



PROFESSIONAL OFFICE BUILDING FOR LEASE

The Commons, Bldg C | 4171 N Mesa St, El Paso, TX 79902

±13,300-39,897 SF

COMPETITIVE LEASE RATES | LARGE FLOOR PLATES | SIGNIFICANT TI ALLOWANCES

FOR MORE INFORMATION, PLEASE CONTACT



Michael McBroom, SIOR
915.350.7986 Office
michael@sonnybrown.com



Will Brown, SIOR
915.213.7791 Office
will@sonnybrown.com

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300–39,897 SF

PROPERTY FEATURES

PROPERTY DESCRIPTION

The Commons Building C offers West El Paso's most unique office opportunity: three floors of exceptionally large floor plates (~13,300 SF each) designed for flexibility positioned in professional office campus. Whether for medical, professional services, technology, or corporate headquarters use, this building adapts to a variety of needs with ease.

Tenants benefit from:

- **Unmatched accessibility** at Executive Blvd. & N. Mesa St., with nearby access to I-10 and Loop 375.
- **Close proximity** to the University of Texas El Paso, the Medical Center, major hospitals, Downtown El Paso, and a wide variety of restaurants and services.
- **Professional management** by Best Real Estate Management, ensuring a well-maintained, business-friendly environment.

With **competitive below-market rents** and **generous tenant improvement packages**, The Commons gives organizations the ability to create a custom workplace while maintaining financial efficiency.

BROKER INCENTIVES AVAILABLE

The Commons Building C is offering competitive broker participation incentives. To learn more, **contact the listing team for full details.**



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300 – 39,897 SF

CORPORATE CAMPUS POTENTIAL



A ONE-OF-ONE CORPORATE CAMPUS OPPORTUNITY

For organizations seeking scale and visibility, **The Commons** offers a **full-building lease with 39,897 SF of contiguous space**. This unique opportunity allows a single tenant to transform the entire three-story building into a unified corporate campus: an environment that fosters culture, collaboration, and efficiency under one roof.

CAMPUS ADVANTAGE HIGHLIGHTS:

- **Full-building identity** with naming rights and logo signage placement
- **Expansive 13,300 SF floor plates** that support open layouts, department separation, or executive suites
- **Secure, standalone environment** designed to house a complete workforce in one location
- **Brand presence at a marquee West El Paso intersection** (Executive Blvd. & N. Mesa St.)



