

SALE / LEASE

404 Executive Center Blvd El Paso, TX 79902



SALE PRICE

Call For Details

LEASE RATE

\$22 SF/yr

Allyson Lewis CCIM, CPM

(915) 544-5205

TX #0417729

Tommy Lewis

(915) 544-5205

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**COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP**

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PROPERTY DESCRIPTION

This well-appointed office building combines modern amenities with a highly functional and flexible floor plan, creating a professional environment tailored to meet the needs of today's businesses. The first floor features 15 private offices, a spacious corporate conference room, an additional meeting room, a dedicated cubicle/work area, and a welcoming reception area designed to make a strong first impression. A small breakroom supports day-to-day operations, while the executive suite stands out with custom built-in wall units and a private restroom. The second floor, totaling approximately ±2,800 square feet, is easily accessible via elevator or stairway and offers a collaborative, team-oriented workspace. This level includes a large breakroom with an adjoining employee meeting area, two private offices, and nine generously sized workstations that can remain in place for immediate use. Expansive windows provide abundant natural light and showcase scenic views of the Franklin Mountains, while direct access to an outdoor deck creates an ideal setting for employee gatherings, client events, or casual outdoor breaks. Designed for efficiency, comfort, and professionalism, this property presents an exceptional opportunity for an owner-user or investor seeking a high-quality office asset in a desirable location.

OFFERING SUMMARY

Sale Price:	Call For Details
Lease Rate:	\$22 SF/yr (MG)
Available SF:	9,050 SF
Lot Size:	23,898 SF
Building Size:	9,050 SF
Year Built	1963 (Remodeled 2015)
Zoning:	C3
Divisible	Yes

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PROPERTY HIGHLIGHTS

- Modern Amenities & Flexible Floor Plan
- Great Professional Environment
- Convenient Location With Great Access to I-10 & Loop 375
- Free Standing Building For Great Identity
- Prime Location with Excellent Executive Center Visibility
- Immediate Access to I-10
- Minutes from Downtown El Paso, UTEP, and Major Medical Centers
- Modern Office with Flexible Efficient Floor Plan
- Suitable for Many Professional Users
- Move-In Ready Condition
- Ideal for Owner User
- Priced Well Below Replacement Costs

