

LOMA DE ORO BUSINESS PARK

10821 Gateway Blvd W | El Paso, TX 79935

AVAILABILITIES

- **Suite 100:** 2,682 SF
\$14.00/PSF (\$3,129.00/month)

ZONING

- C-4 (Commercial)

TAX, INSURANCE & CAM (ESTIMATED - 2025)

- \$5.50 p.s.f./annum (\$1,229.25/month “estimated”)

TENANT IMPROVEMENT ALLOWANCE

- Yes, to be amortized over the Base Term at 10% interest, subject to Landlords approval of Tenant financial statement.

BASE TERM

- Three (3) Year minimum

COMMENTS

- The space is “open space” with a kitchen and M/W Restroom and stock room with rear entry door.

FOR MORE INFORMATION PLEASE CONTACT:

CHRISTOPHER STANLEY
EpTex Real Estate Partners, Inc.
214 E. Baltimore Dr.
El Paso, TX 79902

C | (915) 241-0459
O | (915) 544-8131
F | (915) 544-8135
chris@eptexas.com



SITEPLAN

VISTA DE ORO DR

GATEWAY BLVD W

LACERTUS

SPINECARE
OF
EL PASO

WAYNE WRIGHT
LAWYERS

SNELLING
STAFFING SERVICES

AVAILABLE
2,682 SF

EP
TX
CITY OF EL PASO

WOMEN, INFANTS,
& CHILDREN (WIC)

FIRST
NATIONAL
BANK TEXAS

PYLON
SIGN

CLOSEUP AERIAL



VIST DEL DR

VIA DE RODR

BARRANCA R

PUBLIC NO DR

LM NO DR



MERAZ AVE

LAFAYETTE DR

SUBJECT
PROPERTY

MARKET AERIAL



FLOOR PLAN

