



PROFESSIONAL OFFICE BUILDING FOR LEASE

The Commons Bldg C

±594-39,897 SF

4171 N MESA ST, EL PASO, TX, 79902

FLEXIBLE WEST EL PASO OFFICE SPACE WITH
SUITE OPTIONS RANGING FROM SMALL
OFFICES TO FULL BUILDING OCCUPANCY.

FOR MORE INFORMATION, PLEASE CONTACT



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CALL FOR MORE INFORMATION

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OFFICE BUILDING FOR LEASE:

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PROPERTY FEATURES

PROPERTY DESCRIPTION

The Commons Building C offers professional office space in West El Paso with flexible leasing options ranging from ±594 SF individual suites to ±39,897 SF for the full building. The property can accommodate smaller office users, full floor tenants, or a single larger organization seeking a unified building presence.

The three story building includes large floor plates of approximately ±13,300 SF, building signage opportunities, and a professional campus setting near N Mesa Street and Executive Center Boulevard. The location provides convenient access to I-10, Loop 375, UTEP, medical services, restaurants, and surrounding West El Paso neighborhoods.

PROPERTY HIGHLIGHTS

- Flexible layout options for small office users, full floor tenants, or larger corporate users.
- Building signage opportunities available for tenant identification.
- Professional office campus setting near N Mesa Street and Executive Center Boulevard.
- Located Near I-10, Loop 375, UTEP, medical services, restaurants, and nearby amenities.
- Competitive lease structure with tenant improvement allowances available.



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CORPORATE CAMPUS POTENTIAL

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POSITIONING

The Commons Building C can be marketed to both smaller professional users and larger organizations. Smaller suites may support medical, counseling, financial, legal, administrative, or service based office users. Larger blocks of space may support corporate office, education, technology, healthcare administration, back office, or regional office operations.

The building's flexibility is the key selling point. Tenants can evaluate space based on their current needs while still having room to grow within the same office environment.

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1ST FLOOR: ±594- 9,671 SF



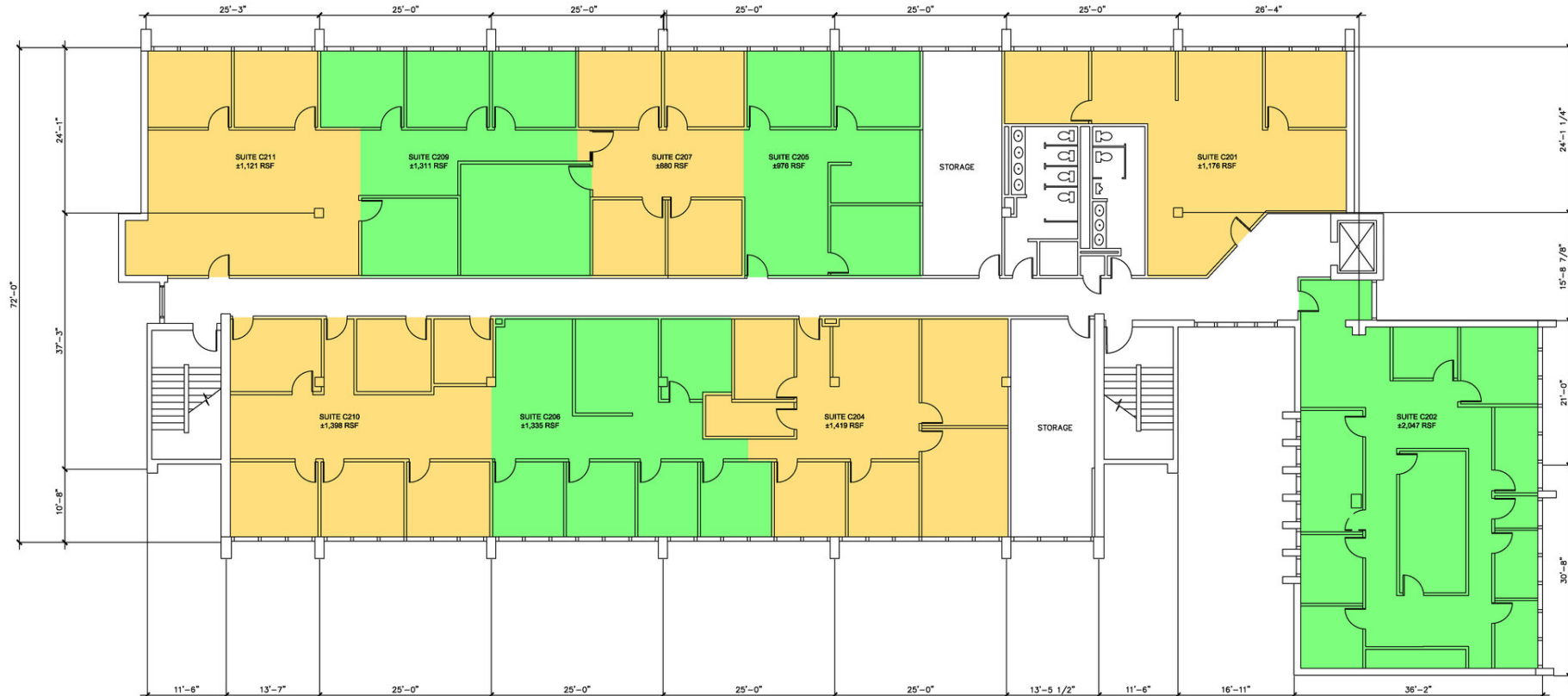
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2ND FLOOR: ±880-11,663 SF



