



CLASS A OFFICE SPACE
4050 RIO BRAVO DRIVE
EL PASO-WEST/CENTRAL



PROPERTY HIGHLIGHTS

- Two Story Office Building with 36,429 SF of Usable 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

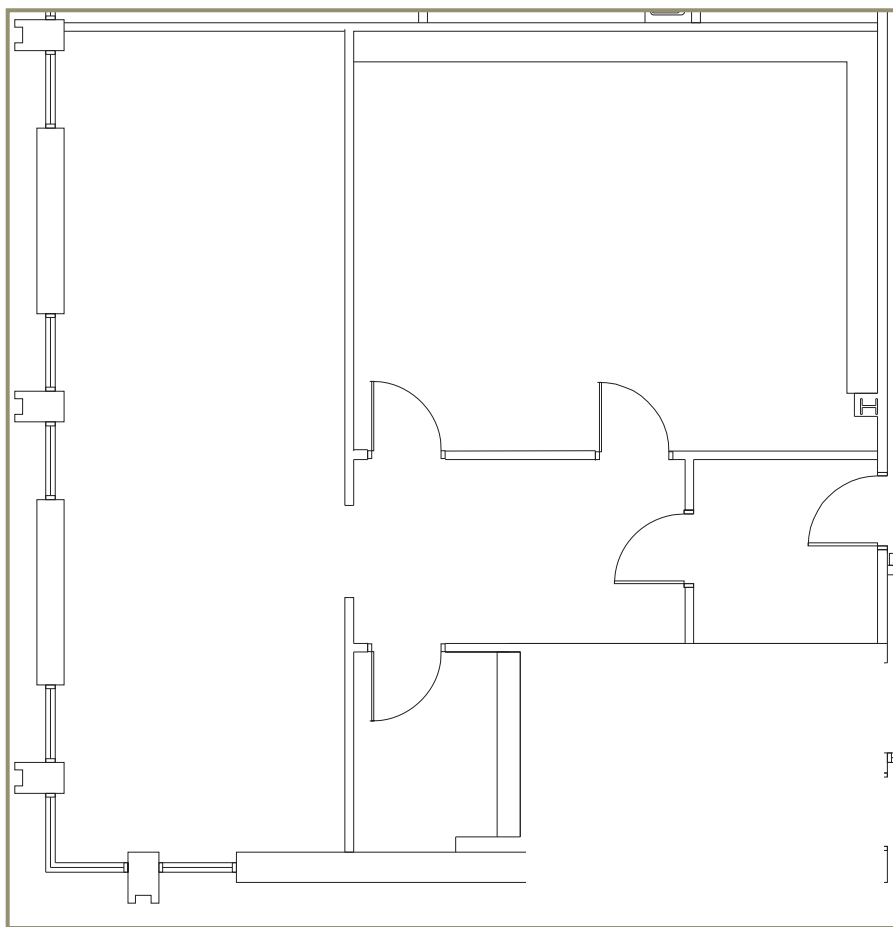




SUITE 120

4050 Rio Bravo Drive, EL PASO-WEST/CENTRAL

**IMMEDIATELY
AVAILABLE FOR LEASE
APPROX. 1,346 RSF
PROFESSIONAL OFFICE**



LARGE CLASS A OFFICE

- Conveniently Located A Short Distance from Building Side Entrance on First Floor
- Two Spacious Multi-Use Rooms: One with Large Windows and Great View, the Other with Two Entrances
- Secure Reception with Door to Office Area for Privacy
- Large Storage/Data Closet