

WestStar Tower

AT HUNT PLAZA

Built on El Paso's History.
Designed for El Paso's Future.



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WestStarTower.com

BUILT ON EL PASO'S HISTORY.
DESIGNED FOR EL PASO'S FUTURE

A prime new destination is rising at 601 North Mesa, right in the heart of El Paso. WestStar Tower is bold enough to stand out, yet familiar enough to feel right at home.

By combining world-class architecture, state-of-the-art office space and beautiful views, this 19-story building is destined to become an instant landmark.

Welcome to WestStar Tower where sensible use of scalable office space, state-of-the-art technological infrastructure and LEED® certified efficiency come together in perfect harmony.





IT'S NOT JUST A BUILDING. IT'S A STATEMENT.

While WestStar Tower's sweeping, sculptural exterior will certainly turn heads, its sensible use of scalable office space is its most stunning feature. In fact, every inch of the building's class-A office space – featuring approximately 10-foot ceilings, efficient floor plates and a state-of-the-art technological infrastructure – is designed to create an ideal work environment.

Aside from being practical, WestStar Tower is also designed to be incredibly efficient, and will be a LEED® Certified Property. This means that from design through completion – and beyond – the building incorporates elements that will help lower operating costs while increasing productivity. That's a win-win for tenants' minds and wallets.



GROUND FLOOR LOBBY AND AMENITIES

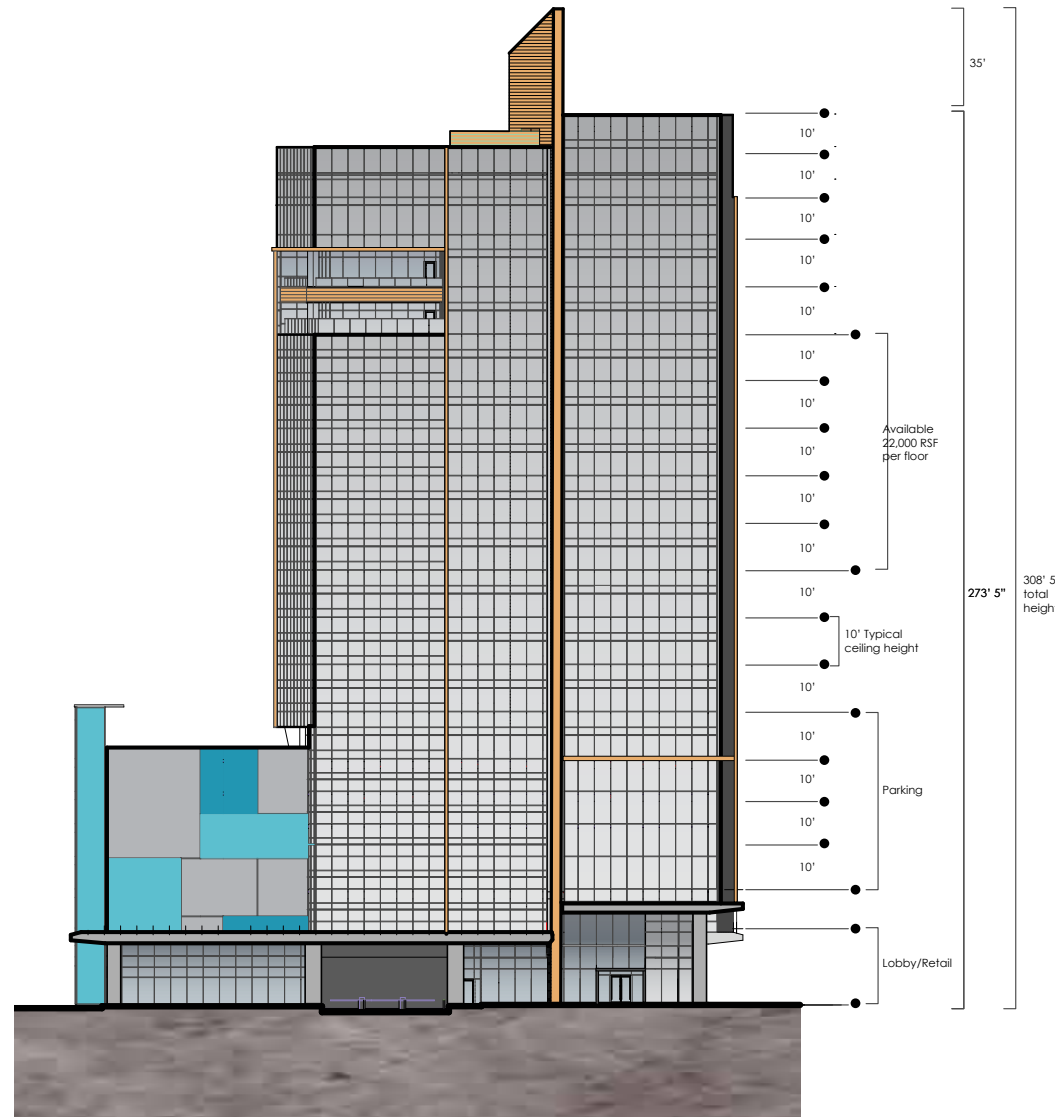
WestStar Tower tenants can enjoy:

- Combination of Class A office, retail and parking facilities
- Large common lobby area
- Integrated parking garage on floors 2-8
- Easy access on/off I-10 and close proximity to Loop 375
- ± 854 parking spaces - one of the highest parking ratios in the Central Business District
- 6 passenger elevators and 1 designated freight elevator
- Floor to ceiling height of approximately 10'
- Building access for tenants: 24 hours, 7 days per week
- On-Site management and 24 hour security guard
- Beautiful ground level "green space" park area
- Café, dining and retail opportunities on the ground level
- Outdoor seating and dining
- Fiber optic connectivity
- Full-service WestStar banking facility and ATM



WESTSTAR TOWER
BUILDING SPECIFICATIONS

- 262,000 SF of Office
- 13,000 SF Retail
- Parking ratio:
3.45 per rentable square foot
- Typical floor plan 22,000 SF
- Ceiling height 10'
- Available spaces on floors 11-16
- LEED® rating
- Main lobby - 5,037 SF

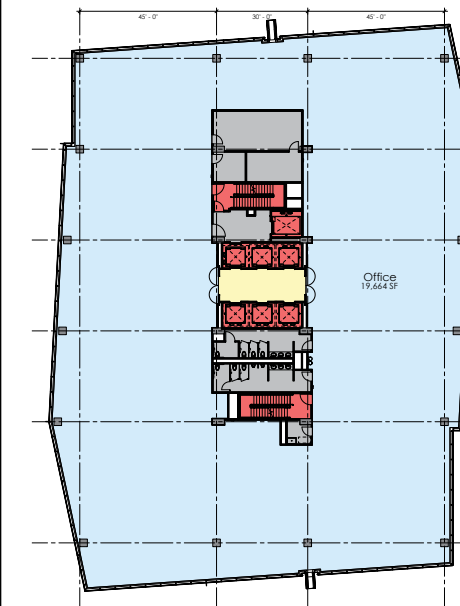


EXAMPLE FLOOR PLANS

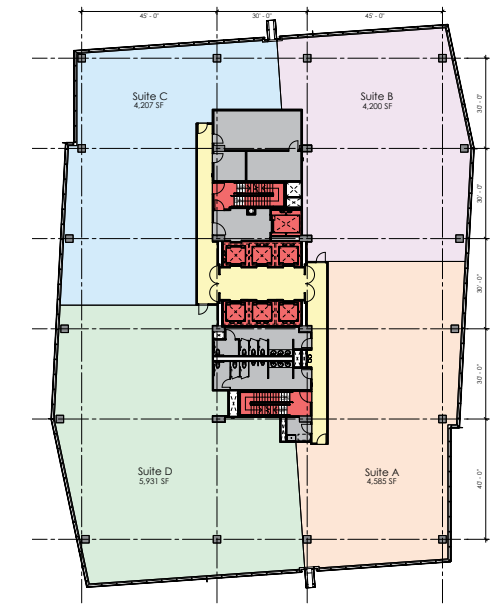
Ground Level



Single Tenant Office Floor Plan



Multi-Tenant Office Floor Plan



HUNT PLAZA



COMMUNITY EVENT SPACE



GROUND LEVEL PARK-LIKE GATHERING AREAS



OUTDOOR SEATING & DINING

EL PASO'S UNIQUE ECONOMIC ADVANTAGES ARE BACKED BY THE VARIED ASSETS OF TWO COUNTRIES AND THREE STATES.

