

FOR SALE OR LEASE

WestStar TOWER

AT HUNT PLAZA



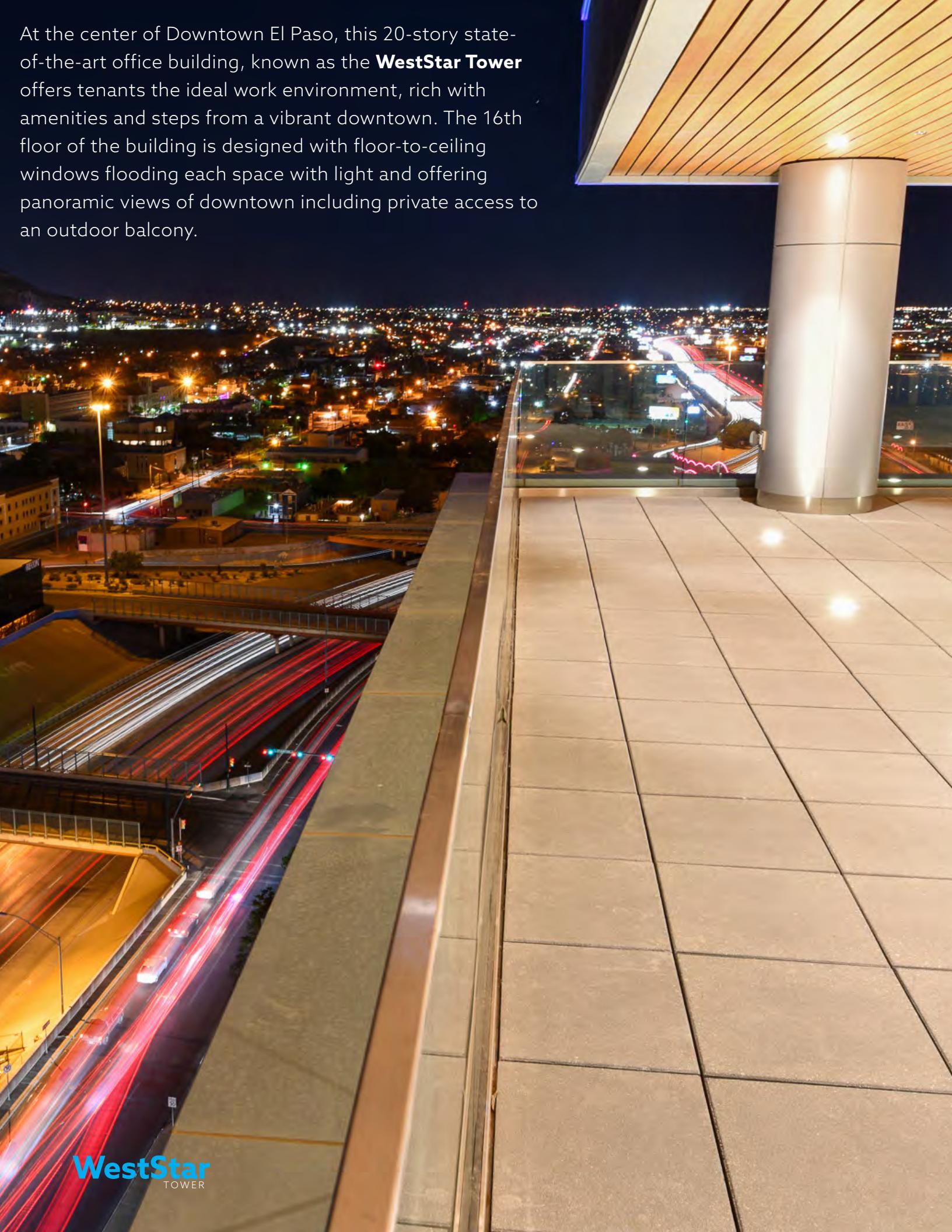
16TH FLOOR

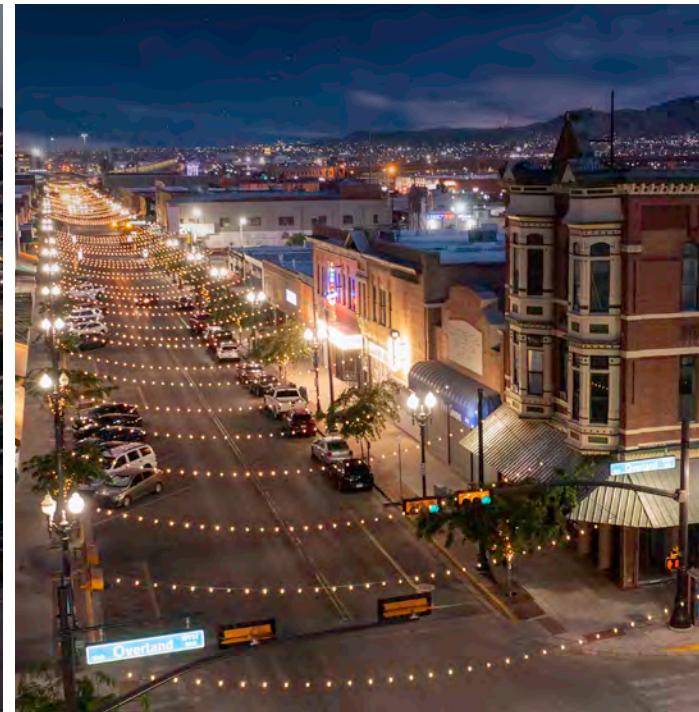
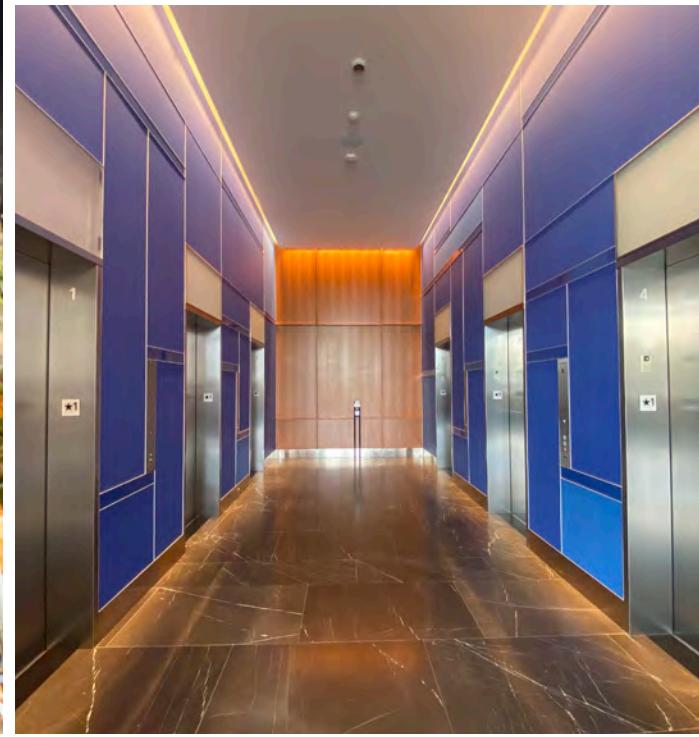
13,093 SF AVAILABLE

601 N. MESA STREET, 16TH FLOOR, EL PASO, TEXAS 79901

CBRE

At the center of Downtown El Paso, this 20-story state-of-the-art office building, known as the **WestStar Tower** offers tenants the ideal work environment, rich with amenities and steps from a vibrant downtown. The 16th floor of the building is designed with floor-to-ceiling windows flooding each space with light and offering panoramic views of downtown including private access to an outdoor balcony.