4171 NORTH MESA THE COMMONS C SECOND FLOOR PLAN
SCALE: 1/8" = 1' - 0"



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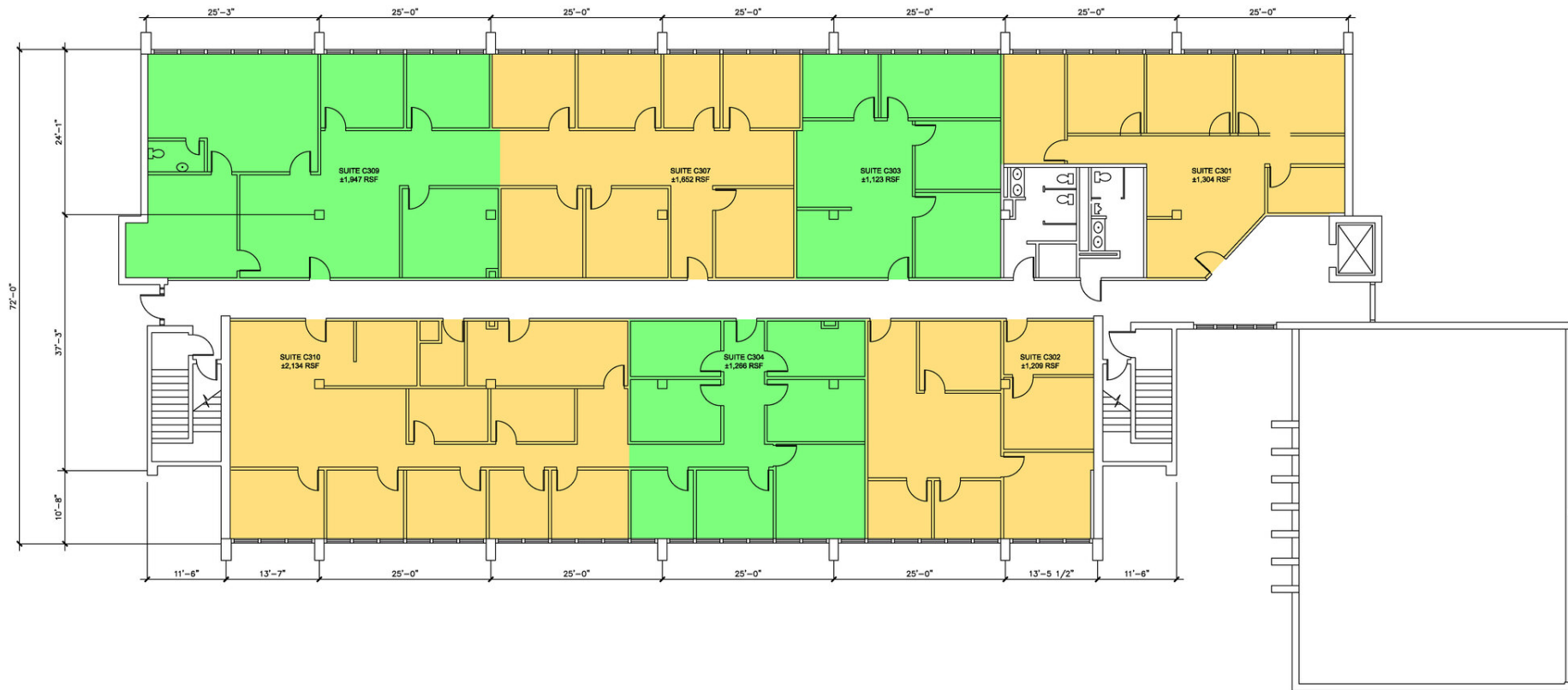
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3RD FLOOR: ±1,123- 10,635 SF