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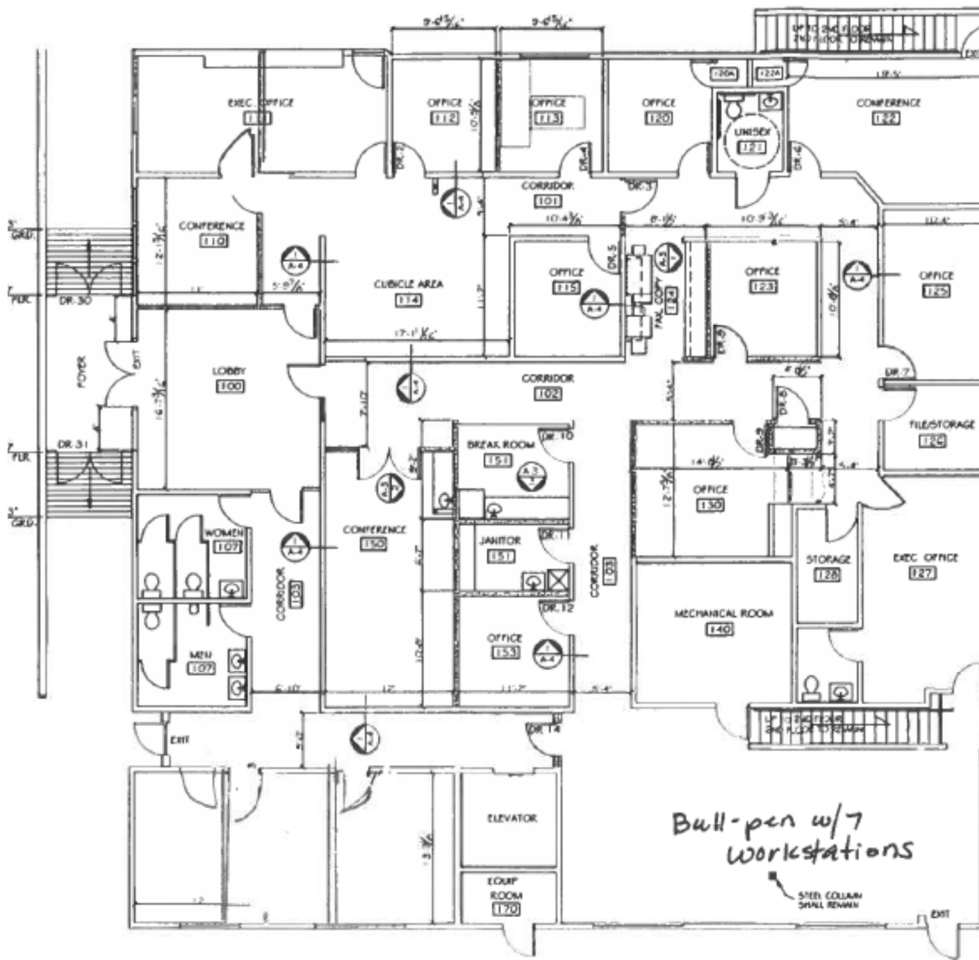
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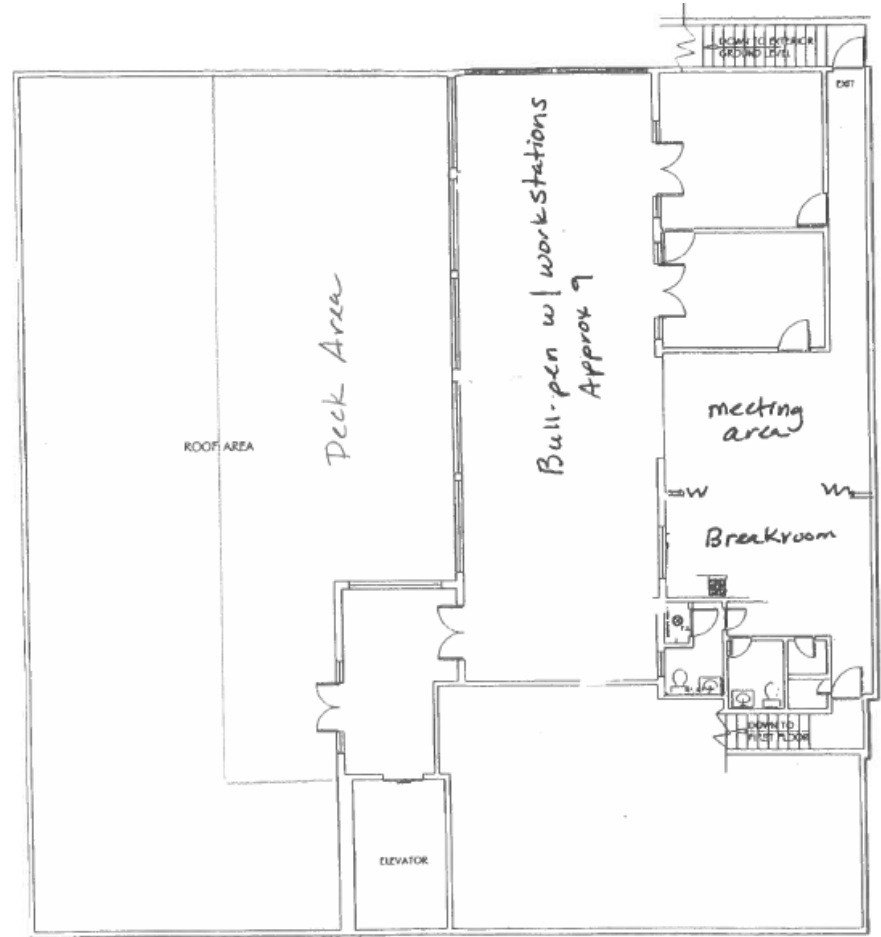
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1ST FLOOR MODIFICATION PLAN



