



Lease Information

Alameda Multispecialty Center
5400 Alameda EL Paso TX
Space A- 7,900 Sq Ft
Space C- 24,000 Sq Ft (Can Subdivide)





Presented By:



WOLF

INVESTMENT AND DEVELOPMENT

320 Texas Ave.

2nd Floor El Paso TX 79901

915-858-3100

www.WolfInvestment.com

PROPOSAL

Dear Prospective Client,

We are excited to present to you the lease opportunities available at 5400 Alameda, also known as the Alameda Multispecialty Center.

Nestled within the main El Paso Medical Area, this Class A Medical Office Building spans an impressive 70,000 square feet and occupies over five acres of prime land. Situated within a half-mile radius of the El Paso Childrens Hospital, University Medical Center, and Texas Tech School of Medicine, this location boasts unparalleled accessibility and proximity to leading medical institutions and emergency services.

One of the key features of this property is its Build to Suit Tenant Improvement options, catering to the specific needs of various medical users. We have the flexibility to provide either Turnkey construction or to provide amortized TI in order to assist our tenants to build first generation space that specifically meets the clients needs.

Additionally, ample parking facilities and essential services are readily available to support the operational needs of tenants. Situated in the thriving Gentrified Medical Office area, the property offers a strategic advantage for medical practitioners seeking a premier location.

Furthermore, with over 25,000 vehicles passing by daily, the property enjoys excellent visibility and exposure. Its close proximity to essential amenities such as Fox Plaza, Starbucks, and various dining establishments ensures convenience for both visitors and staff alike.

Beyond its strategic location and functional amenities, the Alameda Multispecialty Center boasts a modern and aesthetically pleasing design, creating an inviting and professional environment for patients and practitioners alike.

We invite you to explore the unparalleled opportunities that await you at the Alameda Multispecialty Center. Elevate your practice and join a community of esteemed medical professionals in this prime location.

Feel free to reach out to us with any questions or comments and we look forward to working with you.

PROPOSAL**Base Rent Schedules for 5400 Alameda**

<u>Term and Rates</u>	<u>10 Year Lease Term</u>	<u>15 Year Lease Term</u>
Price Per Sq Ft	\$20 PSF NNN	\$18 PSF NNN
Amortized TI Allowance (subject to Credit and Guarantor Requirements)	\$TBD	\$TBD
Escalations	CPI-U Annual Escalation	CPI-U Annual Escalation
Renewals	5 Year Renewal at Mrkt Rate	5 Year Renewal at Mrkt Rate

TENANT AMORTIZED IMPROVEMENT ALLOWANCE: Landlord provide Tenant with a Tenant Amortized Improvement Allowance to be repayed over the term of the lease at floating Prime Rate + 2 with a 6% floor.

Abated Rental Construction Time: TI Dependent but typically six months to a year free rent during construction.

***ESTIMATED* Annual OPERATING Expenses:**

CAM	\$2.50 per sq. ft., per year* (“Additional Rent”)
TAXES	\$3.00 per sq. ft., per year*
PROPERTY INSURANCE	\$.25 per sq. ft., per year*
<i>Total Estimated Operating Charges</i>	<i>\$5.75 per sq. ft., per year</i>

Controllable Expenses Capped at 10% increases. Tenant shall pay its pro-rata share of occupancy for Taxes, CAM, Operating Expenses, and Property Insurance based on the gross leasable area of the Shopping Center.

SECURITY DEPOSIT: Upon Signing of Lease a Security Deposit Equal to One Month’s Rent Shall be Deposited with Landlord. In addition, tenant shall deposit last months rent with landlord at signing.

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RENEWAL: One five (5) year option to be exercised, if at all, not later than 180 days prior to the expiration of the then current term. Renewal at Market Rate.

LEASE and RENT COMMENCEMENT: Lease commencement shall be upon mutual execution of lease. signed and executed lease to the respective parties and delivery of security deposit and last month's rent. Term begins on Rent commencement which will be upon completion of construction but no later than 1 year after lease commencement.

UTILITIES: All Utilities Shall be at Tenants expense including any required deposits. All utilities shall be paid directly to the Utility Company.

SIGNAGE: Tenant shall have the right to signage on the Building Pylon based on Availability and Landlord shall designate such space to tenant for their use. Tenant shall have the right to put signage on the building subject to landlord's approval. All signage shall be Channel Letter, Back lit Led and lighted or in a manner as designated by the landlord. Signage must be approved by landlord prior to installation.

ADDITIONAL EQUIPMENT: Any additional work or equipment beyond the scope of the lease that are required by tenant to the Premises necessary for Tenant to open and operate its business in accordance with the terms of its Lease, including premises improvements, premises renovations, and premises modifications, shall be tenant's obligation to perform at Tenant's sole cost and expense. This includes all security, phone, internet, or other cabling or networking devices and installation.

LIABILITY INSURANCE: Tenant shall be responsible for obtaining, paying for, and maintaining their own liability insurance per landlord's standard lease terms in an amount of not less than 1 million dollars. Tenant will be responsible to insure their own furniture, fixtures and equipment from loss. Landlord shall insure the premises and structure and Tenants Pro Rata share of Property insurance shall be billed to tenant through Operating Expenses.

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PARKING: Tenants will have non-exclusive use of parking areas and ingress/egress. Landlord shall have the right to restrict parking and or reserve parking at landlord's discretion.

HVAC: Landlord shall provide HVAC unites on each space to cover 1 ton per 300 sq ft.