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

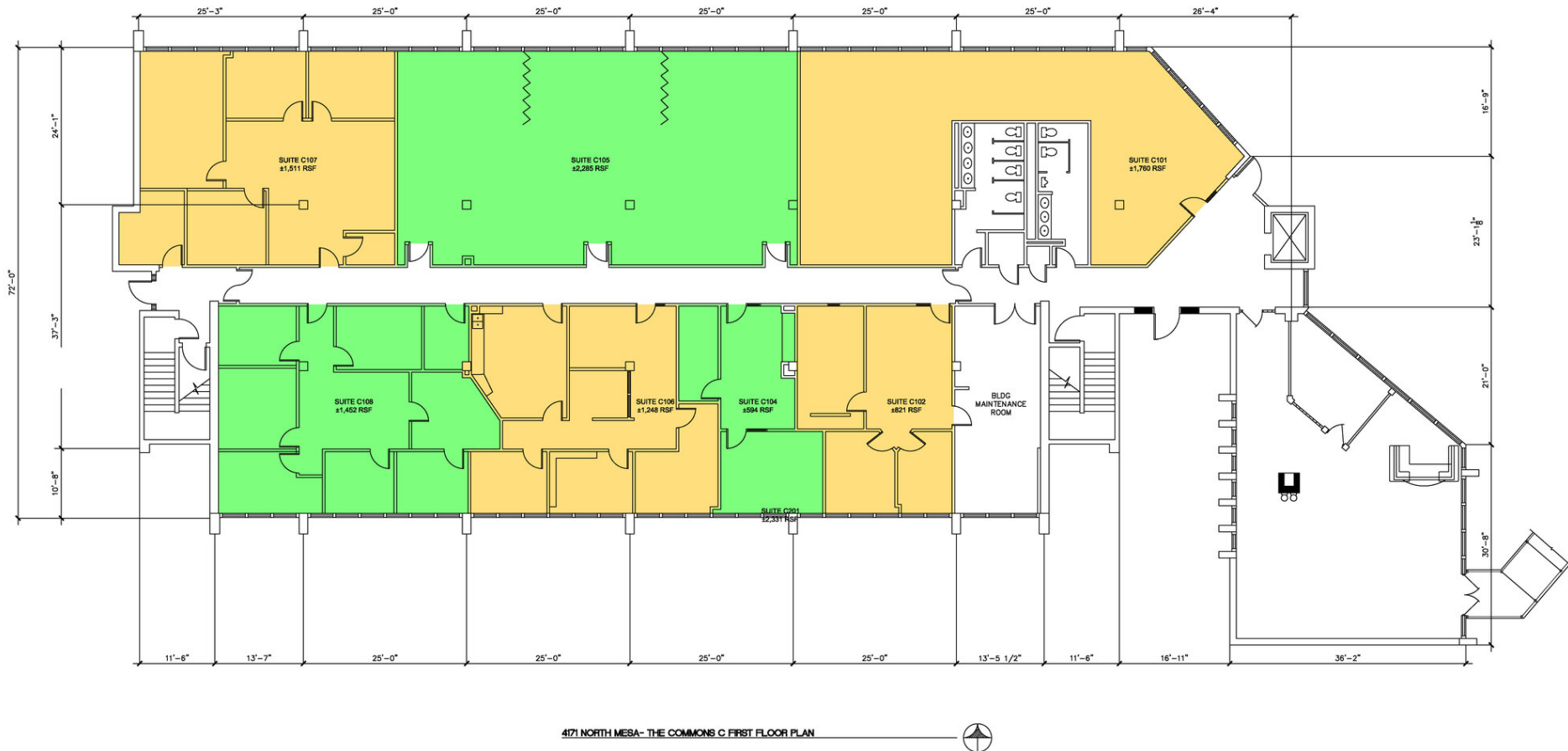
4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300-39,897 SF

1ST FLOOR: ±13,071 SF



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300-39,897 SF

2ND FLOOR: ±13,105 SF



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

4171 N MESA ST BLDG C, EL PASO, TX 79902

±13,300-39,897 SF

The floor plan shows the second floor with the following suite details:

- SUITE C309**: 1,947 RSF (Green)
- SUITE C307**: 1,652 RSF (Yellow)
- SUITE C303**: 1,123 RSF (Green)
- SUITE C301**: 1,304 RSF (Yellow)
- SUITE C310**: 2,134 RSF (Yellow)
- SUITE C304**: 1,266 RSF (Green)
- SUITE C302**: 1,209 RSF (Yellow)

Overall dimensions and layout features include:

- Top horizontal dimensions: 25'-3", 25'-0", 25'-0", 25'-0", 25'-0", 25'-0", 25'-0".
- Left vertical dimensions: 24'-1", 37'-3", 10'-8".
- Bottom horizontal dimensions: 11'-6", 13'-7", 25'-0", 25'-0", 25'-0", 25'-0", 13'-5 1/2", 11'-6".
- Stairwells are located on the left and right sides of the plan.
- A central corridor provides access to all suites.
- Restrooms and kitchenettes are located within the suite areas.

