



CLASS A OFFICE SPACE
445 EXECUTIVE CENTER BLVD.
EL PASO-WEST/CENTRAL



PROPERTY HIGHLIGHTS

- One Story Office Building with Approximately 9,663 SF of Office Space
- Minutes from Downtown El Paso
- All Inclusive Utilities
- Frontage on Executive Center Blvd.
- Free, Ample Building Adjacent Parking
- Janitorial: General Cleaning & Trash Service Available 5 days per Week
- 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

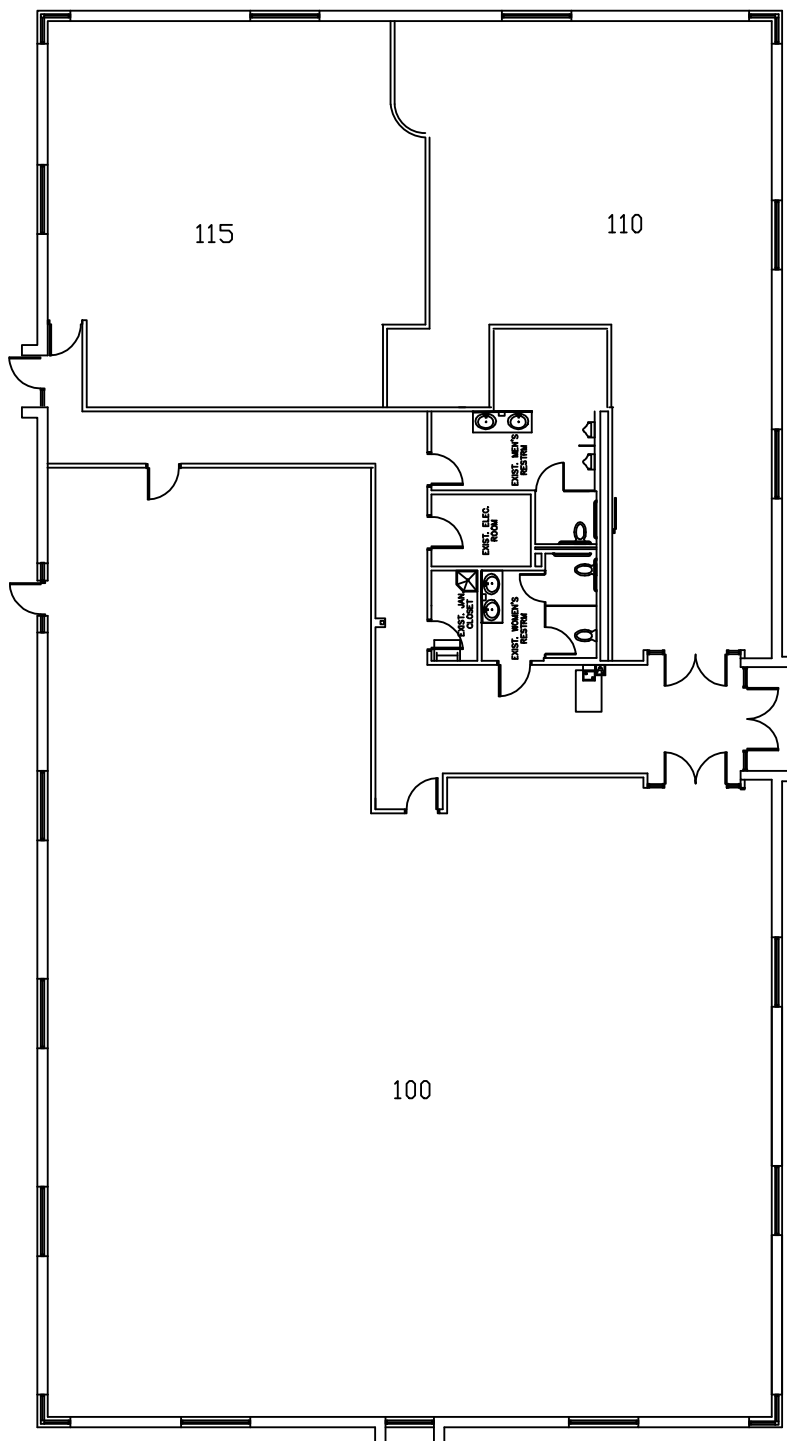
- Full staff of qualified professional personnel to maintain the interior and exterior areas of the building
- 24 hour answering service available for emergencies

NEWLY UPDATED COMMON AREA





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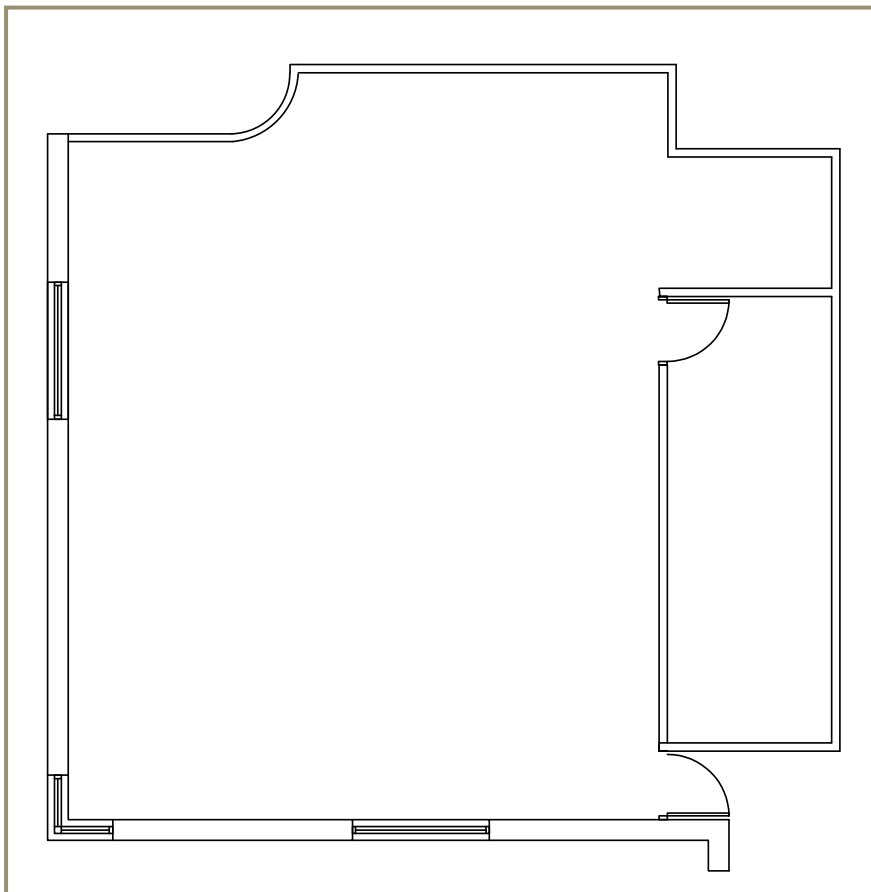




SUITE 115

445 Executive Center Blvd., EL PASO-WEST/CENTRAL

**IMMEDIATELY
AVAILABLE FOR LEASE
APPROX. 1,450 RSF
PROFESSIONAL OFFICE**



CLASS A OFFICE SPACE

- Large Open Floorplan for Cubicles or Build-to-Suit
- Privately Located at Building Rear of Building with Direct Access to Parking Lot
- Additional Storage, Break & Data Room
- Dedicated HVAC System for Data Room
- Existing High End, Commercial Grade Finishes
- Energy Efficient Lighting
- Large Windows with Desert Views