



VENTANAS
CORPORATE CENTER

EL PASO'S PREMIER CLASS A PROFESSIONAL OFFICE PARK

■ 3817-3821 CONSTITUTION DR & 3801 CONSTITUTION DR, EL PASO, TX, 79922 ■

DISCLAIMER: THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO GUARANTY OR WARRANTY CAN BE MADE AS TO ITS ACCURACY, COMPLETENESS OR ADEQUACY OF THIS INFORMATION. ALL OFFERINGS ARE SUBJECT TO PRIOR LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. ALL IMAGES SHOWN ARE CONCEPTUAL AND DESIGNS ARE SUBJECT TO CHANGE.



Property Description

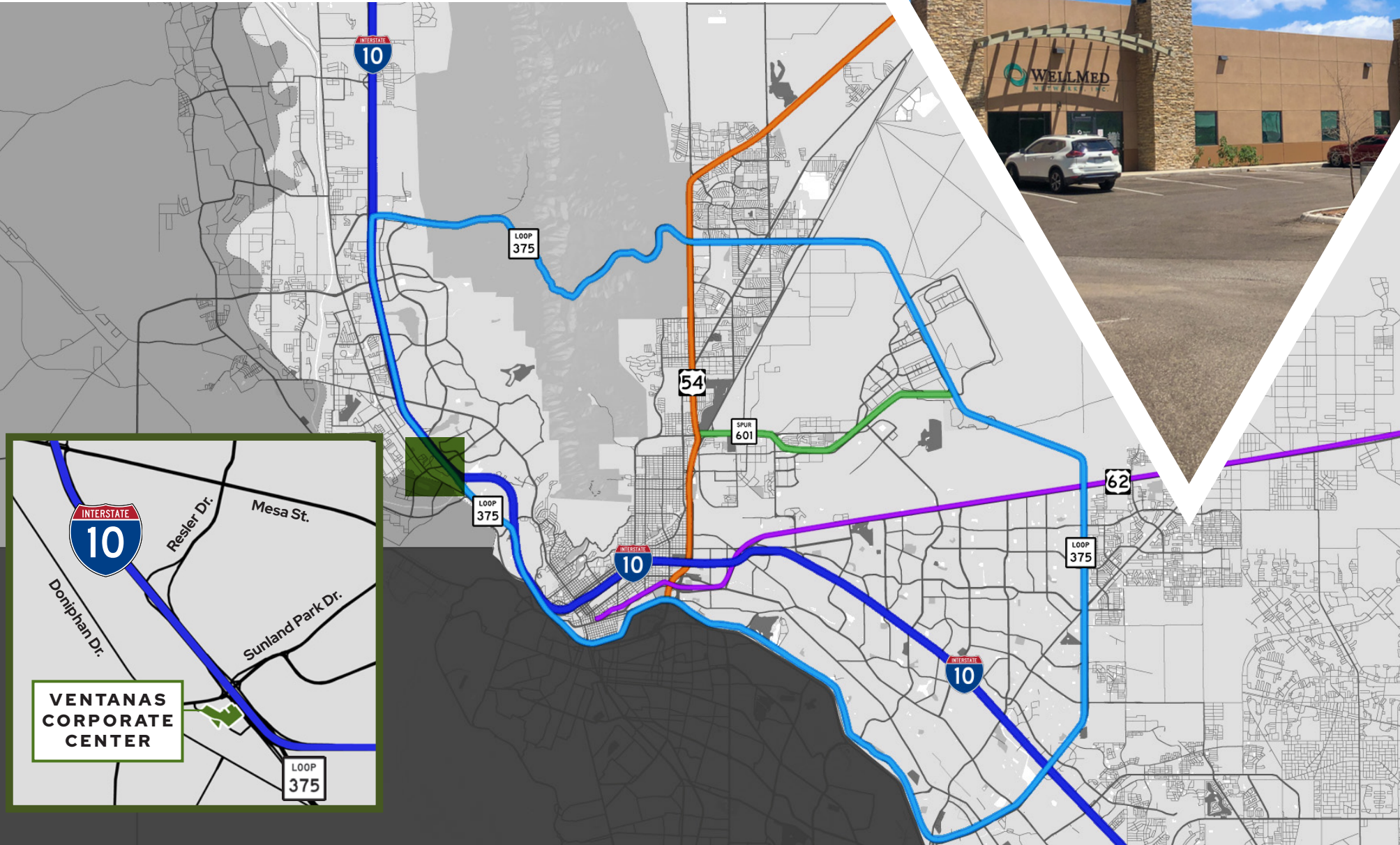
- **Multi purpose uses including:**
 - > Class A Office
 - > Flex Office/ Showroom
 - > Technology, Medical, Research, Back office
- **Spaces from 1,911 SF to 14,000 SF**
- **Monitored fire protections system– Class III**
- **Energy efficient design–Lower utility cost**
- **Internet –AT&T and Spectrum**
- **Lease spaces built to Tenant specification**
- **High parking ratio with 5 : 1,000 SF**
- **24-hour access**
- **All spaces separately metered for utilities**
- **Empowerment Zone (HUB)**
- **Prominent company signage available**
 - > Monument / Directory signage at park entrance
 - > Building face signage



