

# LEASE

## 404 EXECUTIVE CENTER BLVD

404 Executive Center Blvd El Paso, TX 79902



LEASE RATE

\$22.00 SF/yr

**Allyson Lewis CCIM, CPM**

(915) 544-5205

TX #0417729

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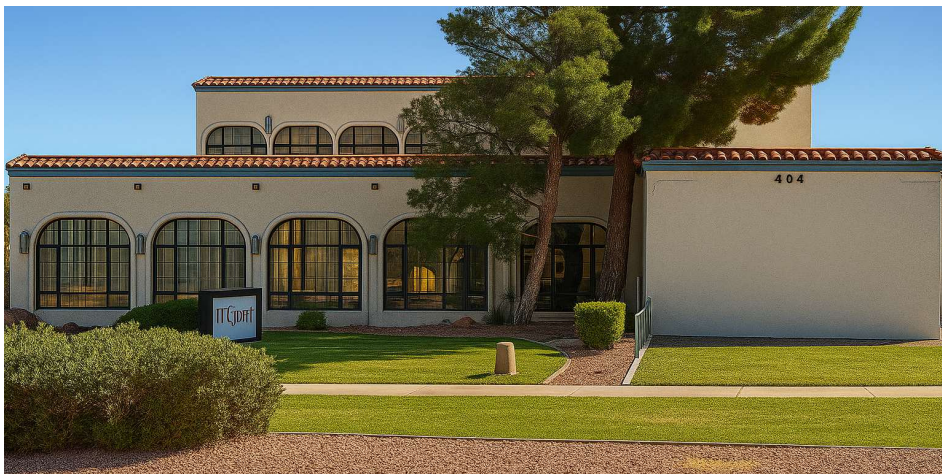


**COLDWELL BANKER  
COMMERCIAL**  
LEWIS REALTY GROUP

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## 404 EXECUTIVE CENTER BLVD

404 Executive Center Blvd El Paso, TX 79902



### PROPERTY DESCRIPTION

Boasting modern amenities and a flexible floor plan, the building offers a professional environment designed to meet the business needs of today. There are 15 private offices on the first floor along with a corporate conference room, small meeting room, small breakroom, cubicle area and an attractive reception area. The largest executive office has built in wall units and a private restroom.

Taking the elevator or stairway to the second floor, which is +/- 2,800 sf, there is a large breakroom and adjacent employee meeting area, two private offices and 9 large work stations which can remain for tenant's use. The large windows have a view to the Franklin Mountains and to the outside deck which makes a great place for grilling and socializing outdoors.

The lease rate is \$22.00/sf/yr with an annual expense stop of \$7.25. Additionally, tenant will pay for utilities and janitorial services.

### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$22.00 SF/yr (MG) |
| Number of Units: | 1                  |
| Available SF:    | 9,050 SF           |
| Lot Size:        | 23,898 SF          |
| Building Size:   | 9,050 SF           |

### DEMOGRAPHICS

|                   | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 385       | 1,199     | 3,405    |
| Total Population  | 712       | 2,263     | 7,244    |
| Average HH Income | \$55,282  | \$60,259  | \$75,445 |

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### LOCATION DESCRIPTION

Situated in a vibrant office business district, this prime location offers excellent visibility on Executive Center Blvd. and easy access to I-10 east/west and Loop 375 Border Highway which are just minutes from this location. With this convenient location, it provides a seamless commute for employees from all areas of town. Downtown El Paso, UTEP and major hospitals are a very short distance.

