



THE SAGE AT CIMARRON

Medical/Retail/Business Campus
“Your Health Wellness and Lifestyle Hub”

1,200 – 20,000 Sq Ft
Available For Lease or Sale



Tailored for Success: The Sage at Cimarron – A Premier Destination for Business Excellence

On behalf of Wolf Investment, we proudly introduce The Sage at Cimarron—El Paso’s most prestigious business park designed for discerning users in medical, retail, and professional services. Whether you're operating a clinic, a law firm, a boutique, or a wellness studio, The Sage is more than a location—it's a strategic investment in your growth, image, and operational success.

A Purpose-Built Business Environment

Located at 7255 Paseo Del Norte in the rapidly expanding Cimarron area, The Sage at Cimarron spans 68,500 square feet across 6.5 acres, offering a high-end, multi-tenant environment that supports a variety of business types and sizes.

Its elegant Spanish Revival architecture, dramatic ceilings, and expansive glass design create a professional yet welcoming atmosphere that appeals to clients, patients, and customers alike. With natural light-filled interiors, private outdoor patios, and beautiful landscaping, the property strikes the perfect balance between functionality and ambiance.

Flexible floorplans from 1,200 to 20,000 square feet accommodate a wide range of business uses, including:

- Outpatient clinics and specialty practices
- Professional offices and administrative hubs
- High-end retail and service storefronts
- Health and wellness providers
- Consulting firms and client-facing businesses

Each space is customizable to fit your operational needs and branding, with infrastructure in place for easy build-out and swift occupancy.

Strategic Location for Accessibility and Visibility:

Bordering the scenic Sage Park and framed by the Franklin Mountains, The Sage at Cimarron offers an inspiring setting with unmatched accessibility.

Located just minutes from Loop 375 and I-10, it ensures convenient access for clients, customers, and staff from every part of El Paso. The surrounding community enhances your business appeal with:

- Retail and dining options to serve your customers and employees
- Nearby pharmacies and grocery stores, ideal for medical and consumer-focused businesses
- Rapidly growing residential neighborhoods, increasing your visibility and customer base
- Pedestrian-friendly access, ideal for foot traffic and accessibility for all ages

Your Business Deserves a First-Class Home: The Sage at Cimarron is where top-tier businesses thrive in an environment built for prestige, comfort, and performance.

Own or lease your space in one of El Paso’s most dynamic and thoughtfully planned commercial developments.

Positioned for Business Success in a Thriving Commercial Ecosystem

Located in one of El Paso’s fastest-growing areas, The Sage at Cimarron places your business at the center of a dynamic, service-driven environment. Whether you're a healthcare provider, professional service firm, or high-end retailer, you’ll benefit from proximity to hospitals, offices, retail centers, and dense residential communities—enhancing visibility, collaboration, and daily foot traffic.

- Built for High-Performance Operations Across Industries
- Superior Parking & Accessibility: Over 5 spaces per 1,000 SF—well above commercial standards
- ADA-compliant stalls and dedicated drop-off zones for client or customer convenience
- Ample space for deliveries, service vehicles, and guest access
- Infrastructure to Support Modern Business Needs: Medical-grade HVAC and enhanced air systems available for clean air circulation
- High-capacity electrical designed for equipment-heavy operations (labs, tech firms, studios, etc.)
- Plumbing systems engineered to support complex uses—from dental clinics to wellness centers
- Sound-dampening and privacy options ideal for confidential meetings, consults, or client services

A Collaborative Business Hub:

Join a community of forward-thinking professionals across medical, retail, and professional sectors—creating synergy, cross-referral opportunities, and shared clientele.

Customer- and Client-Centered Experience:

- Elegant interiors with natural light and warm tones
- Private offices or consultation rooms for discretion and comfort
- Landscaped outdoor areas for staff breaks or customer relaxation
- Welcoming, upscale atmosphere that enhances your brand presence

A Professionally Managed Business Park: You focus on your business—we handle everything outside your walls. Landscaping, signage, maintenance, lighting, and common area upkeep are all covered under our streamlined management model, ensuring a Class A environment year-round.

Key Features for Tenants Across All Sectors:

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| • Flexible, Customizable Spaces Build to suit for retail storefronts, executive suites, medical labs, or creative studios | • Tailored infrastructure for specialty users—optical, tech, wellness, financial, or legal | • Operational Efficiency & Modern Connectivity |
| • 24/7 access with professional CCTV | • Secure service corridors for deliveries, supply logistics, and discrete staff movement | • Equipped for high-speed internet, teleconferencing, and cloud platforms |
| • Staff & Client Satisfaction | • Beautiful, calming surroundings that promote well-being and productivity | • Smart design that boosts morale and enhances your team’s daily experience |

Let’s Build the Future of Business TogetherWhatever your vision, our team is here to bring it to life. Let’s create a space that reflects your brand, supports your workflow, and leaves a lasting impression on every client, patient, or guest.