EXISTING 2ND FLOOR PLAN TO REMAIN

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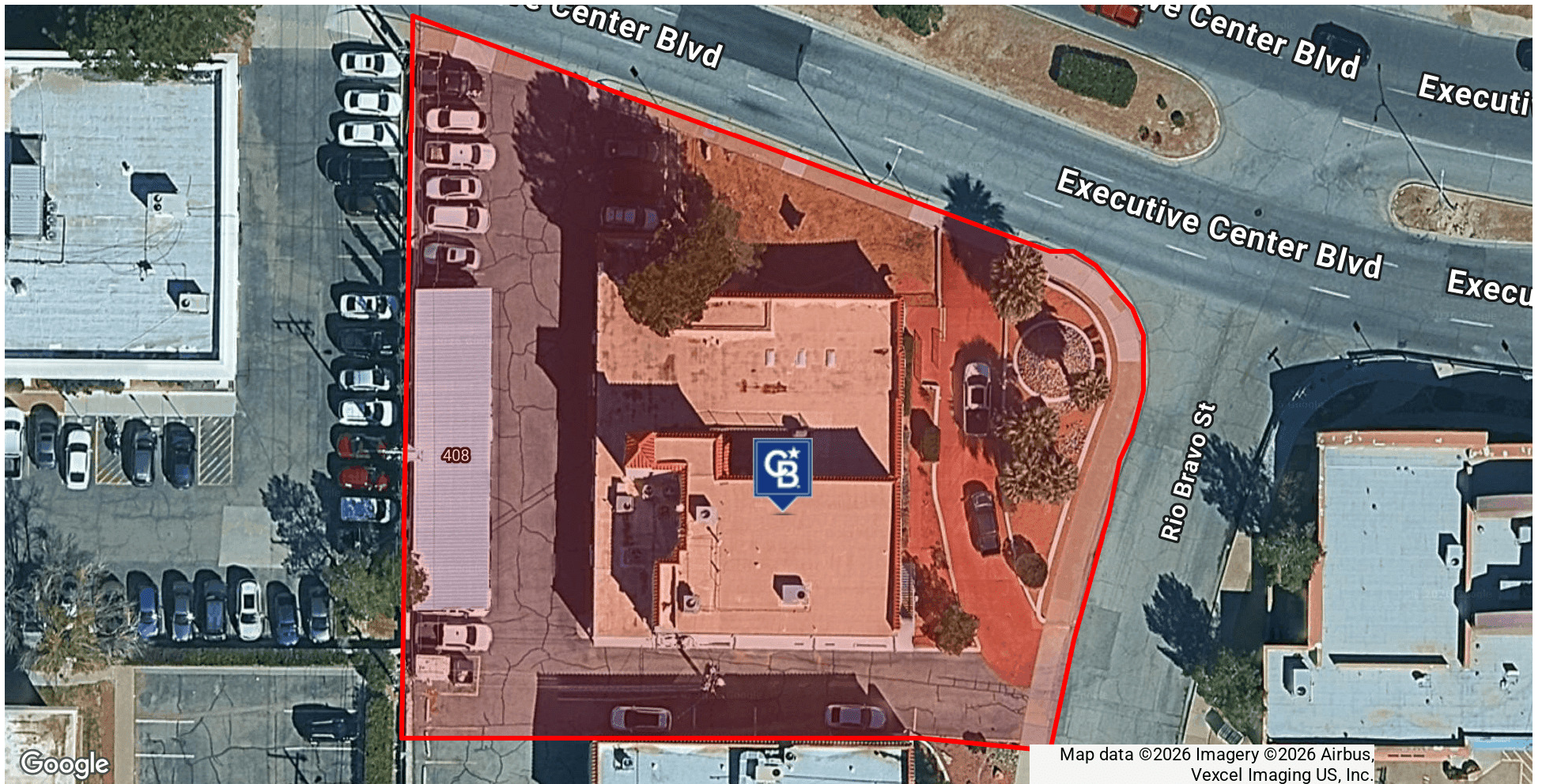
