



FOR SUBLEASE

WestStar Tower: Suite 1400 ±4,945 SF

601 N MESA ST, EL PASO, TEXAS 79901

FOR LEASING INFORMATION, PLEASE CONTACT

CLASS A DOWNTOWN
OFFICE SPACE
AVAILABLE NOW

AVAILABLE TO OCCUPY AUG./SEPT. 2025



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WestStar Tower

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DOWNTOWN OFFICE SPACE FOR SUBLEASE: SUITE 1400: ±4,945 SF

PROPERTY FEATURES

AVAILABLE SPACE:

- **Suite 1400: ±4,945 SF**
 - **Description:** Large corner office space with open floor plan, conference room, 2 private offices, and additional ±400 SF room for additional conference area or large, executive office with window views of west and east El Paso skyline.
 - **Space Finish Out:** Class A office interior
 - **Parking:** (14) unreserved spaces allocated in structured parking

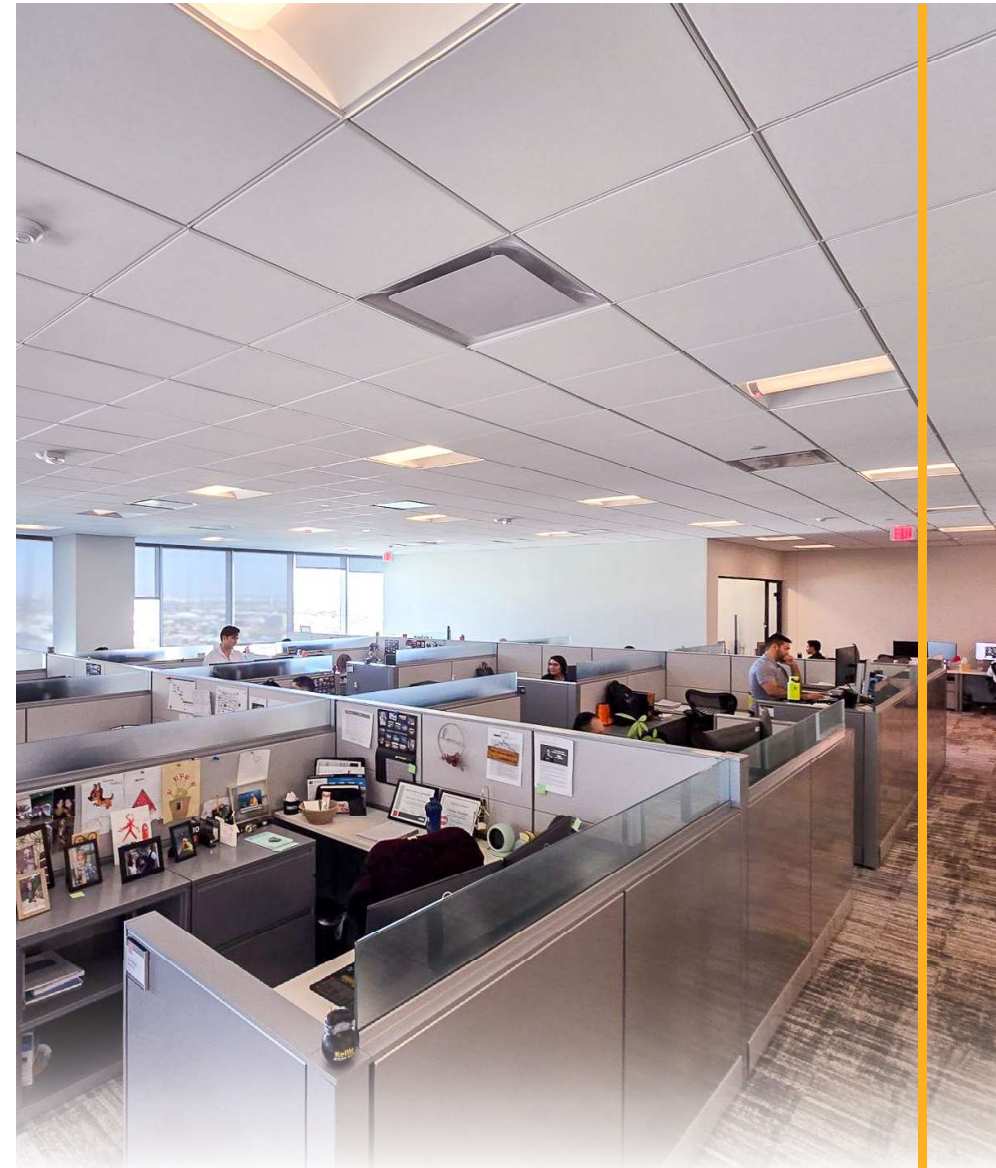
PROPERTY DESCRIPTION:

WESTSTAR TOWER

- **262,000 SF Class A Office Tower**
- **LEED® Silver Certification**
- **Building Completed:** 2021 | **Space Completed:** March 2023
- **Zoning:** C-5
- **Parking:** 862 parking spaces in structured parking garage on Floors 2-8
- **Avg Floor Ceiling Height:** Approx. 10'
- **Location:** Moments from I-10, with close proximity to Loop 375 and US 54. Approximately 12 minutes from El Paso Airport and within 15 minutes of most areas in El Paso Metro area
- **Ground Level Dining Includes:**
 - Sushiitto
 - Weso Steakhouse
 - Tropical Smoothie Cafe
- **Additional Amenities:**
 - Ground Level Park
 - Onsite Property Management
 - 24 Hour Controlled Access

FINANCIAL SUMMARY:

Availability: Aug./Sept. 2025 | **Sublease Term:** Negotiable



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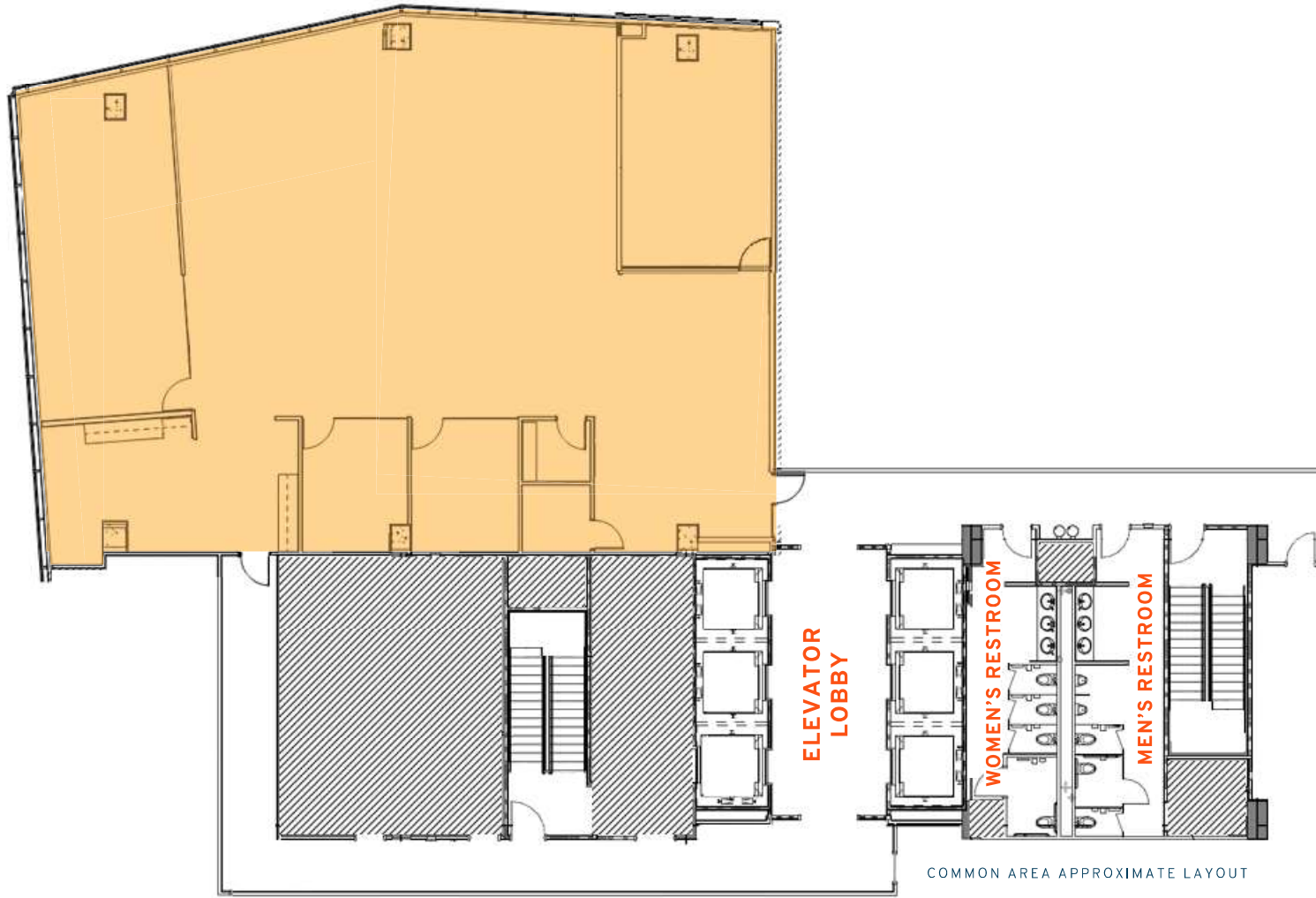
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DOWNTOWN OFFICE SPACE FOR SUBLEASE:
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SUITE 1400 | FLOOR PLAN