- **Moments from I-10, Sunland Park Drive, and Paisano Drive**
- **C-4 (S) Zoning**
- **10 minutes from El Paso CBD and Ciudad Juarez, Mx.**
- **Close proximity to services:**
 - > Sunland Park Regional Mall
 - > Hotels
 - > Dining and Retail
 - > Auto Dealerships



Site Location



Surrounding Area



Aerial View



AVAILABLE
3821 CONSTITUTION DR
SUITE 300
±5,893 SF

AVAILABLE
3817 CONSTITUTION DR
SUITE 100
±4,007 SF

AVAILABLE
3817 CONSTITUTION DR
SUITE 300
±5,903 SF

**FUTURE DEVELOPMENT
OR BUILT TO SUIT**
±8,425 SF AND ±14,095 SF

AVAILABLE
3801-C CONSTITUTION DR
SUITE 100
±10,400 SF



Tenant and Site Map

1. **Skintuition**
Wax & Facial Spa

2. **B1-300: ±5,893 SF**

3. **Encompass Health**

4. **B2-100: ±4,007 SF**

5. **Encompass Health**

6. **B2-300: ±5,903 SF**

7. **RELX**

8. **WILSON & COMPANY**

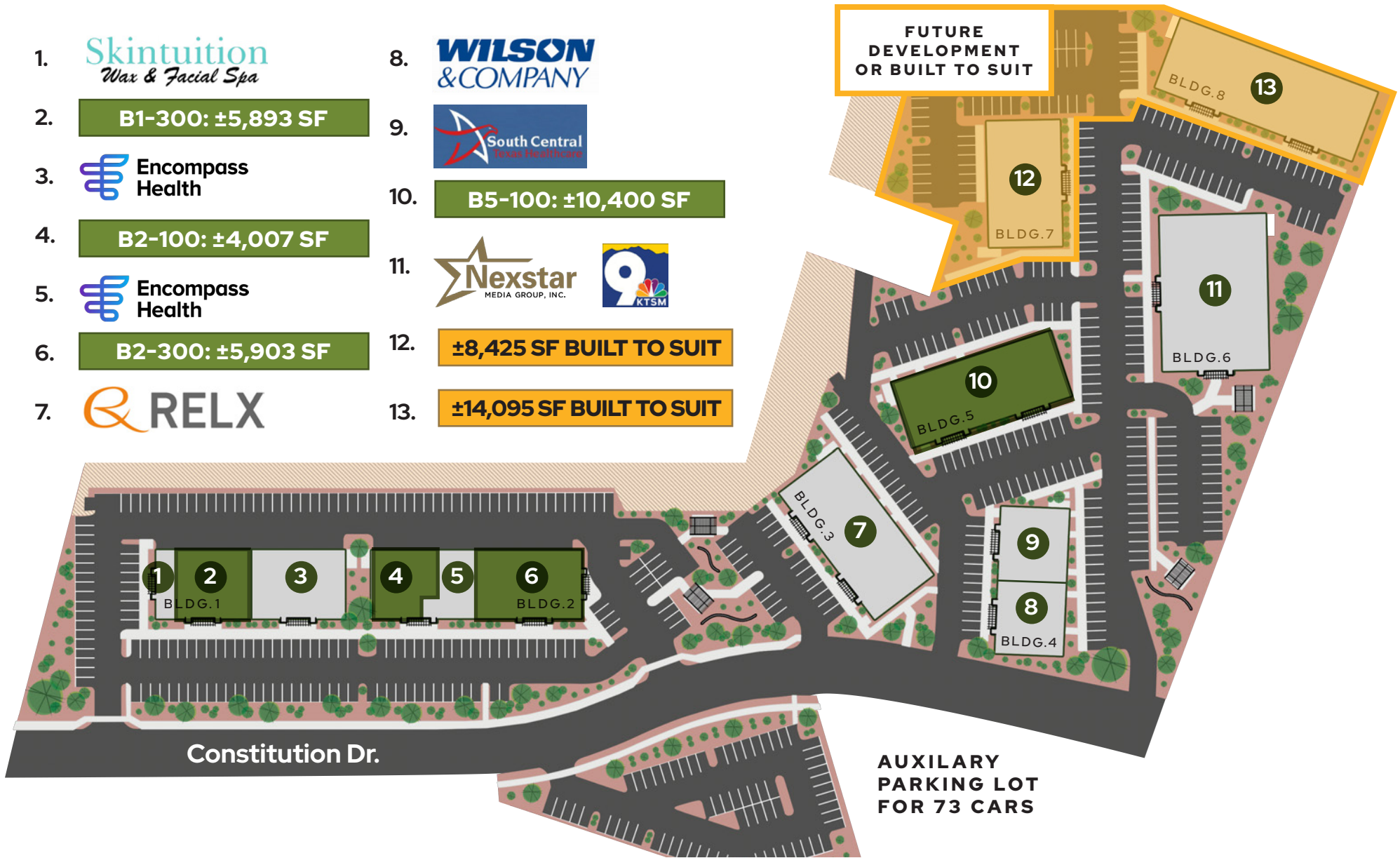