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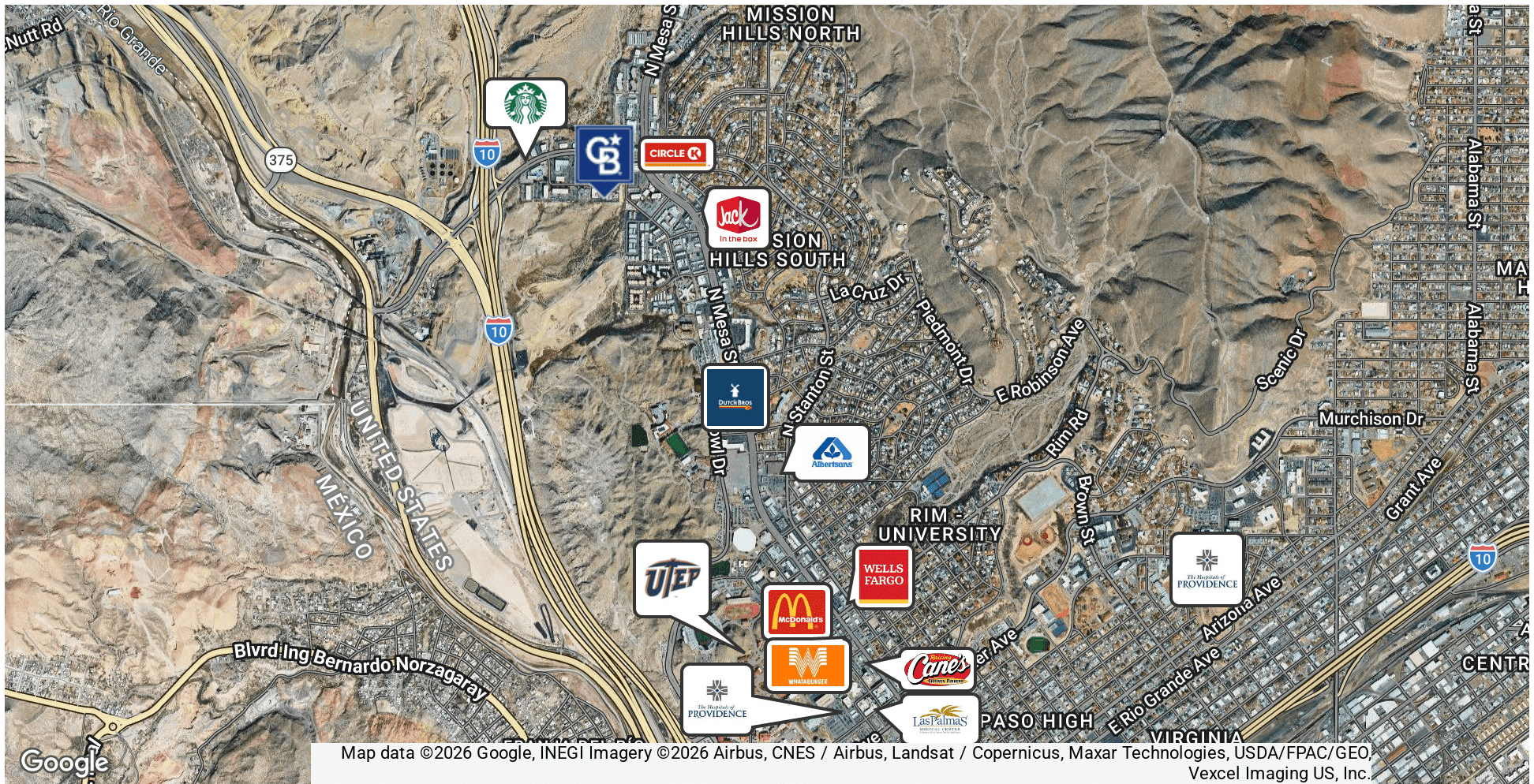
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