COMMON AREA APPROXIMATE LAYOUT



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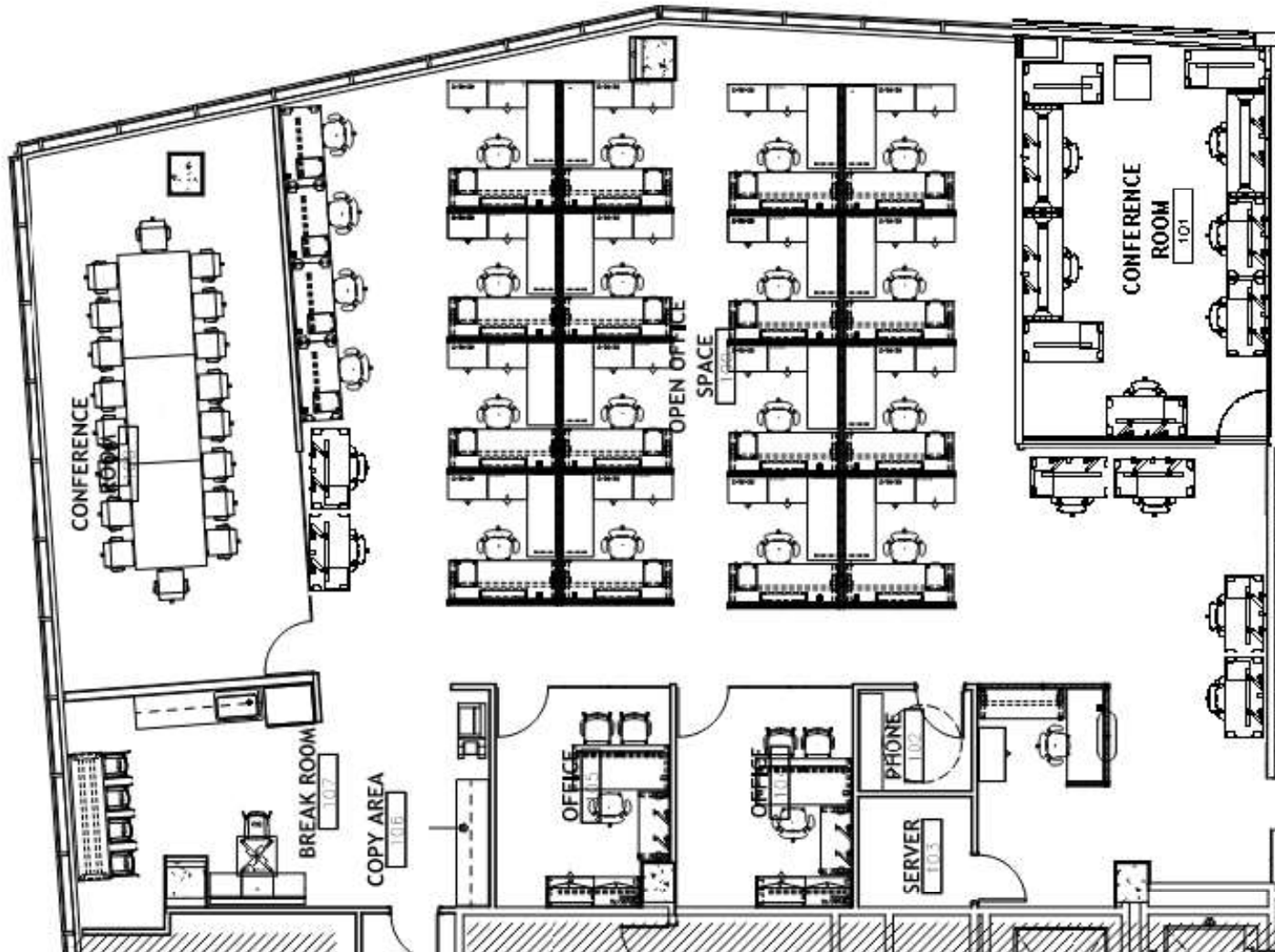
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SUITE 1400 | SAMPLE LAYOUT



