

**NOW  
LEASING**

# CLASS A/PLUG AND PLAY CALL CENTER 4150 PINNACLE

EPICENTER AN OFFICE COMMUNITY - EL PASO-CENTRAL

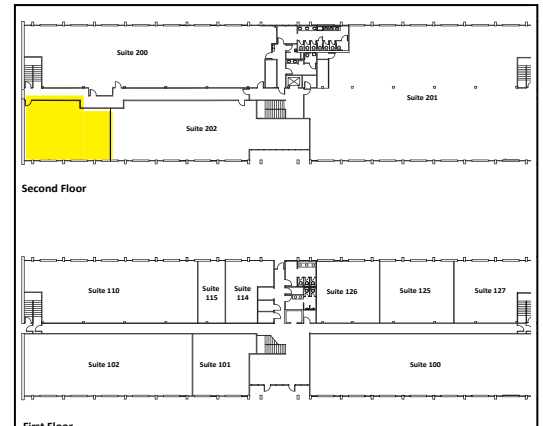
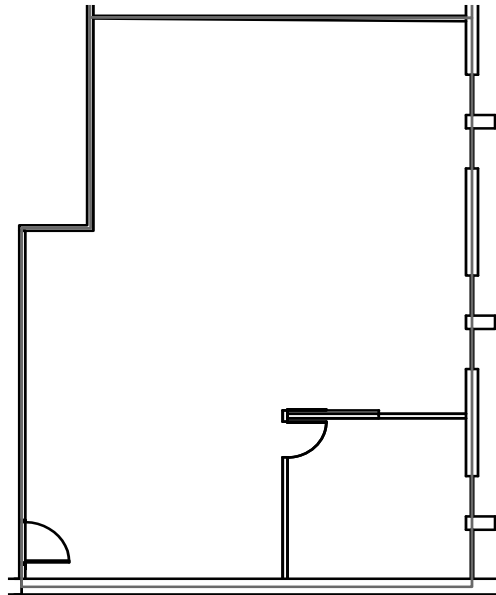
**APPROX. 1,580 RSF**  
**WITH ADDITIONAL SQUARE FOOTAGE  
AVAILABLE IN BUILDING**

**SUITE 203 - 2ND FLOOR**

**LOCATION:**

**AMENITIES:**

- Large Class A Multi-Use Space with Abundant Natural Light
- Open work space for cubes and Larger Multi-Use Private Office
- Ample Free Parking
- All Inclusive Utilities (Ultra-Fast High Speed Fiber Data Available)
- HUB Zone Certified
- Signage Available
- General Cleaning & Trash Service Available



**NEWLY UPDATED COMMON AREA**



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, El Paso County, Molina Healthcare, Texas A&M University, C.H. Robinson

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



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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.