



# CLASS A OFFICE SPACE 4150 PINNACLE STREET EL PASO-WEST/CENTRAL



## PROPERTY HIGHLIGHTS

- Two Story Office Building with 34,698 SF of Office Space
- Cafe Located on First Floor
- 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 110

4150 Pinnacle St., EL PASO-WEST/CENTRAL

**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 3,077 RSF  
PROFESSIONAL OFFICE**



### CALL CENTER READY

- Open Reception/Waiting Area with Secure Entries to Rest of Office
- Additional Entrance from Hall to Workroom
- Three Large Private Offices
- Large Conference Room with View
- Large Open Floorplan for Cubicles
- Additional Storage
- Large Windows with Great View from Offices and Open Area
- Conveniently Located on First Floor Accessible by both Main and Side Building Entrances