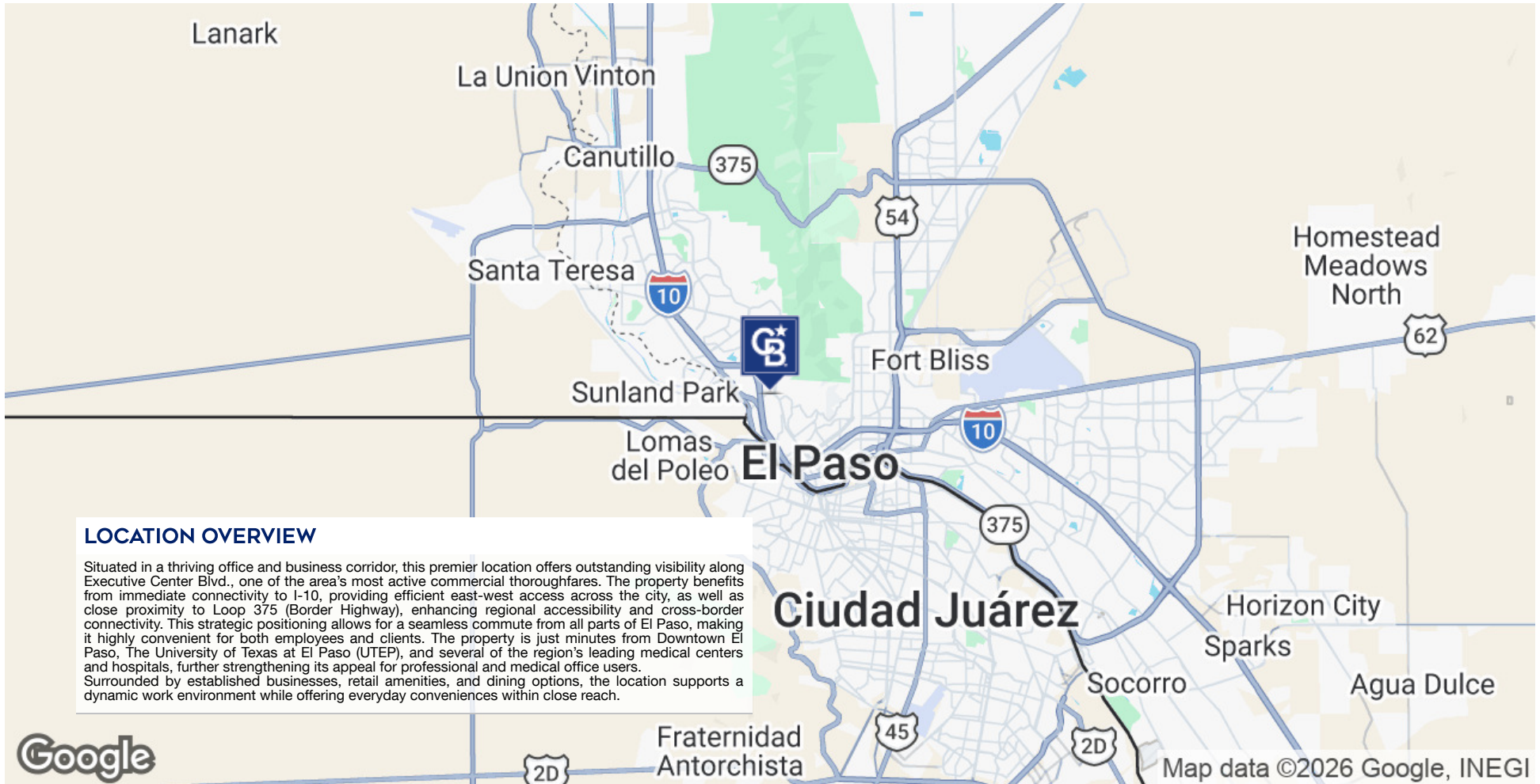
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ALLYSON LEWIS CCIM, CPM