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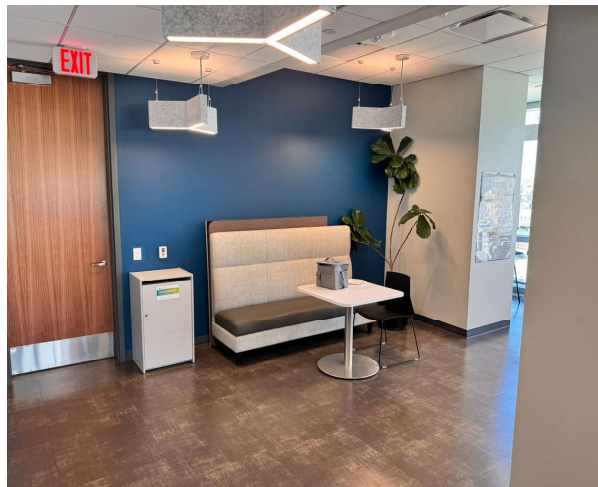
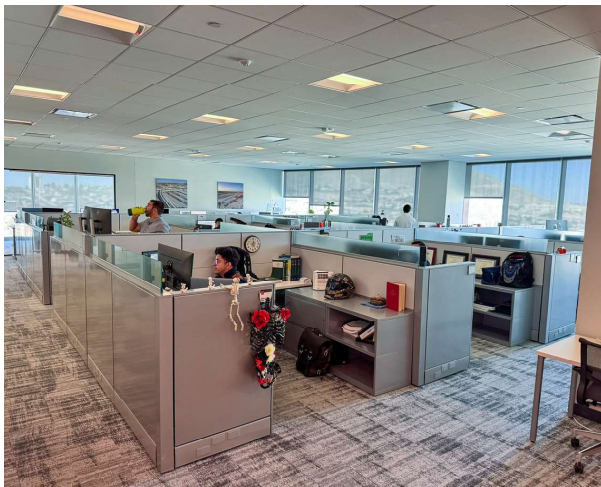
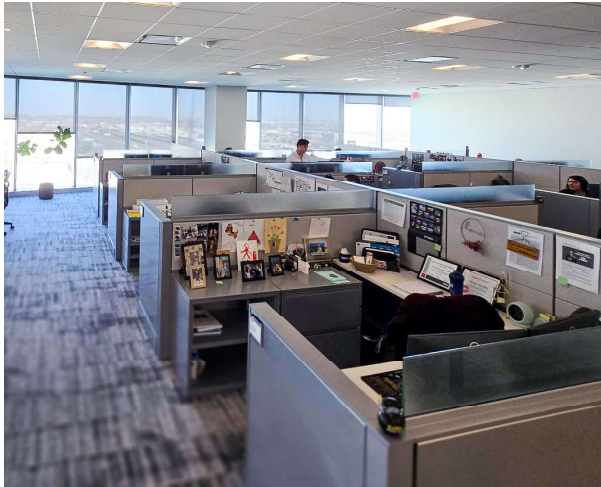
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SUITE 1400 | PHOTOS