ACCESS TO PREMISES: Tenant access to the Building and Premises shall be 24 hours per day, 7 days per week.

TELECOMMUNICATION: Specifics TBD Available from AT&T or Fiber Through Spectrum on Site.

REPAIRS/MAINTENANCE: Landlord shall maintain structural portions of the Premises, including, without limitation the roof, roof membrane, load bearing walls, floor, and all the main utility lines. Tenant shall maintain the interior and non-structural portions of the Premises, except as otherwise the responsibility of Landlord. Tenant to maintain their own interior premises and tenant equipment.

PROPERTY MANAGEMENT: Property Management Office open 9 to 4.
North Mesa Management LLC. 915-858-3100

CONFIDENTIALITY: The content of the lease proposal and any related documents are confidential information. We ask that you keep such information strictly confidential and shall not disclose such information to any person or entity other than their respective financial, legal, brokerage, and space planning associates.

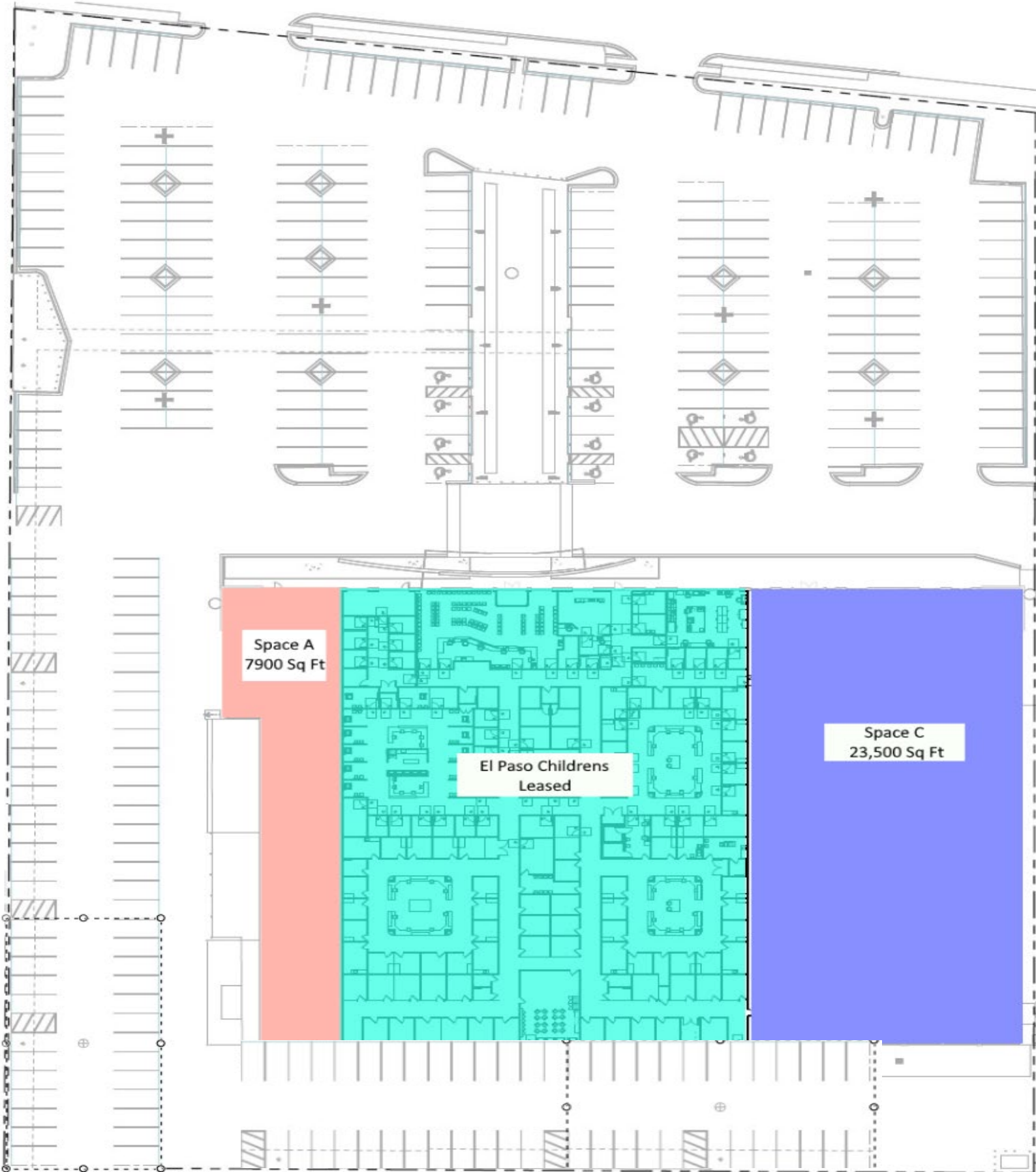
LEASE FORM: Tenant and Landlord shall use Landlords Standard Lease Form as a basis for the lease. The lease agreement shall not be binding on the parties until both of the parties have executed and delivered the lease agreement.

Unparalleled Location near

Located in the Gentrified Medical Office area, the property lies in a prime location for medical use. Over 25,000 cars per day move past the property and it is within an extremely close proximity to both the hospital and services such as Fox Plaza, Starbucks, food establishments and other retail services which both support visitors and the staff as well.



Site Plans



For more information contact:

George M Dipp, CEO

Wolf Investment Co.

Office 915-858-3100



Wolf Investment
Company
320 Texas Ave 2nd Fl
El Paso TX 79901