4771 NORTH MESA- THE COMMONS C THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

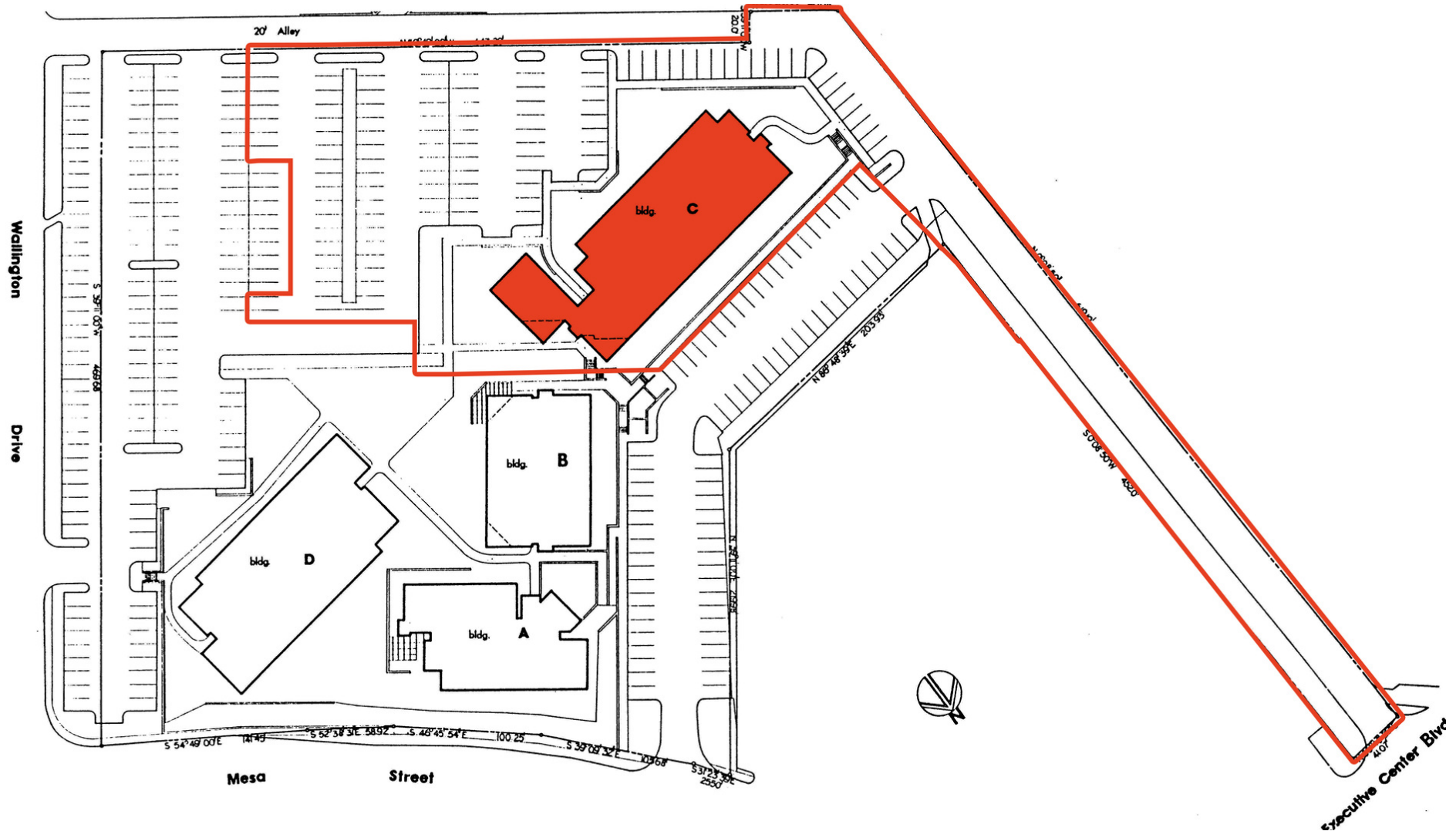
4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300-39,897 SF

