

**NOW
LEASING**

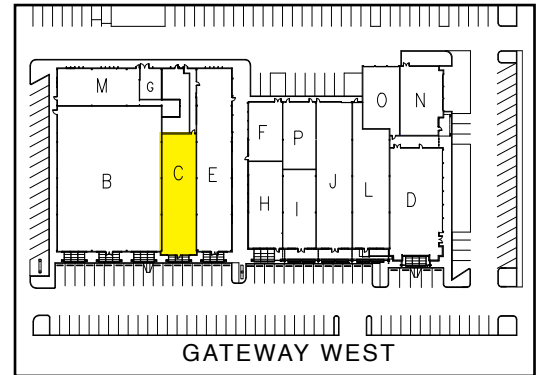
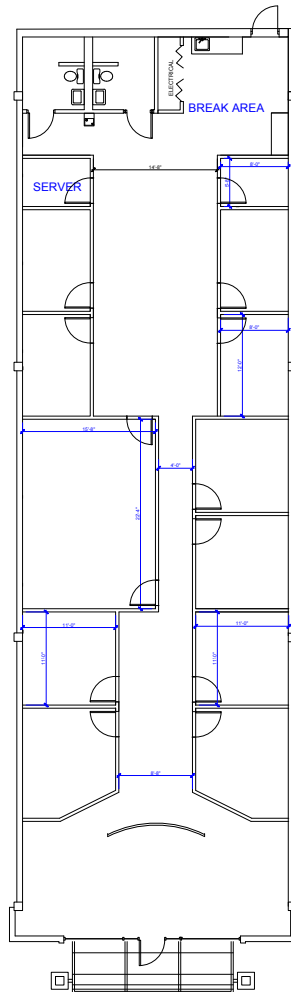
**RETAIL/PROFESSIONAL OFFICE
9515 GATEWAY WEST
EL PASO-EAST/CENTRAL**

LOCATION:

AMENITIES:

**APPROX. 3,423RSF
SUITE C - 1ST FLOOR**

- Large Space with Excellent Visibility and Over 30 Feet of Highly Visible Freeway Frontage and Great Access, with Room to Expand
- Private Restrooms and Additional Storage
- Tenant Controlled Refrigerated Air/Heating Systems
- Located on El Paso's Booming Eastside, Situated Between Viscount and McRae
- Building Signage & Huge Pylon Sign Visible from Interstate 10 and Gateway
- Ample Free Parking with Over 150 Spaces Available



TRAFFIC COUNT

173,228+ On Interstate 10
per day

28,098+ At the Intersection of
per day Gateway West & McRae Blvd

18,526+ At the Intersection of
per day Gateway West & Viscount

NEARBY

Del Sol Medical Center, Cielo Vista Mall, Fort Bliss,
The Fountains at Farah, Bassett Place Mall,
Las Palmas Marketplace, El Paso Airport



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915-532-3456

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

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