9. **South Central Texas Healthcare**

10. **B5-100: ±10,400 SF**

11. **Nexstar MEDIA GROUP, INC.** **9 KTSM**

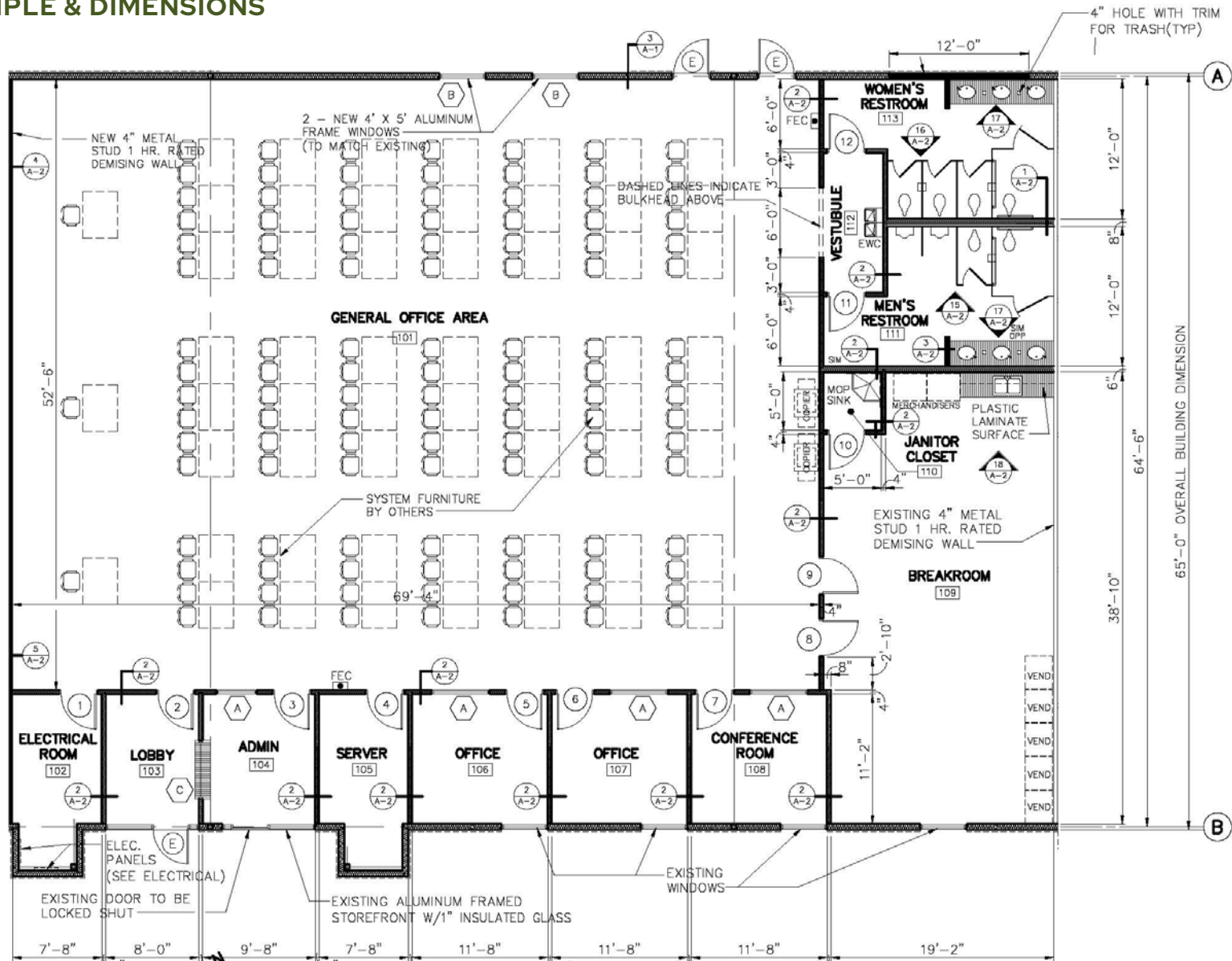
12. **±8,425 SF BUILT TO SUIT**

13. **±14,095 SF BUILT TO SUIT**



Bldg 1, Suite 300 / ±5,893 SF

LAYOUT EXAMPLE & DIMENSIONS



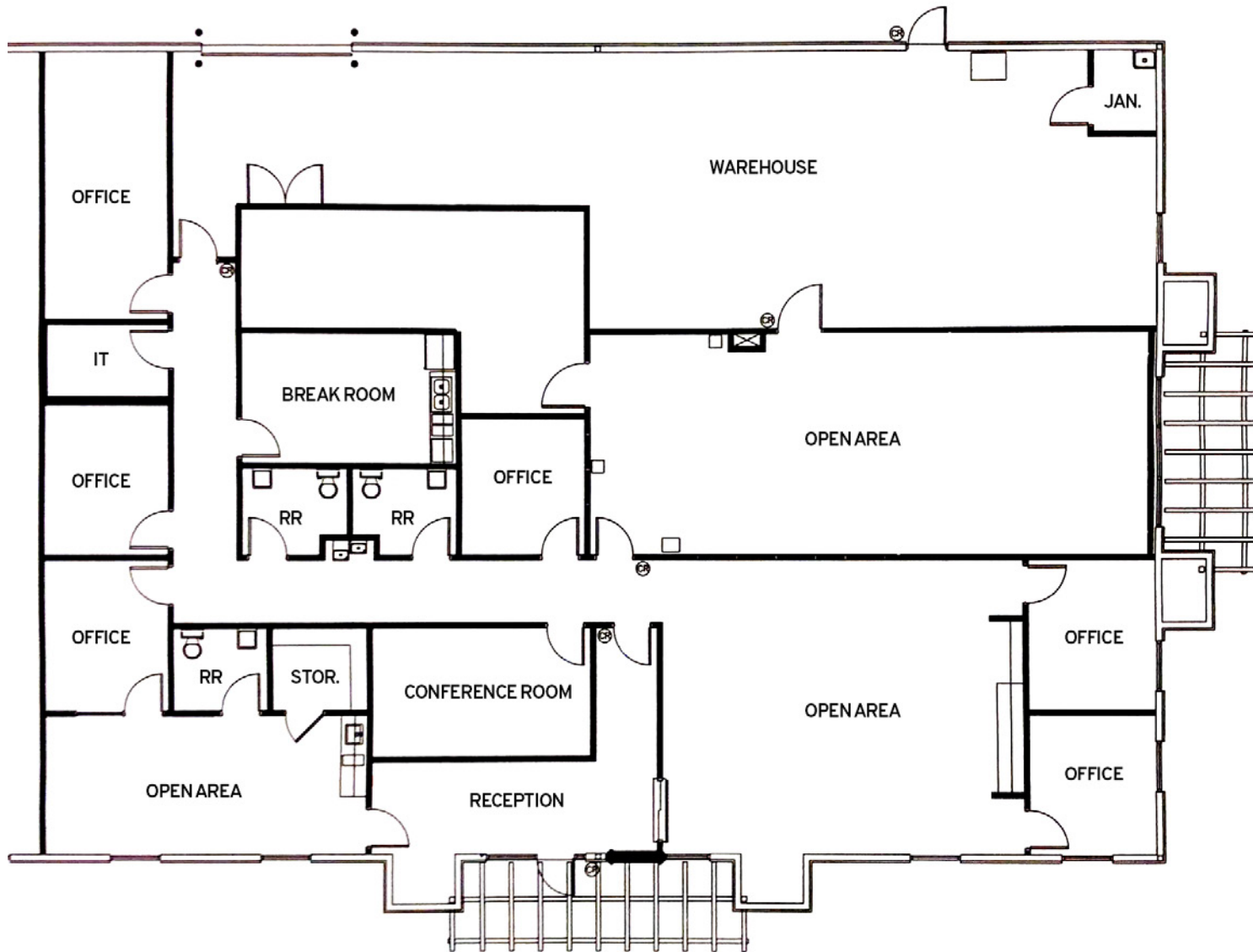
Bldg 2, Suite 100 / ±4,007 SF

APPROXIMATE LAYOUT



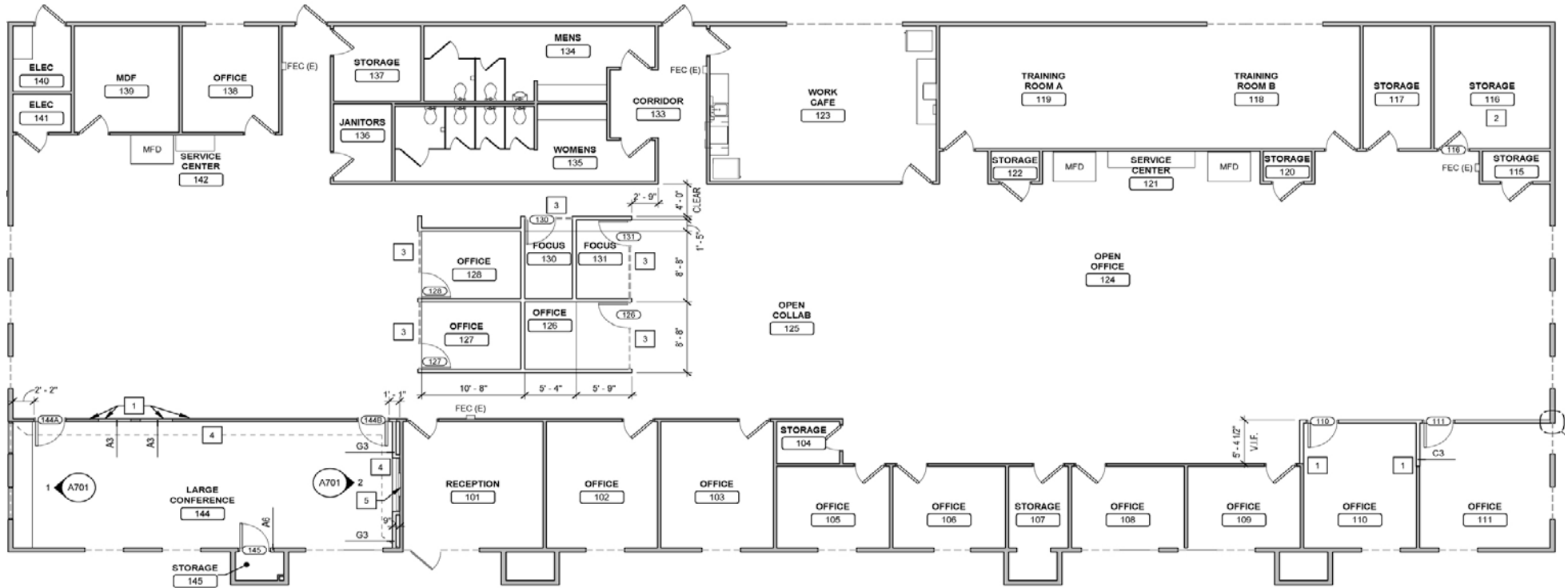
Bldg 2, Suite 300 / ±5,903 SF

APPROXIMATE LAYOUT



Bldg 5, Suite 100 / ±10,400 SF

APPROXIMATE LAYOUT



Why Do Business in El Paso?



We are the 6th largest Texas city, and expect to grow even more. Between 2014 and 2024, Texas has gained **4.1 million new residents**, and many will find their home in the Sun City.



Over past decade, our residents have seen new developments and improvements to parks, libraries, museums, the zoo, and downtown from a voter approved **\$470 million Quality of Life bond**, including state of the art Triple A Ballpark and Children's Museum.