SITE PLAN



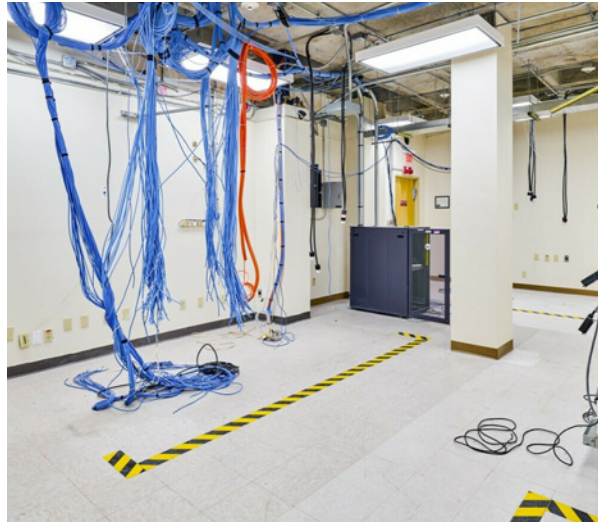
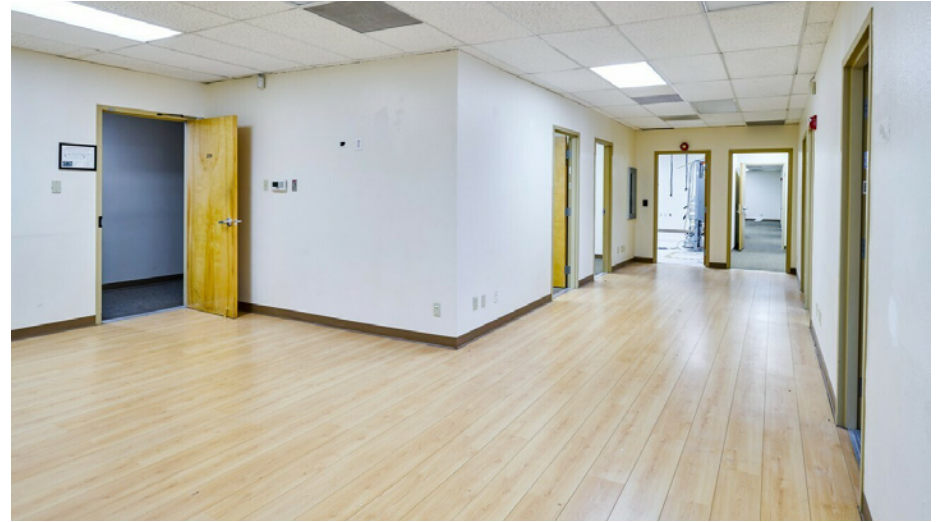
4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300-39,897 SF