Owner, Responsible Broker, Comm Sales Associate

allyson@cbclewisrealtygroup.com

Direct: (915) 544-5205 | Cell: (915) 204-5401

TX #0417729

PROFESSIONAL BACKGROUND

Allyson Lewis, CCIM, CPM leader in property management and partner in Coldwell Banker Commercial/Lewis Realty Group, Inc. has managed property over the last 28 years. The diversity of her experience includes a full spectrum – from office building and shopping centers to multi-tenant industrial projects. Allyson is a Certified Property Manager (CPM) and holds the CCIM (Certified Commercial Investment Member) designations, joining the ranks of the highly skilled commercial and investment real estate experts. Through rigorous requirements, including a comprehensive education program, a thorough exam and adherence to a strict code of professional ethics, CPM's and CCIM's prove they are the "best of the best". Serving as the 2002-2003 Greater El Paso CCIM Chapter President, and a long-time member of the Institute of Real Estate Management (IREM), Allyson knows that maximizing the value of an asset takes the knowledge, experience and integrity to set her apart from the competition. Good management matters and a well-managed asset maximizes its value and creates the best return for your investment. Her clients have included: JP Morgan Chase Bank REO Department, Berkeley Capital, Monmouth Real Estate Investment Trust, local doctors, attorneys, international investors, real estate owners and developers.

EDUCATION

CCIM
CPM

Lewis Realty Group

7338 Remcon Circle Suite # 100
El Paso, TX 79912
915.544.5205

Allyson Lewis CCIM, CPM

(915) 544-5205
TX #0417729

Tommy Lewis

(915) 544-5205



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TOMMY LEWIS

Commercial Owner, Owner, Comm Sales Associate

tommy@cbclewisrealtygroup.com

Direct: (915) 544-5205 | Cell: (915) 204-5883

PROFESSIONAL BACKGROUND

Tommy Lewis, Partner of Coldwell Banker Commercial/Lewis Realty Group, Inc. received a bachelor's degree in Liberal Arts at the University of Texas at El Paso where he represented UTEP on a full golf scholarship. His leadership on the golf team enabled him to serve as a vital role for the NCAA Athletic Advisory Committee and he continued to play on the professional golf tour for three years. Tommy has gained much of his experience in the past 20 plus years working on leasing, acquisitions, and dispositions of commercial investment properties including participating as a partner in the development of retail, office, and industrial projects. He has completed hundreds of transactions, some as small as 2,500 square foot medical office lease to the acquisition of a \$14 Million retail portfolio. In 2016, 2018, and again in 2019 Tommy was given Gold Level Circle of Distinction by CBC Corporate where he ranked in the top 5% of over 2,500 agents in the U.S. In 2020, 2021, and 2023 Tommy was in the top 2% in production for Coldwell Banker Commercial ranking among the top 50 agents in the U.S. for production. In 2023 Tommy was ranked as number 2 professional nationally for CBC. Tommy has a passion to serve his community which he shows by contributing his time to Big Brothers Big Sisters, past president of The Sunturians, currently serves on the Sun Bowl Association Advisory Board and the UTEP Century Club Board of Directors.

EDUCATION

Bachelor's Degree From The University of Texas El Paso

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Lewis Realty Group	-	-	915.544.5205
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Allyson Lewis CCIM, CPM	TX #0417729	allyson@cbclewisrealtygroup.com	(915) 544-5205
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date