

**NOW  
LEASING**

# CLASS A OFFICE 4445 NORTH MESA

EPICENTER AN OFFICE COMMUNITY - EL PASO-CENTRAL

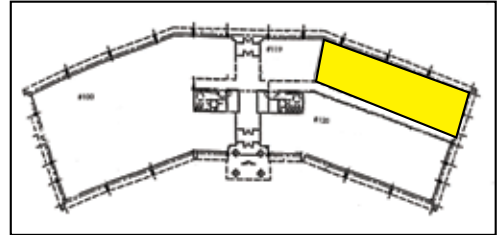
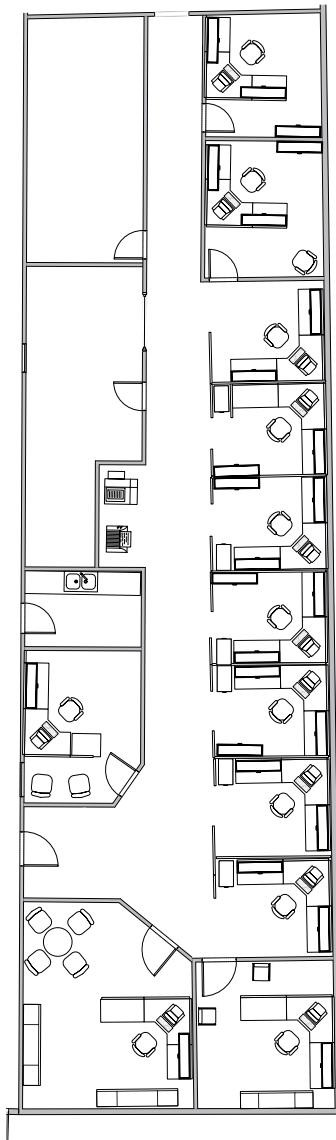
**LOCATION:**

**AMENITIES:**

**APPROX. 3,299 RSF**

**SUITE 121 - 1ST FLOOR**

- Large Class A Multi-Use Space with Abundant Natural Light
- Ample Free Parking
- Optional Covered Parking Available
- Ultra-Fast High Speed Fiber Broadband Available
- Signage Available
- Furnishings Negotiable



Centrally Located Minutes from Downtown El Paso at the Intersection of I-10 and Executive Center Blvd. Adjacent to UTEP, Downtown El Paso, Juarez, Mexico, and Only 45 Minutes to Las Cruces

**TRAFFIC COUNT**

**131,702+** At the Intersection of I-10  
per day and Executive Center Blvd

**KEY TENANTS**

GSA, Time Square Media, Pizza Properties,  
Sunbowl Association, New American Funding,  
El Paso County, Molina Healthcare, Texas A&M  
University, Tenet Healthcare, C.H. Robinson

**ON-SITE PROPERTY  
MANAGEMENT &  
MAINTENANCE WITH 24  
HOUR EMERGENCY SERVICE  
AVAILABLE**



**915-532-3456**

**www.epleasing.com | info@epleasing.com**

PROFESSIONALLY MANAGED BY EP SHALOM MANAGEMENT, LLC

444 EXECUTIVE CENTER BLVD., SUITE 120, EL PASO, TX 79902

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