



CLASS A OFFICE SPACE
4105 RIO BRAVO DRIVE
EL PASO-WEST/CENTRAL



PROPERTY HIGHLIGHTS

- One Story Office Building with Approximately 11,927 SF of Office Space
- Minutes from Downtown El Paso
- All Inclusive Utilities
- Hub Zone Certified for Tenants with Government Clients
- Free, Ample Building Adjacent Parking
- Janitorial: General Cleaning & Trash Service Available
- Signage: Suite & Directory, with Additional Building & Road Signage Available
- State of the Art, Computerized Heating (Gas) & Cooling (Refrigerated) Systems Controlled by Management Office at a Comfortable Setting

ON-SITE PROPERTY MANAGEMENT & MAINTENANCE

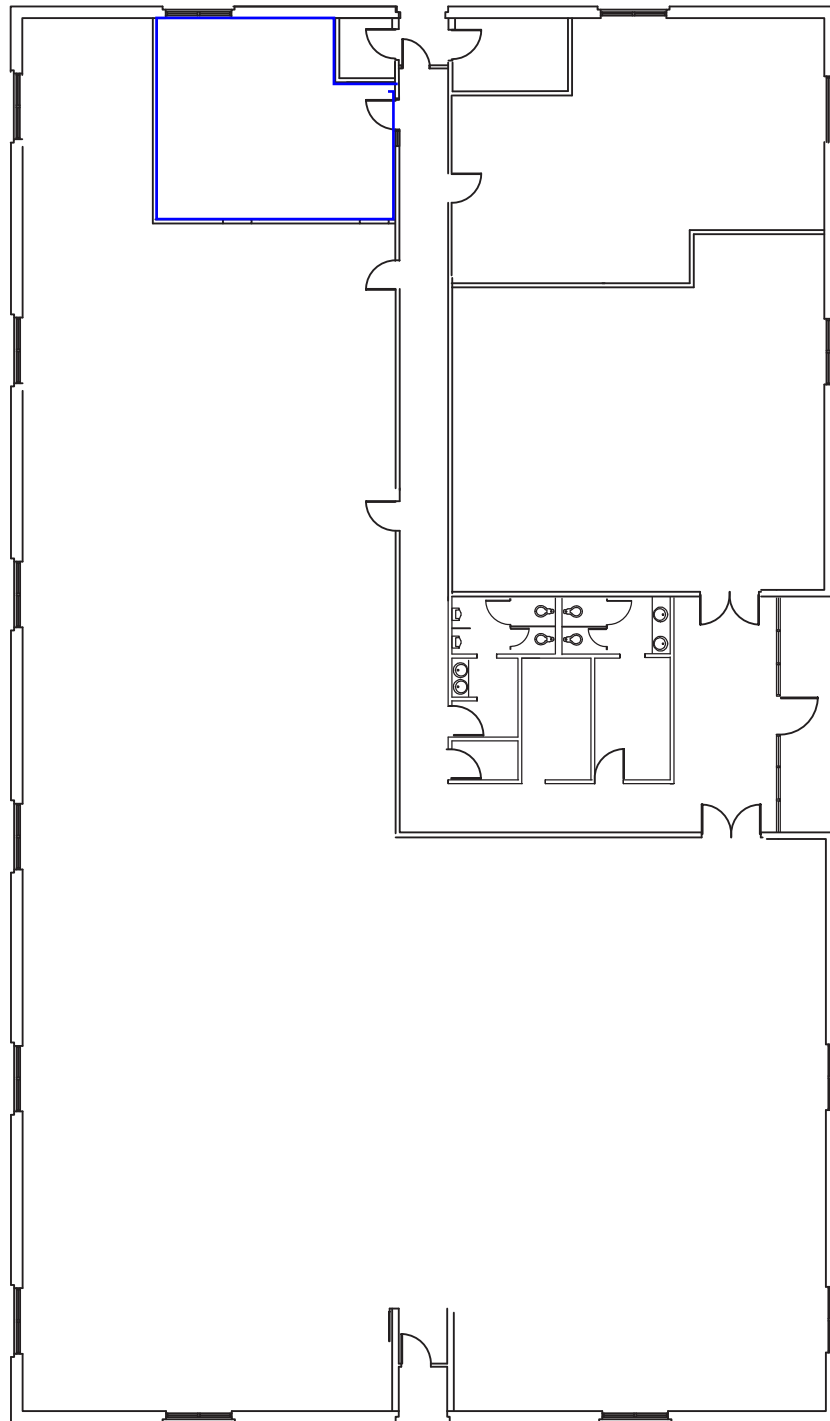
- Full staff of qualified professional personnel to maintain the interior and exterior areas of the building
- 24 hour answering service available for emergencies