Concentrate on your Core Business. We'll Handle the Rest.

Sage Business Park – Professionally Managed Class A Commercial Campus

At Sage Business Park, ownership is redefined. This is not just a place to house your business—it's a long-term investment in a professionally maintained, first-class environment that ensures your real estate retains its value and appeal for years to come.

Whether you're a medical professional, retail operator, financial service provider, legal firm, or wellness brand, Sage Business Park gives you the freedom of ownership without the burden of property upkeep.

A Smarter Structure for Modern Business Owners:

Unlike traditional associations, Sage operates under a streamlined, manager-managed structure—not a commercial HOA. This means no time-consuming board meetings, no politics, and no uncertainty. Every owner benefits from a clear, consistent system that handles all shared responsibilities with professionalism and efficiency.

Why It Matters to You and Your Investment

Long-Term Value Preservation—The entire property is maintained to Class A standards at all times. From signage to landscaping, exterior lighting to parking lots, everything is kept clean, functional, and professional—protecting your asset's marketability and future resale value.

Curb Appeal provides Client Confidence:

A well-maintained property attracts higher-quality customers and clients, reflects well on your brand, and enhances your credibility the moment someone steps onto the campus.

Hassle-Free Ownership

All exterior maintenance, common areas, trash, landscaping, lighting, and signage enforcement are handled by management. You'll never need to chase vendors or get involved in facility disputes.

No HOA Headaches: With centralized management and clear authority, issues get resolved quickly. No waiting on group approvals or navigating owner politics.

Fair and Transparent Cost Allocation: Contributions are based on your building and lot square footage. All funds are reinvested into maintaining the community—not into unnecessary bureaucracy.

Consistent Design Standards: Uniform architectural guidelines and signage rules ensure a cohesive, upscale aesthetic across the entire business park.

Flexible for Every Industry:

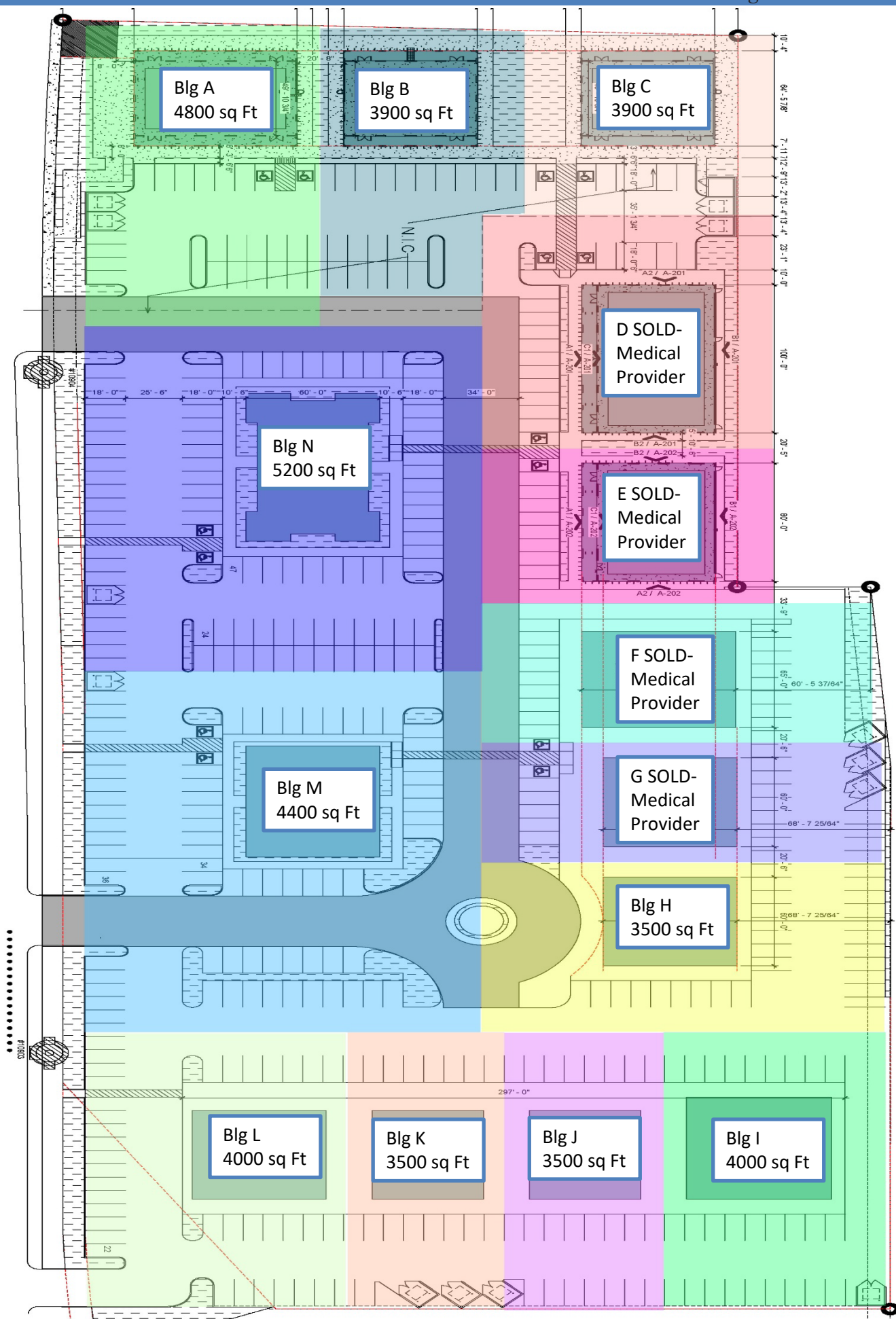
Medical, Legal, Retail, Diagnostic labs, Consulting, Physical therapy. Whether you're seeing patients, welcoming clients, or running a showroom, Sage supports your operational needs with flexibility and style.