ADDITIONAL PHOTOS - INTERIOR



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300-39,897 SF

AERIAL VIEW



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300 – 39,897 SF

AERIAL VIEW



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

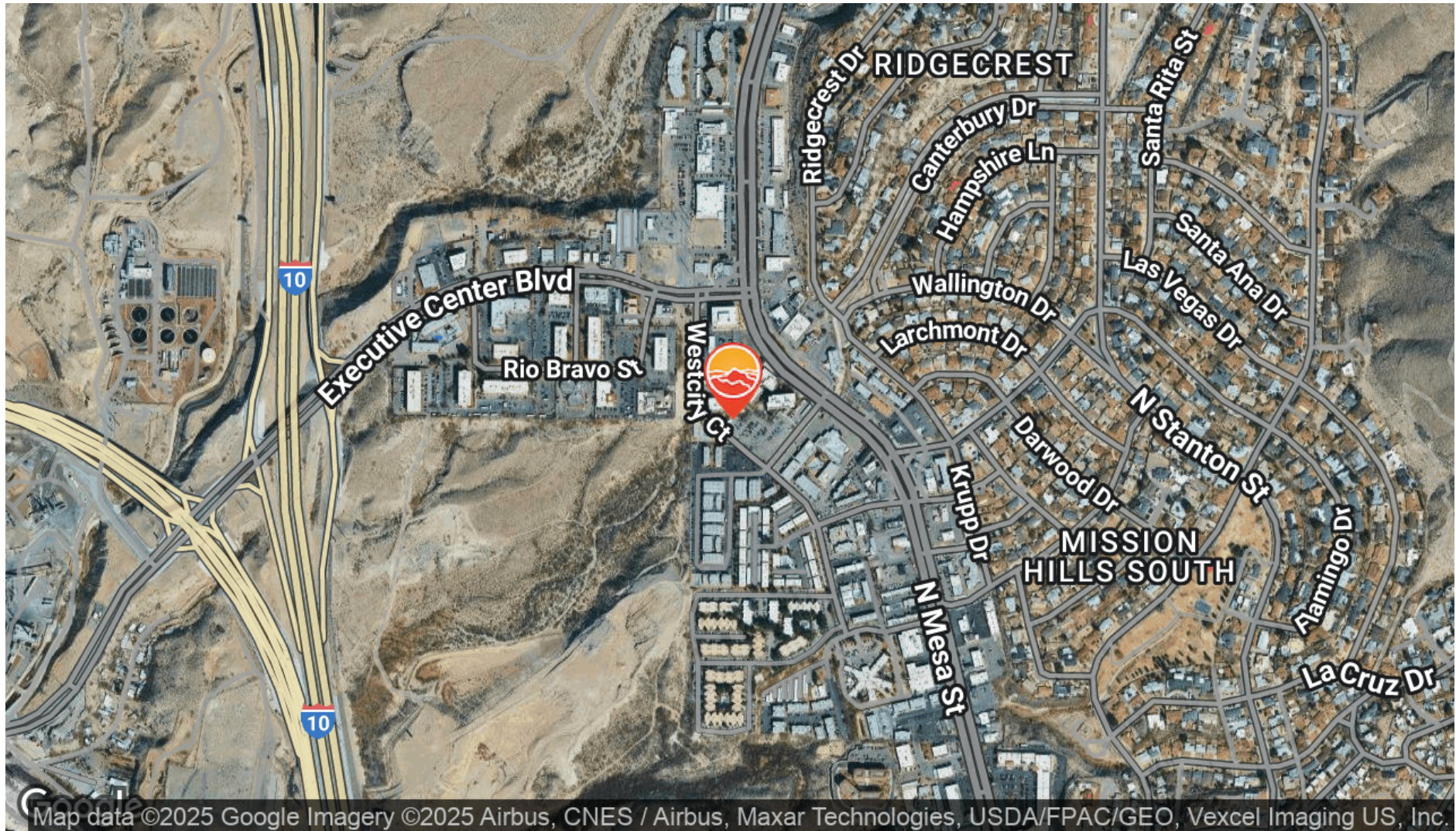
4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300-39,897 SF

