



CLASS A OFFICE SPACE
4110 RIO BRAVO DRIVE
EL PASO-WEST/CENTRAL



PROPERTY HIGHLIGHTS

- Two Story Office Building with 36,532 SF of 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

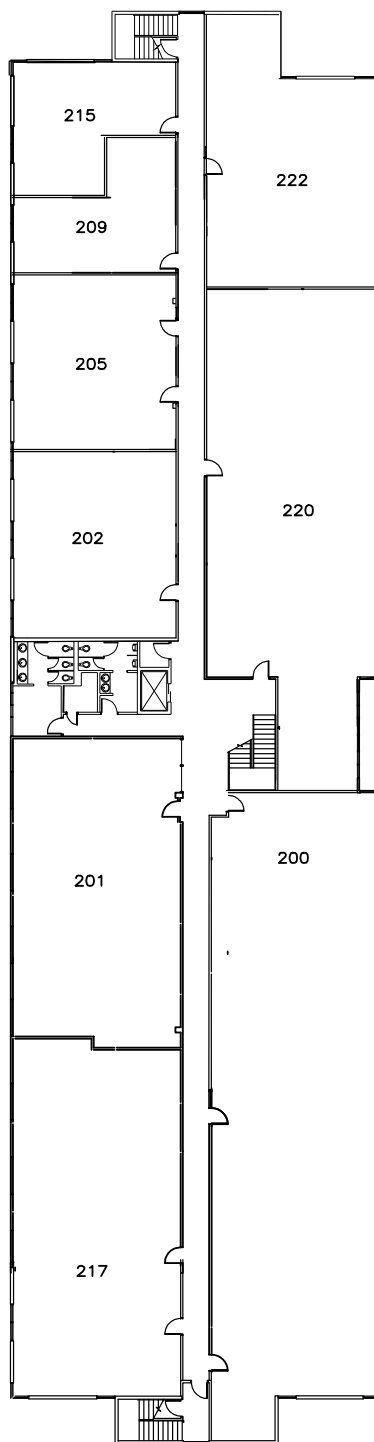
- Full staff of qualified professional personnel to maintain the interior and exterior areas of the building
- 24 hour answering service available for emergencies

NEWLY UPDATED COMMON AREA

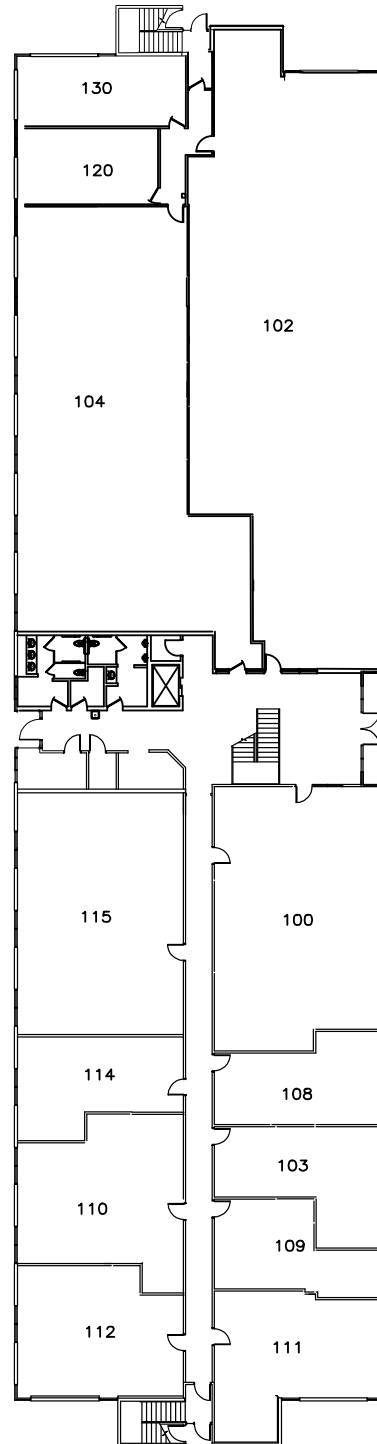




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SECOND FLOOR



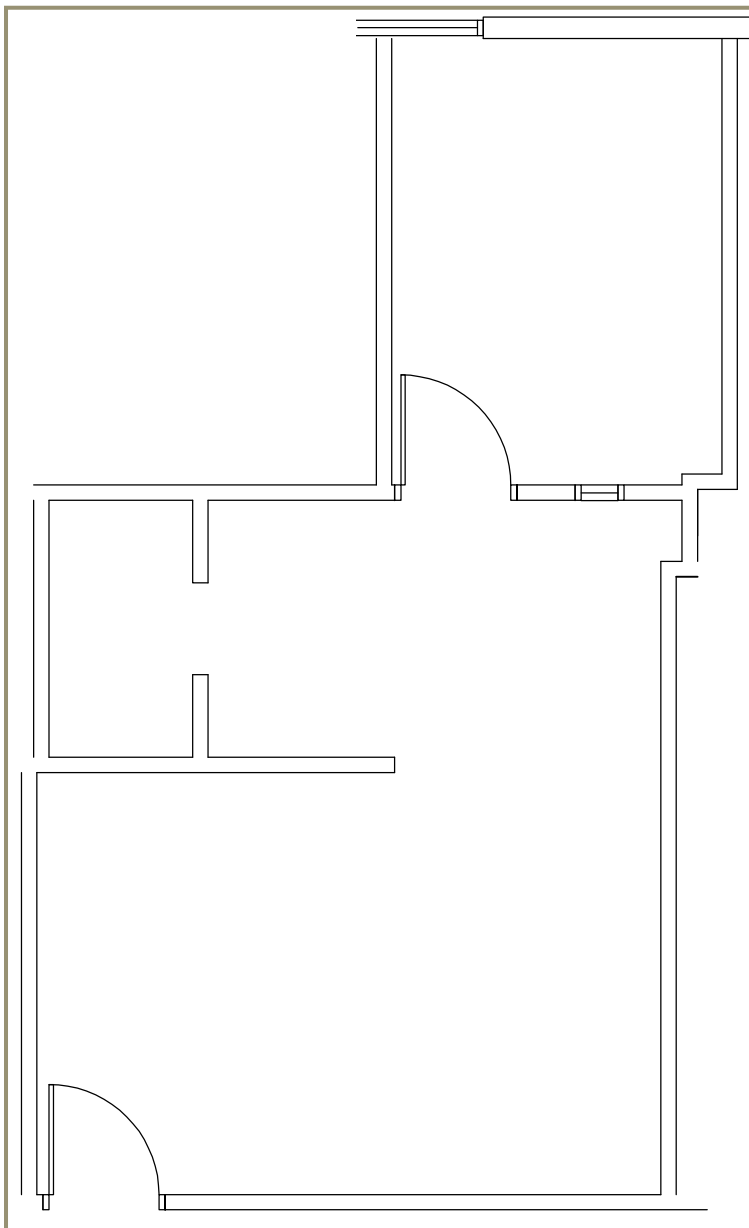
FIRST FLOOR



SUITE 109

4110 Rio Bravo Drive, EL PASO-WEST/CENTRAL

**IMMEDIATELY
AVAILABLE FOR LEASE
APPROX. 546 RSF
PROFESSIONAL OFFICE**



LARGE OPEN OFFICE WITH VIEWS

- Spacious Private Office with Large Windows and Great View
- Large Reception with Workspace
- Additional Storage
- Located on a Quiet Hallway, Accessible by Main and Side Building Entrance