



4050 Rio Bravo Dr.

Pioneer Building

El Paso, Texas

El Paso's **Prestigious** Office Address!



Spaces available from 300 to 12,000 sq. ft.

**Building Specifications:**

- Two story office building with 33,216 sq. ft. of useable office space
- Beautifully maintained landscaping
- All inclusive utilities
- HUB Zone certified for tenants with government clients
- Low Cost SBC DSL Available!

**Ample Parking: Remember FREE Parking**

- 3 spaces per 1,000 sq. ft.

**Signage:**

- Directory and suite signage provided
- Additional signage available for a tenant 7,000 sq. ft. or greater (subject to review)

**Janitorial Service:**

- General cleaning and trash removal available 5 nights a week

**Heating & Cooling:**

- State of the art, computerized heating (gas) and cooling (refrigerated) systems controlled by management office in most buildings at a comfortable setting

**On-Site Property Management & On-Site Maintenance:**

- Full staff of qualified professional personnel to maintain the interior and exterior areas of the business park
- 24 hour answering service available during non-business hours for emergencies



**Leasing and Management Office**

444 Executive Center Blvd., Ste. 120

El Paso, Texas 79902

Phone: (915) 532-3456

Fax: (915) 532-3458

E-mail: [leasing@epicenterelpaso.com](mailto:leasing@epicenterelpaso.com)

Website: [www.epicenterelpaso.com](http://www.epicenterelpaso.com)