NEWLY UPDATED COMMON AREA





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EP SHALOM MANAGEMENT, LLC
444 EXECUTIVE CENTER BLVD., SUITE 120, EL PASO, TX 79902
T 915-532-3456 F 915-532-3458

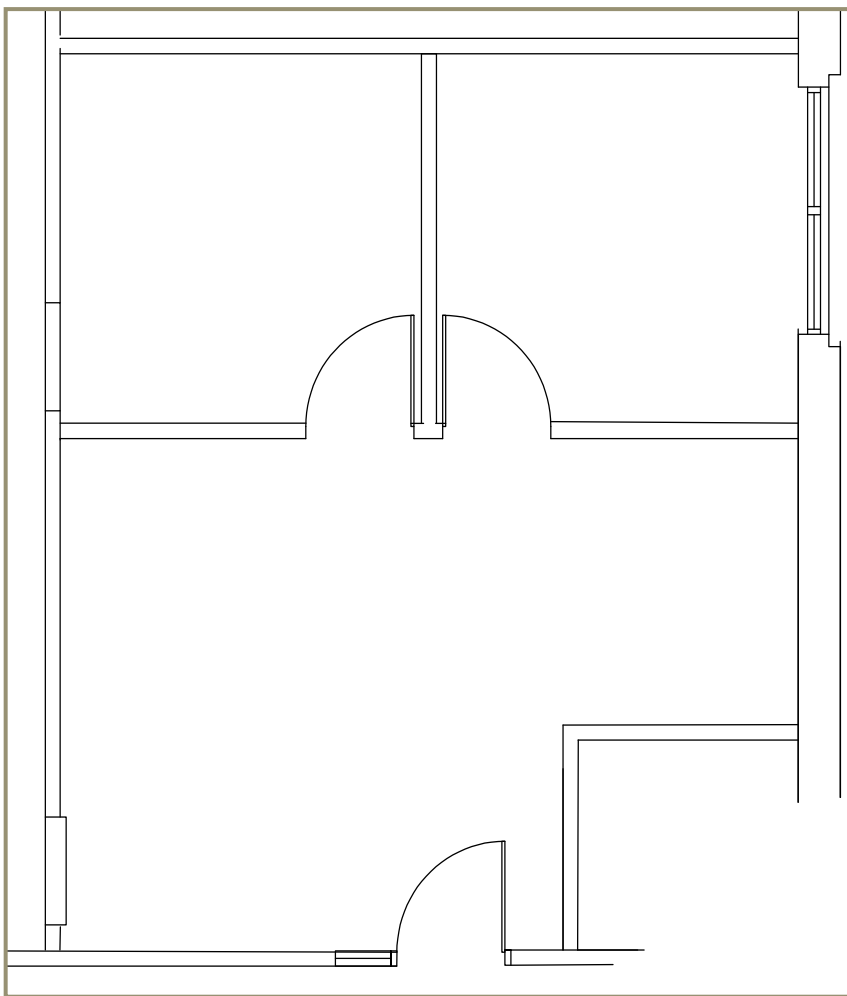
www.epleasing.com
info@epleasing.com



SUITE 110

4105 Rio Bravo Dr., EL PASO-WEST/CENTRAL

**IMMEDIATELY
AVAILABLE FOR LEASE
APPROX. 561 RSF
PROFESSIONAL OFFICE**



LARGE CLASS A OFFICE SPACE

- Open Floorplan with Three Large Multi-Use Rooms with Ability to Build-to-Suit
- Large Windows with Great Views