Built for Business. Managed for Peace of Mind.

Sage Business Park delivers the best of both worlds: the equity benefits of ownership with the ease and reliability of professional property management. Every element outside your walls is protected, preserved, and polished—so you can concentrate on growing your business, not maintaining your building.

<u>Term and Rates</u>	<u>10 Year Lease Term</u> <u>Vanilla Shell</u>
Base Price Per Sq Ft plus NNN	\$28.00 PSF 1,500-30,000 sq ft.
Landlord Provided Finish	\$25 PSF TI allowance or Landlord can provide a Vanilla Box Shell Finish 2 Restroom per 2500 sq ft 5 ton Carrier unit per 1500 sq ft Exposed Ceiling with Spiral Exposed Ducts 100 Amp Electrical Service Panel per space High Low Water Fountain per space Water Heater Standard Landlord LED Linear Lights Level 5 Flat Wall Finish 2 Hr. Fire Rated Demising Walls
Additional Amortized TI Allowance	Prime plus 3% at Locked Rate at Completion of Construction Based on Tenant Credit
Annual Inflation Adjustment	3% Annually
Renewals	5 Year Term Renewal at Same Terms and Conditions

<u>Building</u>	<u>Gray Shell Building or Turkey Construction Available</u>
Options to Purchase	Outright Purchase or And Lease To Own Option Available with monthly credit towards purchase price.
Landlord Provided Finish	<p>Gray Shell Buildings – Ready for Your Custom Build-Out</p> <p>Our gray shell buildings offer a premium, move-in-ready foundation for your business.</p> <p>Each structure is thoughtfully designed with a completed exterior and a blank-slate interior, allowing for tailored tenant improvements to suit your exact needs.</p> <p>Highlights Include:</p> <ul style="list-style-type: none">✓ High-Quality Shell Construction – Fully enclosed with finished exterior walls, roof, and installed concrete flooring (optional)✓ Interior Ready for Build-Out – No mechanical, electrical, or plumbing installed; all systems stubbed to the building for easy connection✓ Paved Concrete Parking – Durable and fully finished for immediate use✓ Utilities Stubbed to Site – Simplified connections for water, power, and sewer to accelerate your build timeline✓ Professional Landscaping – Finished exterior with curb appeal from day one
Turnkey Construction Available	Seller also provides the option for a Turnkey Build on a Lease/ Lease to Own/ or Sale.
Professionally Managed	Each building is part of the Sage Business Park Management, a professionally managed development.





Medical Campus







Unparalleled Location





Presented By:



WOLF

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The Sage at Cimarron is a premier multi-tenant luxury medical complex in the thriving Cimarron area of El Paso, seamlessly blending upscale office spaces and retail establishments. Located at 7255 Paseo Del Norte, near major retailers and residential neighborhoods, it offers a prime setting for your needs. Featuring stunning Spanish Revival architecture, expansive windows, and lush landscaping, the Sage creates an inviting, picturesque atmosphere for patients and providers.

www.SageatCimarron.com