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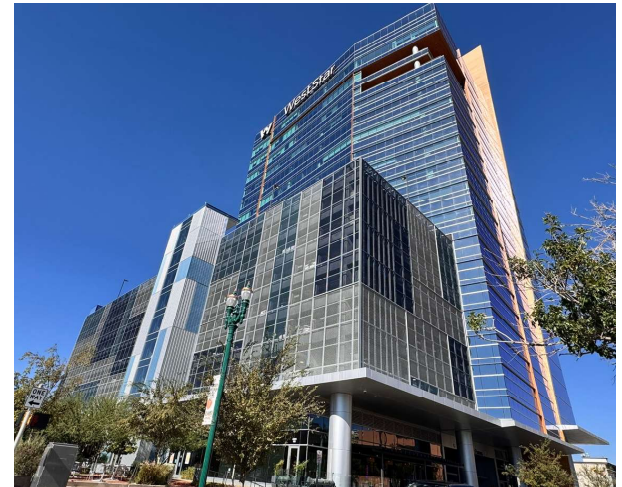
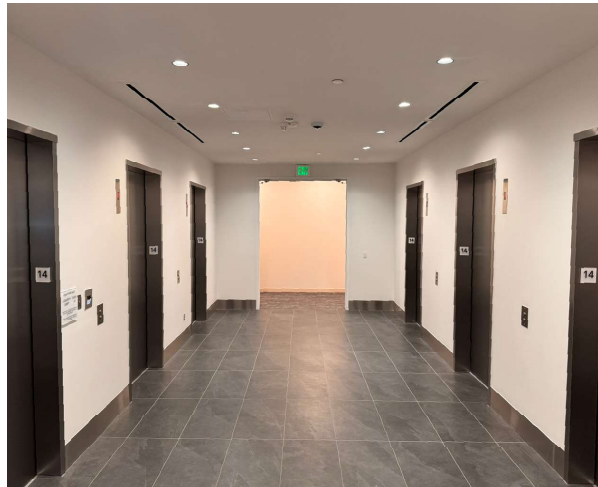
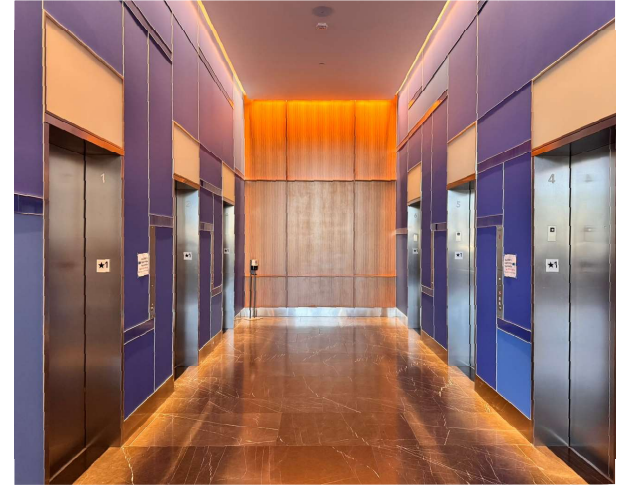
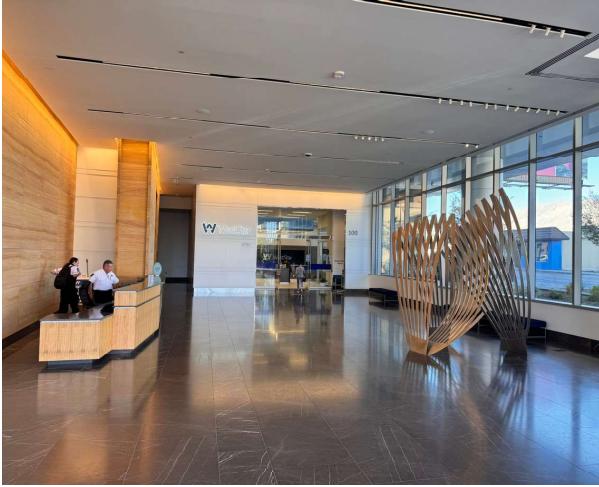
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BUILDING / LOBBY | PHOTOS



