

**NOW  
LEASING**

# CLASS A OFFICE 4100 RIO BRAVO

EPICENTER AN OFFICE COMMUNITY - EL PASO-CENTRAL

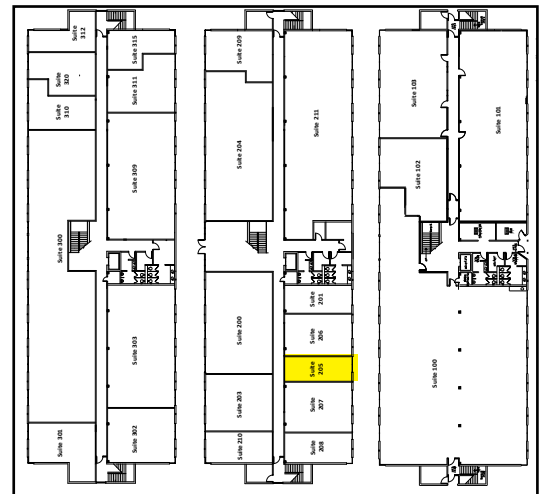
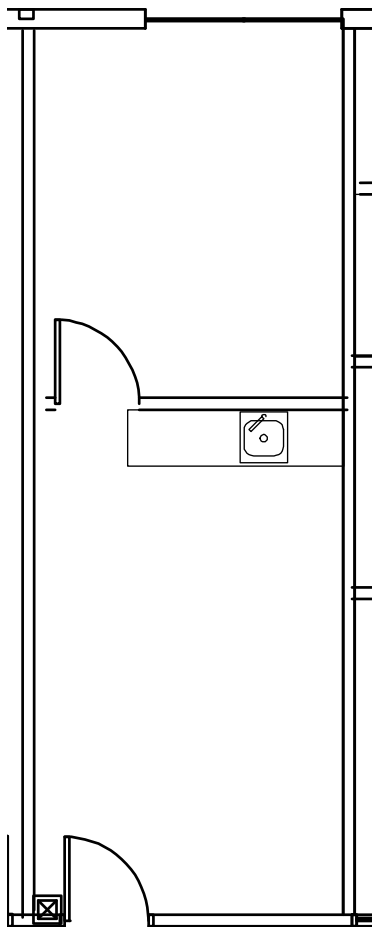
**LOCATION:**

**AMENITIES:**

## APPROX. 448 RSF

### SUITE 205 - 2ND FLOOR

- Large Class A Multi-Use Space with Abundant Natural Light
- Large Reception with Slnk and Private Office, with Room to Expand
- 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 Intersection 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, Hunt Building, Sunbowl Association, New American Funding, El Paso County, Molina Healthcare, Texas A&M University, Tenet Healthcare, C.H. Robinson, NCS Pearson

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



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PROFESSIONALLY MANAGED BY EP SHALOM MANAGEMENT, LLC  
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Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications or any and all improvements to any part of the property are subject to change or cancellation without notice.

**915-532-3456**