THE REGION HAS A LOT TO OFFER:



- Major transportation hub
I-10
2 Railroads (Union Pacific and BNSF)
2 International Airports
5 border crossings
- Paul L. Foster School of Medicine, Woody L. Hunt School of Dental Medicine, and Gayle Greve Hunt School of Nursing

- Outstanding year-round weather
- On average, there are 297 sunny days per year
- Extremely favorable cost-of-living index
- Abundant cultural and entertainment opportunities
- El Paso Chihuahuas, MiLB Triple-A affiliate of the San Diego Padres
- United States Soccer League (USL) Expansion Team plays in 2019
- Continued ranking as the second safest city in the United States
- 70% of El Paso is bilingual
- Fort Bliss is the second largest Military Base in the United States



THE REGION BOASTS:

- 5 major universities
- 3 Medical schools
- 3 Military Installations
- 7th largest manufacturing hub in United States
- Over 340 significant manufacturing facilities
- 2.5 million regional population, El Paso, Texas; Las Cruces, New Mexico; and Cd. Juárez, Chihuahua region



LAS CRUCES, NEW MEXICO

Population.....97,618

CIUDAD JUÁREZ, MEXICO

Population.....1,512,354

EL PASO COUNTY:

Population..... 837,918

Households..... 259,612

Persons Per Household..... 3.14

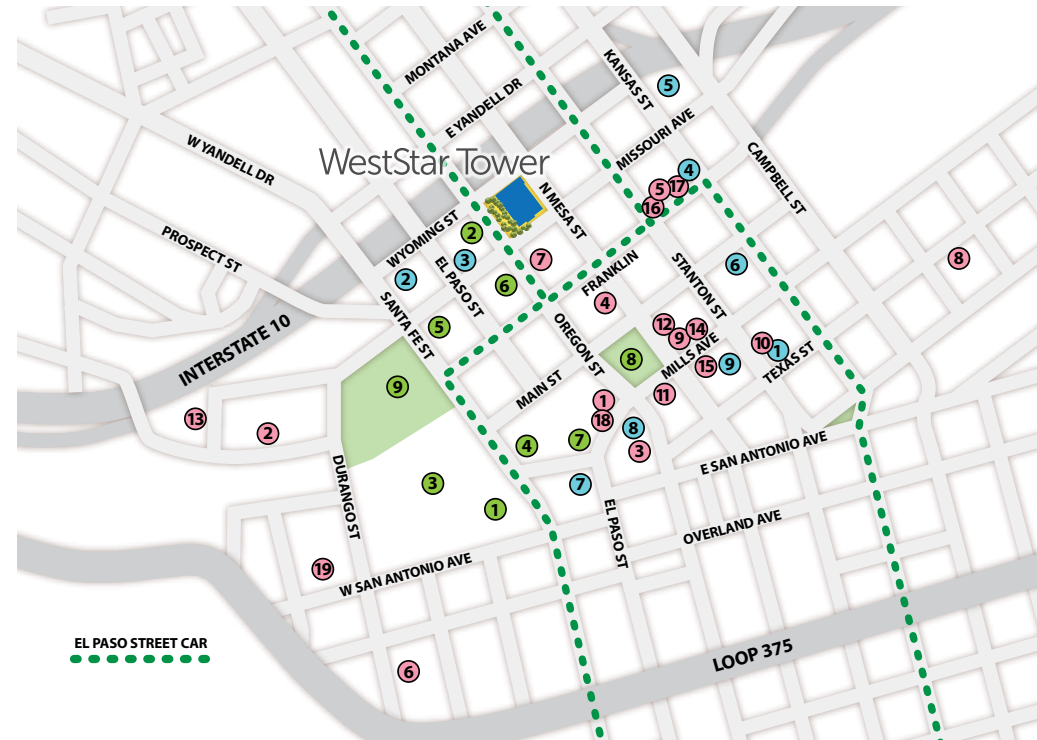


Source: United States Census Bureau

IMMINENTLY NOTICEABLE.
EMINENTLY DESIRABLE.

WestStar Tower's location guarantees tenants won't just enjoy remarkable workspaces, but access to a vast array of desirable local amenities. They can easily walk to downtown's shops, restaurants, sporting events, Sun Metro stops, museums and even the new El Paso Trolley system.

However, there's really no need to go anywhere at all. The ground level features café, dining and retail options, while just outside the doors Hunt Plaza beckons with community gathering spaces, an outdoor community event space, and seating areas. All of which support the developer's – and the City of El Paso's – vision to increase parks and public spaces in urban areas.



