

**NOW
LEASING**

CLASS A OFFICE 445 EXECUTIVE CENTER BLVD.

EPICENTER AN OFFICE COMMUNITY - EL PASO-CENTRAL

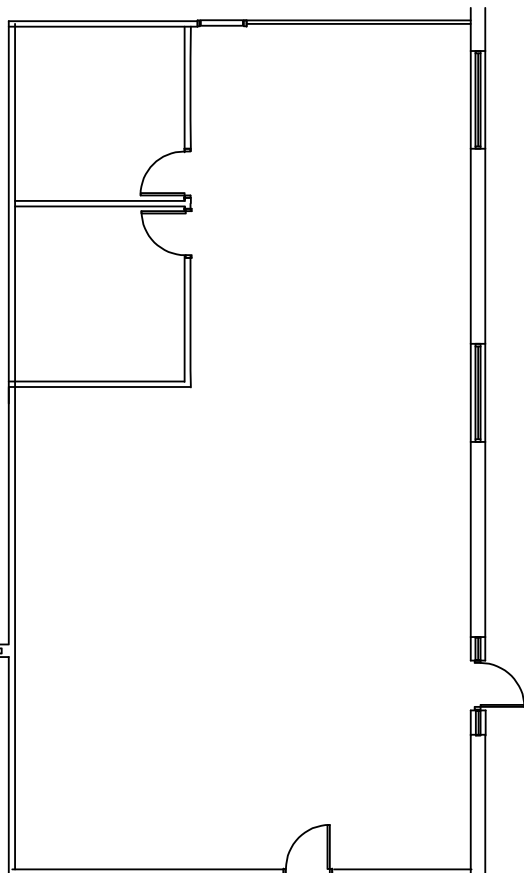
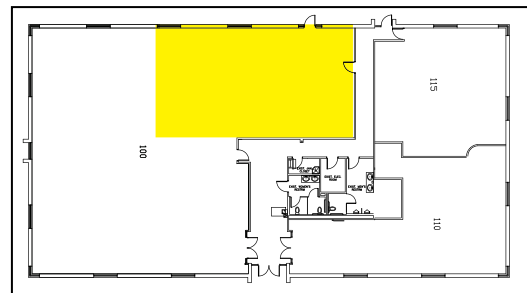
LOCATION:

AMENITIES:

**APPROX. 2,105 RSF
WITH ADDITIONAL SQUARE FOOTAGE
AVAILABLE IN BUILDING**

SUITE 105

- Large Class A Multi-Use Space with Abundant Natural Light on Executive Center Blvd
- 2 Private Offices and Open Workspace
- Conveniently Located at Building Back Entrance with Private Entry
- 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 Intersaection 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, Texas A&M University, C.H. Robinson

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



915-532-3456

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PROFESSIONALLY MANAGED BY EP SHALOM MANAGEMENT, LLC
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