
- Conveniently Located on First Floor Adjacent to Main Building Entrance, with Additional Access to Side Building Entrance