AERIAL MAP



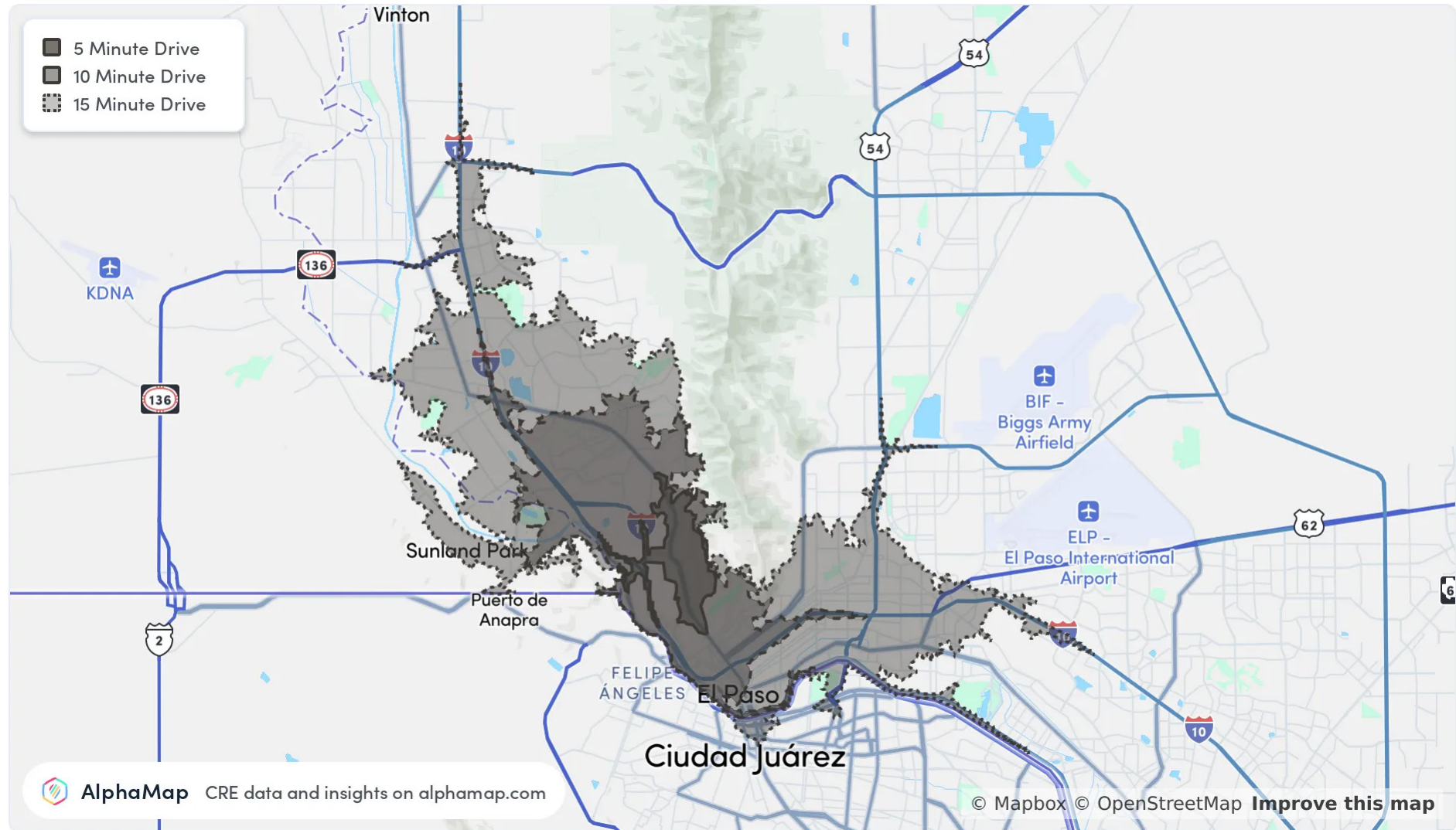
4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300-39,897 SF

AREA ANALYTICS



FOR LEASE INFORMATION, PLEASE CONTACT
MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT
915.350.7986 Office | michael@sonnybrown.com

WILL BROWN, SIOR, MANAGING PARTNER
915.213.7791 Office | will@sonnybrown.com

4171 N Mesa St Bldg C

4171 N MESA ST BLDG C, EL PASO, TX 79902

OFFICE BUILDING FOR LEASE:

±13,300–39,897 SF

AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,964	121,739	274,413
Average Age	39	41	40
Average Age (Male)	38	39	38
Average Age (Female)	40	42	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,211	50,477	107,252
Persons per HH	2.1	2.4	2.6
Average HH Income	\$83,424	\$63,343	\$76,799
Average House Value	\$307,277	\$223,200	\$232,613
Per Capita Income	\$39,725	\$26,392	\$29,538



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Sonny Brown Associates

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010301

License No.

will@sonnybrown.com

Email

(915)584-5511

Phone

Will C. Brown, Broker, SIOR

Designated Broker of Firm

042911

License No.

will@sonnybrown.com

Email

(915)584-5511

Phone

Adin A. Brown, Broker, SIOR

Licensed Supervisor of Sales Agent/
Associate

0346104

License No.

adin@sonnybrown.com

Email

(915)584-5511

Phone

Michael McBroom

Sales Agent/Associate's Name

648650

License No.

michael@sonnybrown.com

Email

(915)584-5511

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