ATTRACTIONS

- 1 ABRAHAM CHAVEZ THEATRE
- 2 ARTSPACE EL PASO
- 3 EL PASO CONVENTION CENTER
- 4 EL PASO MUSEUM OF ART
- 5 EL PASO MUSEUM OF HISTORY
- 6 EL PASO PUBLIC LIBRARY
- 7 THE PLAZA THEATRE
- 8 SAN JACINTO PLAZA
- 9 SOUTHWEST UNIVERSITY PARK

DINING

- 1 ANSON 11
- 2 BLACKBIRD CANTINA
- 3 CAFÉ CENTRAL
- 4 COFFEE BOX
- 5 CRAFT AND SOCIAL
- 6 DEADBEACH BREWERY
- 7 DELIGHT
- 8 EL PASO BREWING COMPANY
- 9 HEALTHY BITE
- 10 HOUSE OF PIZZA

LODGING

- 1 ALOFT EL PASO DOWNTOWN
- 2 COURTYARD BY MARRIOTT
- 3 DOUBLETREE BY HILTON
- 4 GARDNER HOTEL
- 5 HOLIDAY INN EXPRESS
- 6 HOTEL INDIGO
- 7 HOTEL PASO DEL NORTE
- 8 PLAZA HOTEL
- 9 STANTON HOUSE
- 11 INTERNATIONAL
- 12 LA MALINCHE
- 13 LATER, LATER
- 14 MAC'S PLACE
- 15 PARK TAVERN
- 16 PIZZA JOINT
- 17 POT AU FEU
- 18 STARBUCKS
- 19 TABLA



San Jacinto Plaza



El Paso Museum of History



El Paso Children's Museum (Proposed Rendering)



The Plaza Theatre



Southwest University Park



The El Paso Museum of Art

THE DIFFERENCE BETWEEN HAVING **AN** ADDRESS AND HAVING **THE** ADDRESS.

A groundbreaking property like WestStar Tower can only succeed with the combined effort, expertise and commitment of strong partners. Our development team includes:



ARCHITECT

Duda|Paine Architects provides a full complement of design, interior design, architectural, planning and master planning services to a diverse array of international corporate, academic, health care and cultural arts clients. The firm's extensive network of associate architects and expert consultants provides highly specialized and innovative design solutions. To date, Duda|Paine Architects has received over 50 design, civic and industry awards, been featured in national and international publications and exhibitions. With over six million square feet of completed projects in the United States and internationally, eighty-five percent of the firm's current work comes from repeat clients – a testament to Duda|Paine's process of engagement and focus on design innovation and client satisfaction. For additional information visit dudapaine.com.



DEVELOPER

Hunt is comprised of a family of companies in the real estate and infrastructure markets. As a private, family-owned company, Hunt develops, invests, manages and finances assets at all stages to derive and deliver value. Founded in 1947, Hunt builds its reputation on integrity and performance. With a focus on excellence in corporate governance, Hunt is committed to a culture of transparency for employees, clients, investors and the communities it serves. Hunt employs over 1,500 direct employees, and its broader platform (including affiliates) employs over 6,000 additional employees across the United States and Europe. Learn more at huntcompanies.com.



TENANT INTERIOR DESIGN

Gensler is a global design firm grounded in the belief that great design optimizes business performance and human potential. Our 4,700 practitioners, networked across 46 offices, use global perspective and local presence to innovate at every scale. Whether we are refreshing a retailer's brand, planning a new urban district or designing a super tall building, we strive to make the everyday places people occupy more inspiring, more resilient and more impactful. For more information, go to gensler.com.



LANDSCAPE ARCHITECT

Founded in 1989, OJB Landscape Architecture began with a focus on creating landscapes that provide unique and unforgettable sensory experiences. OJB's recent work has focused on the rejuvenation of American cities through the creation of distinctive public park spaces including ULI Urban Open Space Award winning Klyde Warren Park in Dallas and Myriad Gardens in Oklahoma City. Other notable projects include the artfully planted Sunnylands Center and Gardens in Rancho Mirage, CA, Levy Park in Houston and LeBauer Park in Greensboro. In 2016, James Burnett, FASLA, founder of OJB Landscape Architecture, received the ASLA Design Medal and in 2015, OJB received the ASLA Firm Award for its portfolio of work. Learn more at ojb.com.



GENERAL CONTRACTOR

Moss, a Hunt affiliate, is a national, privately held construction firm providing innovative solutions resulting in award-winning projects. With regional offices across the United States, Moss focuses on construction management at-risk, design-build and public-private partnerships. The company's diverse portfolio encompasses a wide range of sectors, including luxury high-rise residential, landmark mixed-use developments, hospitality, primary and higher education, justice and solar energy. Moss prides itself on a strong entrepreneurial culture that honors safety, quality, client engagement and employee development. Its employees consistently rank Moss as one of the best places to work. For more information, go to moss.com.



We are proudly partnering with The City of El Paso, and El Paso County, working closely to ensure WestStar Tower has a positive impact on all El Pasoans.

WESTSTAR TOWER LEASING INFORMATION



WestStarTower.com



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