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SURROUNDING AREA



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DOWNTOWN DISTRICTS

POINTS OF INTEREST

1. SAN JACINTO PLAZA
2. PLAZA HOTEL / MILLS PLAZA / CHASE PARKING GARAGE
3. PLAZA PARKING GARAGE
4. HOTEL PASO DEL NORTE
5. EL PASO CONVENTION CENTER / ABRAHAM CHAVEZ THEATRE
6. SOUTHWEST UNIVERSITY PARK
7. MUSEUM OF ART / CHILDREN'S MUSEUM / PLAZA THEATRE
8. WESTSTAR TOWER
9. ONE SAN JACINTO PLAZA
10. CORTEZ BUILDING
11. INTERNATIONAL BLDG / WELLS FARGO PLAZA / BASSETT TOWER
12. EL PASO CITY HALL
13. UNITED STATES FEDERAL COURTHOUSE / FEDERAL BUILDINGS
14. EL PASO COUNTY COURTHOUSE
15. STANTON TOWER / BLUE FLAME BLDG
16. KRESS BUILDING

 DOWNTOWN HISTORIC DISTRICT



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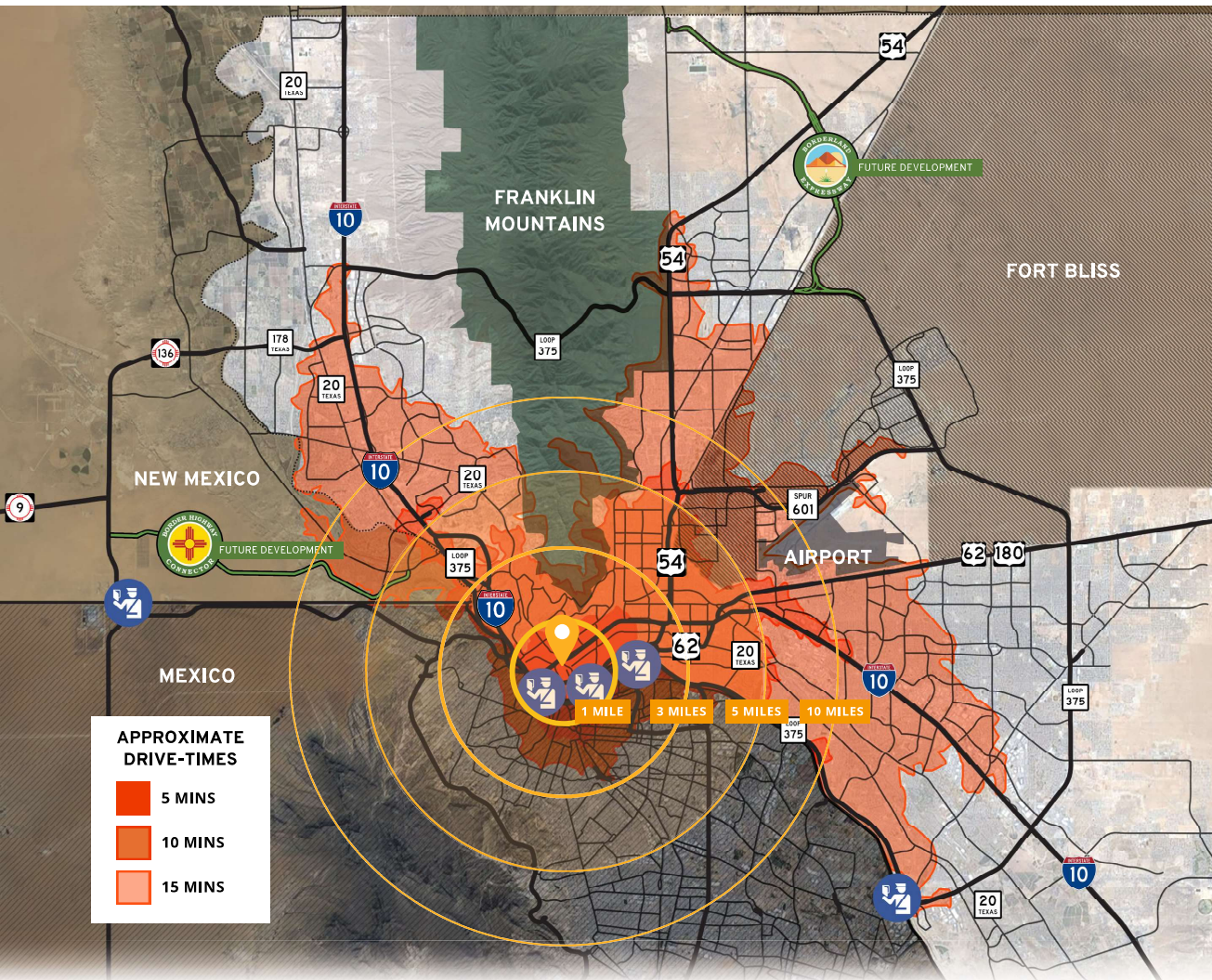
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LOCATION IN MARKET



DEMOGRAPHICS

1 MILE

- Population: 18,880
- Median Income: \$17,699
 - \$75,000-\$125,000 / 400 Households
 - \$125,000-\$200,000+ / 167 Households
- Median Age: 36.4
- Owner Households: 1,190
- Renter Households: 6,528

3 MILES

- Population: 51,158
- Median Income: \$26,174
 - \$75,000-\$125,000 / 1,668 Households
 - \$125,000-\$200,000+ / 1,378 Households
- Median Age: 35.8
- Owner Households: 6,299
- Renter Households: 13,418

5 MILES

- Population: 127,817
- Median Income: \$31,983
 - \$75,000-\$125,000 / 4,991 Households
 - \$125,000-\$200,000+ / 3,124 Households
- Median Age: 35.4
- Owner Households: 18,009
- Renter Households: 30,589

10 MILES

- Population: 416,715
- Median Income: \$42,338
 - \$75,000-\$125,000 / 22,634 Households
 - \$125,000-\$200,000+ / 14,754 Households
- Median Age: 35.2
- Owner Households: 76,369
- Renter Households: 72,171



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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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael McBroom</u>	<u>648650</u>	<u>michael@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date