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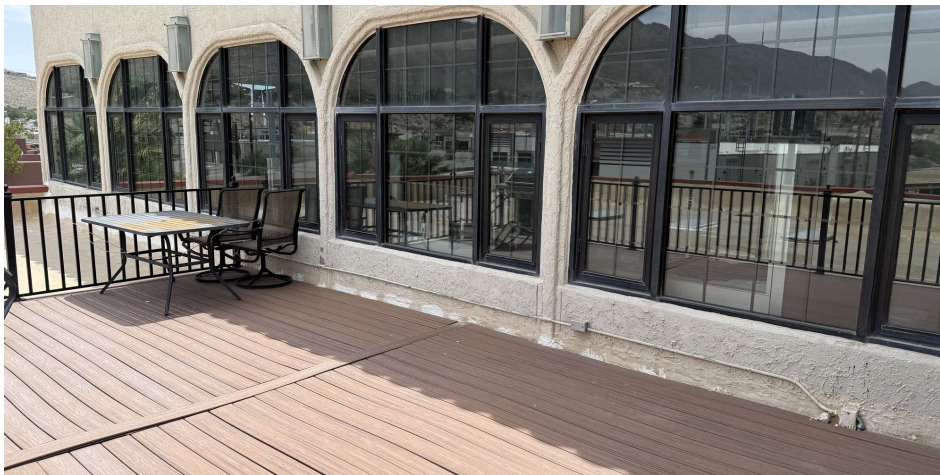
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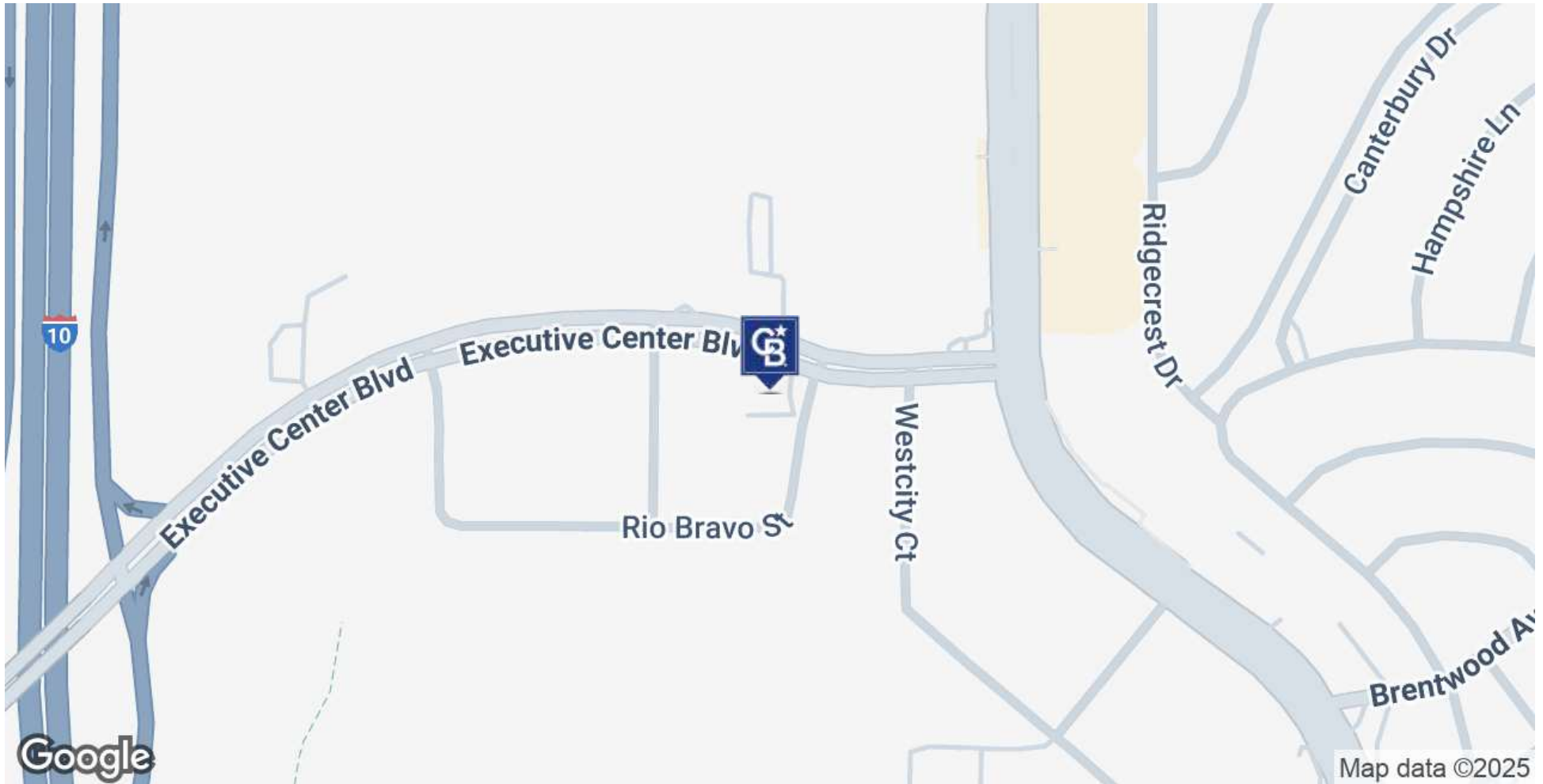


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## **ALLYSON LEWIS CCIM, CPM**

Owner, Responsible Broker, Comm Sales Associate

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TX #0417729

## **PROFESSIONAL BACKGROUND**

Allyson Lewis, CCIM, CPM leader in property management and partner in Coldwell Banker Commercial/Lewis Realty Group, Inc. has managed property over the last 28 years. The diversity of her experience includes a full spectrum – from office building and shopping centers to multi-tenant industrial projects. Allyson is a Certified Property Manager (CPM) and holds the CCIM (Certified Commercial Investment Member) designations, joining the ranks of the highly skilled commercial and investment real estate experts. Through rigorous requirements, including a comprehensive education program, a thorough exam and adherence to a strict code of professional ethics, CPM's and CCIM's prove they are the "best of the best". Serving as the 2002-2003 Greater El Paso CCIM Chapter President, and a long-time member of the Institute of Real Estate Management (IREM), Allyson knows that maximizing the value of an asset takes the knowledge, experience and integrity to set her apart from the competition. Good management matters and a well-managed asset maximizes its value and creates the best return for your investment. Her clients have included: JP Morgan Chase Bank REO Department, Berkeley Capital, Monmouth Real Estate Investment Trust, local doctors, attorneys, international investors, real estate owners and developers.

## **EDUCATION**

### **Lewis Realty Group**

7338 Remcon Circle Suite # 100

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