

**NOW
LEASING**

CLASS A PROFESSIONAL OFFICE 7598 NORTH MESA

CHASE OFFICE COMPLEX WEST - EL PASO-WEST

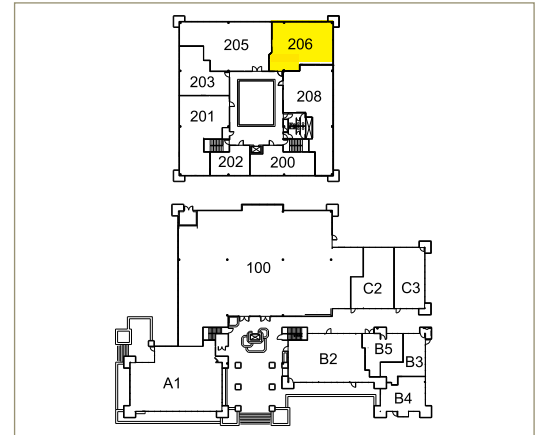
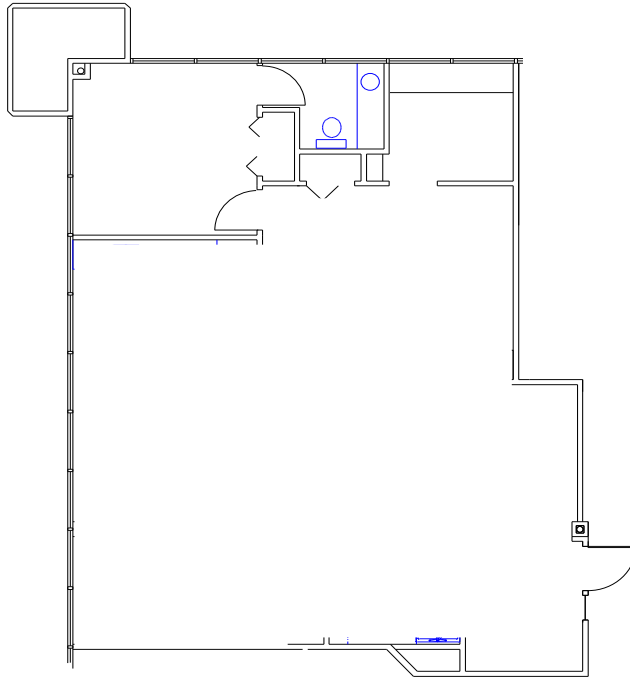
LOCATION:

AMENITIES:

APPROX. 1,440 RSF

SUITE 206

- Large Class A Multi-Use Office with Large Reception/Waiting Area, Private Offices, Multi-use Workspaces, Private Restroom and Storage
- Located on a Quiet Hallway on the Second Floor of the Main Bank Building Just Steps Away From Elevator, Two Stairwells, and Restrooms
- Large Windows with Great Views
- Ample Free Buidling Adjacent Parking
- All Inclusive Utilities (Ultra-Fast High Speed Fiber Data Available)
- HUB Zone Certified
- Suite, Directory & Roadside Monument Signage Available
- State of the Art, Computerized Heating (Gas) & Cooling (Refrigerated) Systems Controlled by Management Office at a Comfortable Setting
- General Cleaning & Trash Service Available



NEWLY RENOVATED BUILDING



Outstanding Location on Busy North Mesa Street with Close Access to Interstate 10 & Across From the Only Walmart in West El Paso

TRAFFIC COUNT

50,000+ At Interstate 10 & Exit 11 per day

NEARBY

Walmart Super Center, Sam's Club, Rio Grande Radiation Center, Home Depot

**PROPERTY MANAGEMENT
& MAINTENANCE WITH 24 HOUR
EMERGENCY SERVICE AVAILABLE**



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