4171 NORTH MESA- THE COMMONS C THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"



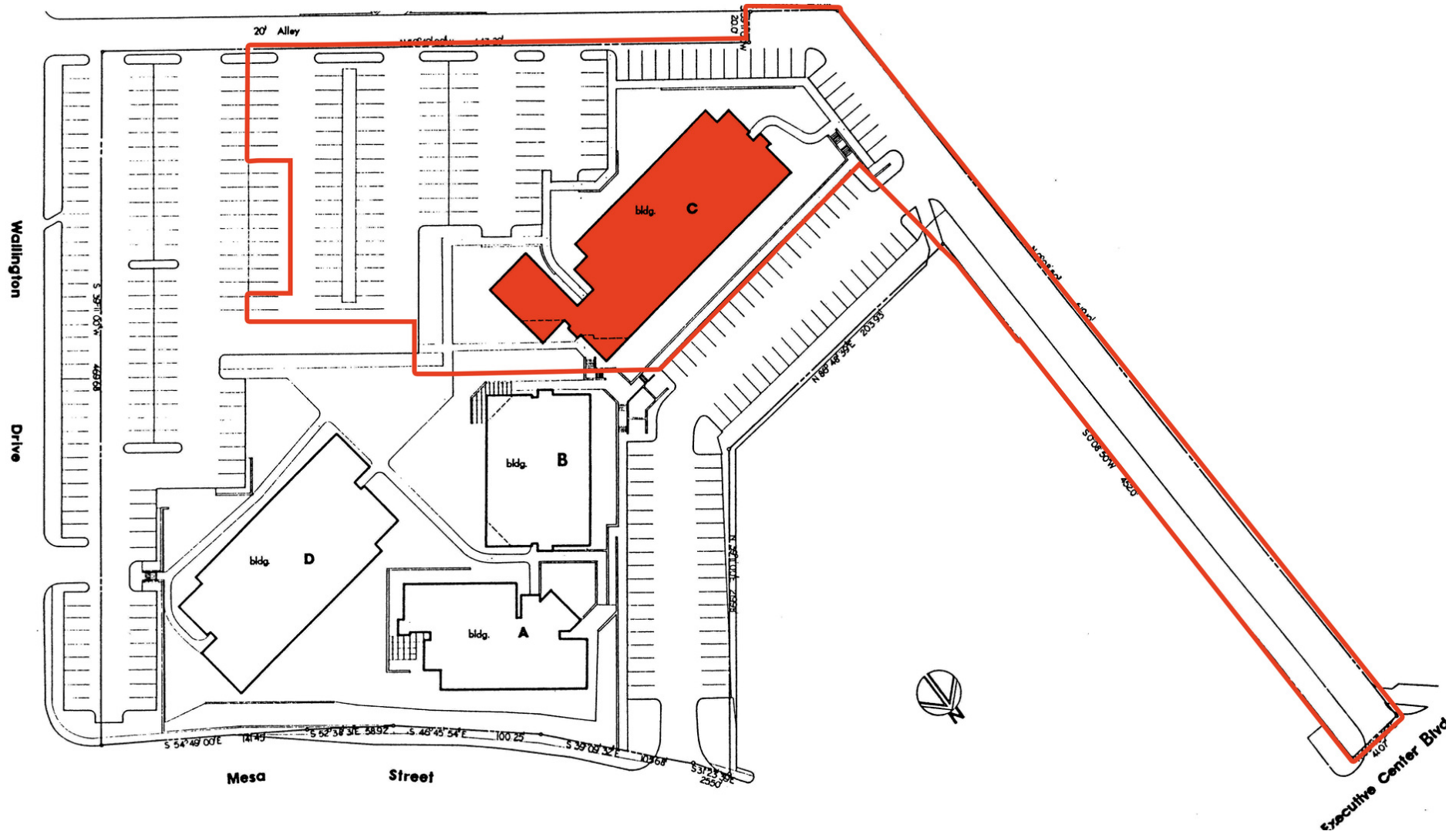
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SITE PLAN



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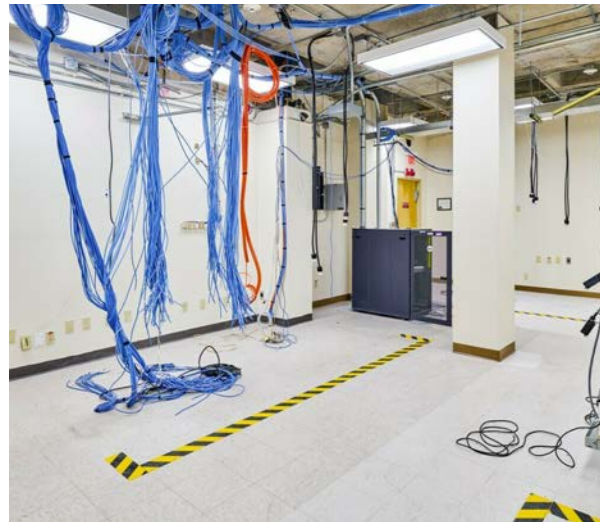
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ADDITIONAL PHOTOS - INTERIOR



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AERIAL VIEW

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RETAILER MAP



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Information About Brokerage Services

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

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date