

**NOW
LEASING**

CLASS A OFFICE 4445 NORTH MESA

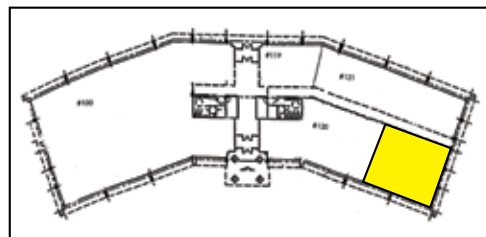
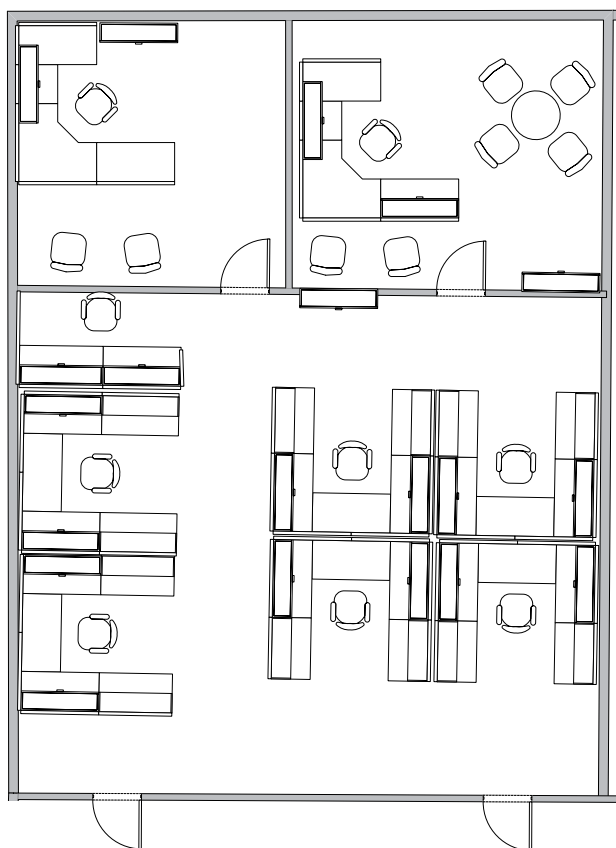
EPICENTER AN OFFICE COMMUNITY - EL PASO-CENTRAL

**LOCATION:
AMENITIES:**

APPROX. 1,542 RSF

SUITE 122 - 1ST FLOOR

- Large Class A Multi-Use Space with Abundant Natural Light
- Ample Free Parking
- Optional Covered Parking Available
- Ultra-Fast High Speed Fiber Broadband Available
- Signage Available
- Furnishings Negotiable



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, Sunbowl Association, New American Funding, El Paso County, Molina Healthcare, Texas A&M University, Tenet Healthcare, C.H. Robinson

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



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PROFESSIONALLY MANAGED BY EP SHALOM MANAGEMENT, LLC
444 EXECUTIVE CENTER BLVD., SUITE 120, EL PASO, TX 79902

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