El Paso has been ranked one of the **Best Places for Businesses and Careers**. It is a gateway between nations, strategically located with easy access to major markets and a growing, diverse workforce.



With high livability ratings, the former **"Can-Do Capital"** is a desirable destination for its lower cost of living, outdoor-enthusiast climate, rich history and heritage, as well as strong job market.



We are a military hub and home to the **U.S. Army's second largest installation, Fort Bliss**. More than 30,000 soldiers and 10,000 civilians are employed on post. Those soldiers, civilians and their families are part of the El Paso community.

METROPOLITAN STATISTICAL AREA (MSA) RANKED BY POPULATION (2020 CENSUS)

	METROPOLITAN STATISTICAL AREA (MSA) RANKED BY POPULATION (2020 CENSUS)	STATE	POPULATION
20	Baltimore, Columbia, Towson	Maryland	2,844,510
21	St. Louis	Missouri/Illinois	2,820,253
22	Orlando, Kissimmee, Sanford	Florida	2,673,376
23	Charlotte, Concord, Gastonia	N. Carolina/S. Carolina	2,660,329
24	El Paso, Las Cruces, Cd. Juárez	Texas/New Mexico/Mexico	2,601,378
25	San Antonio, New Braunfels	Texas	2,558,143
26	Portland, Vancouver, Hillsboro	Oregon/Washington	2,512,859
27	Pittsburgh	Pennsylvania	2,457,000





"KEEP SOMETHING AHEAD OF YOU TO BE ACCOMPLISHED, SOMETHING THE PROGRESS OF WHICH YOU CAN WATCH WITH INTEREST AND WITH THE REALIZATION THAT ITS ACCOMPLISHMENT IS OF IMPORTANCE TO YOUR COMMUNITY AND TO YOUR COUNTRY"

~ZACH T. WHITE



Riverbend Development is an El Paso based company, headed by a sixth generation El Pasoan, building communities with purpose. We specialize in the creation of retail, office and neighborhood areas that are an asset to our community, by building spaces that promote personal interaction with intention of instilling pride in where we live. Projects include retail centers **The Canyons at Cimarron** and **The Substation**, **Ventanas Corporate Center** and **The Fields neighborhood** in El Paso's Upper Valley as well as upcoming projects **The Paddock at Country Club** and **The Cotton Exchange**.



Leasing Information



CONSULTANTS IN REAL ESTATE

Will C. Brown, SIOR, Managing Partner

+1915-584-5511 Office

+1915-213-7791 Direct

will@sonnybrown.com

J.C. Weiss, Associate

+1915-584-5511 Office

+1915-213-7794 Direct

jc@sonnybrown.com





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sonny Brown Associates	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Cody Weiss	812179	jc@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1