

For Sublease | 2,635 Sq. Ft.

CBRE

Downtown Office Space

221 N Kansas St | Suite 110 | El Paso, Texas 79901



Office

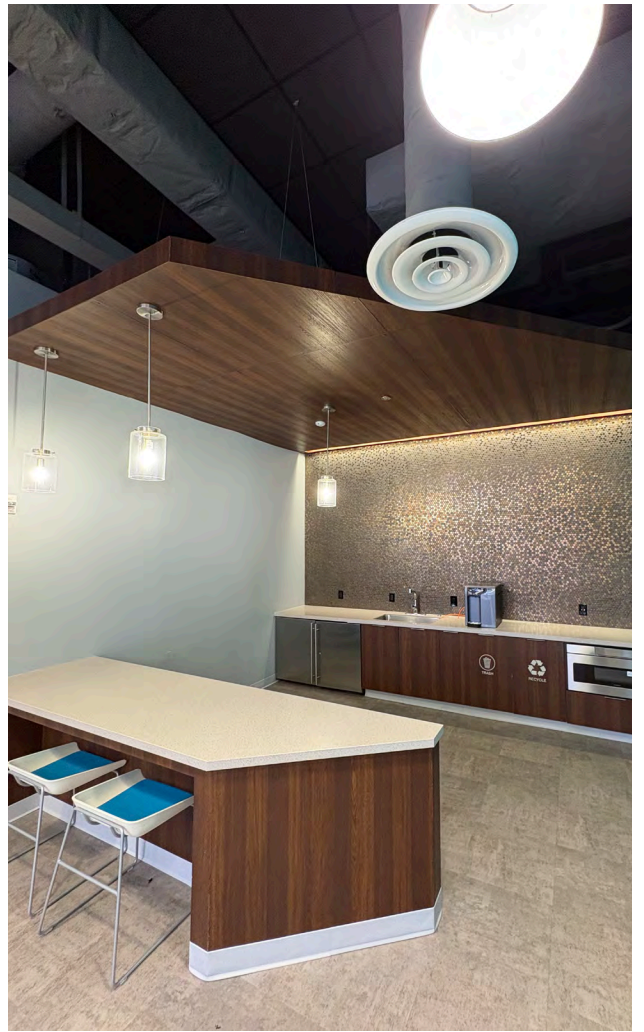
Property Overview

This exceptional office sublease opportunity is perfectly situated in the heart of Downtown El Paso's government district, just one block from City Hall and the County Federal courthouses. The suite's prime location offers unparalleled convenience, with a variety of restaurants, bars, and hotels all within a block. Occupants will enjoy the security and amenities of a high-rise building, including on-site security personnel, security cameras, and a convenient café and snack shop.

The ground-floor suite boasts a modern interior design, complete with stylish fixtures and included furniture, and features wall-to-wall, floor-to-ceiling windows. It offers a comprehensive workspace solution, encompassing a multipurpose room, LAN/storage, workstations, private offices, a reception and lounge area, pantry, janitor's closet, and two restrooms. Furthermore, convenient access to an eight-level parking garage across the street, accessible via street level or an underground pedestrian walkway, ensures easy access for employees and visitors.

Key Features: Suite 110

- + 2,635 Sq. Ft.
- + Modern interior design which includes fixtures and furniture
- + Located on ground floor with wall to wall floor to ceiling windows, allowing in plenty of natural light
- + Space includes a multipurpose room, lan/storage, workstations, private offices, reception and lounge area, pantry, janitors closet and 2 restrooms
- + Easy access to parking garage with plentiful parking







480 SF

Multipurpose Room

95 SF

Lan/Storage

130 SF

Workstations

245 SF

Private Offices

90 SF

Reception

130 SF

Pantry

830 SF

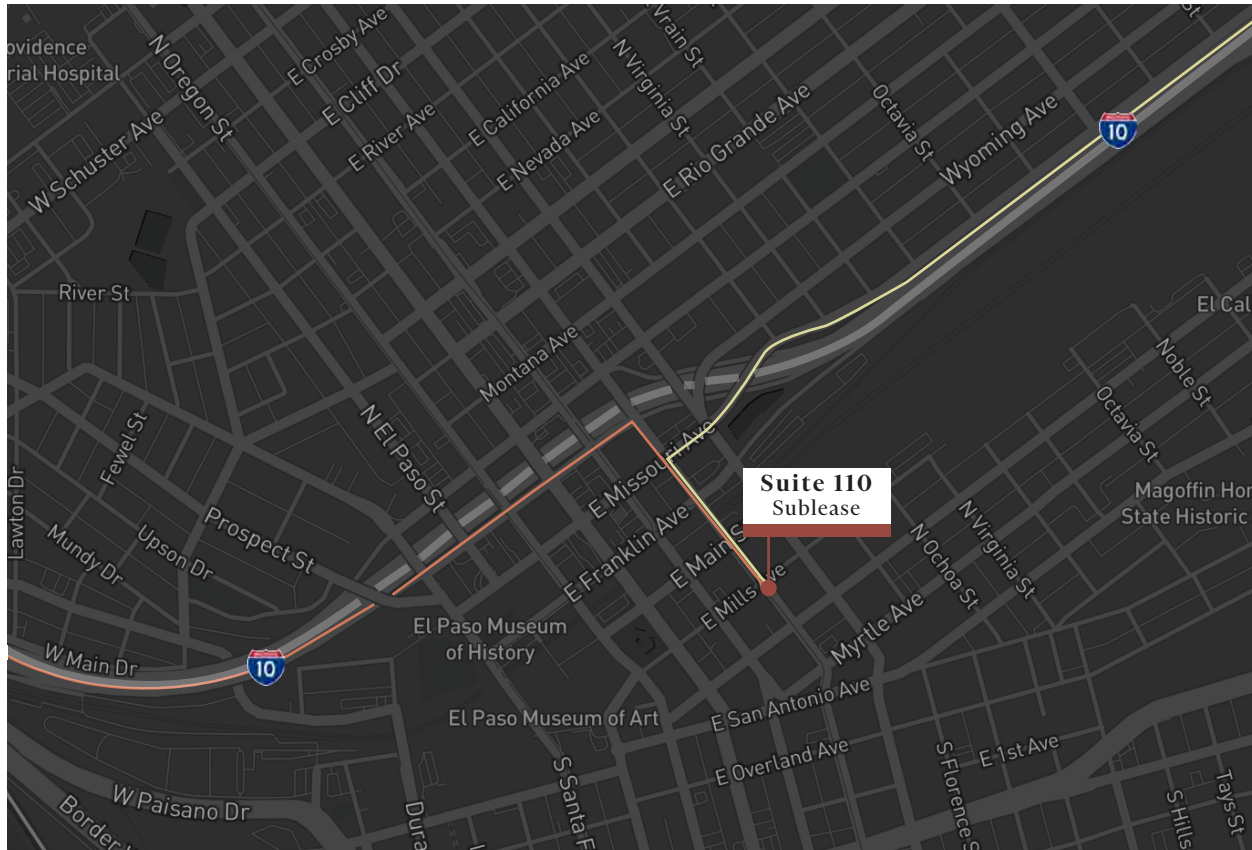
Lounge

100 SF

Restrooms

25 SF

Janitor Closet



Excellent I-10 Connectivity

- 0.6 Miles from the East bound I-10 exit (roughly 3 minutes)
- 0.5 Miles from the West bound I-10 exit (roughly 1 minute)

Contact Us

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