WestStar

TOWER

PROPERTY HIGHLIGHTS

The first Class A office tower constructed in El Paso in over thirty years

Plaza "green" space with outdoor seating and dining

Integrated parking garage with 7 floors of parking and 854 parking spaces—
highest parking ratio in the Central Business District

LEED certified architecture and design

10' office ceiling heights

Beautiful lobby area with banking, retail and dining options

PROPERTY AMENITIES

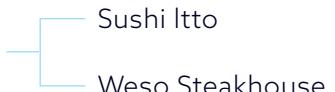
24 Hour Access

On-Site Banking

Controlled Access

On-Site Property Manager

Outdoor Seating and Dining



Security System

Streetcar Line

Balcony

Integrated parking garage on floors 2-8

16TH FLOOR

WYOMING AVENUE

OREGON STREET

NORTH MESA STREET

AVAILABLE
13,093 SF

LEASED
11,587 SF

BALCONY

MISSOURI AVENUE

EL PASO, TEXAS

Located in the heart of Downtown El Paso, 601 North Mesa, is the newest addition to El Paso's Downtown Skyline. This highly sought-after location boasts the ultimate convenience with effortless accessibility in an urban and dynamic setting.

CITY / AREA DEMOGRAPHICS

2.6
MILLION

Tri-State Area
Population^{1,2}

881,255

El Paso County
Population³

372,932

Employed Population
in El Paso (2023)⁴

DOWNTOWN DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Businesses	1,946	4,040	6,448
2024 Employees	26,709	50,747	80,72

¹"Desarrollo Económico de Ciudad Juárez, ""Juarez Outlook"" November 2021

²Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, and Lightcast analytics

³Datausa.io

⁴CBRE Fast Reports



THE UNIVERSITY
OF TEXAS AT
EL PASO

WEST CENTRAL
EL PASO

EL PASO HIGH

VIRGINIA

SUNSET HEIGHTS

WestStar TOWER

WYOMING AVE
MISSOURI AVE
OREGON ST
N MESA ST

DOWNTOWN
EL PASO

INTERSTATE
10

85

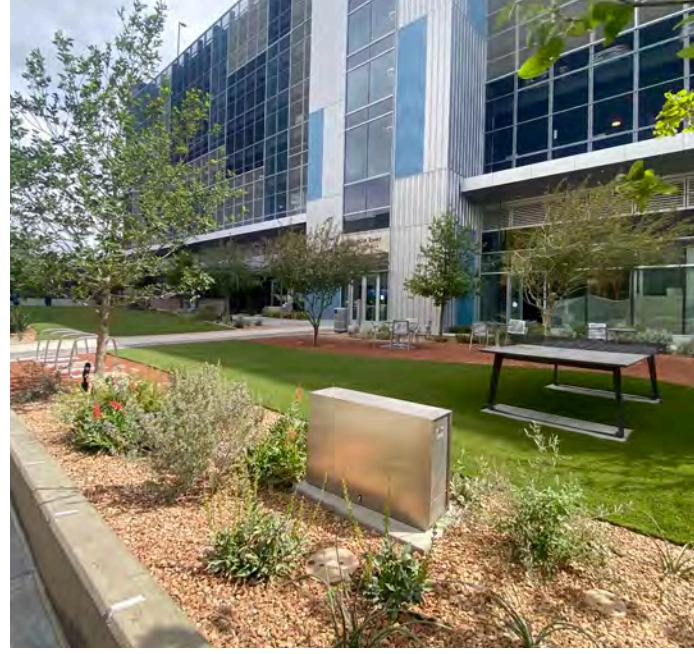
85

375

375

USA
MEXICO





16TH FLOOR
FOR SALE OR LEASE

WestStar TOWER

601 N. MESA STREET, 16TH FLOOR, EL PASO, TEXAS 79901

AT HUNT PLAZA

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

Information About Brokerage Services

Texas law requires all real estate license holders 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	