

FOR SALE OR LEASE

WestStar

TOWER

AT HUNT PLAZA



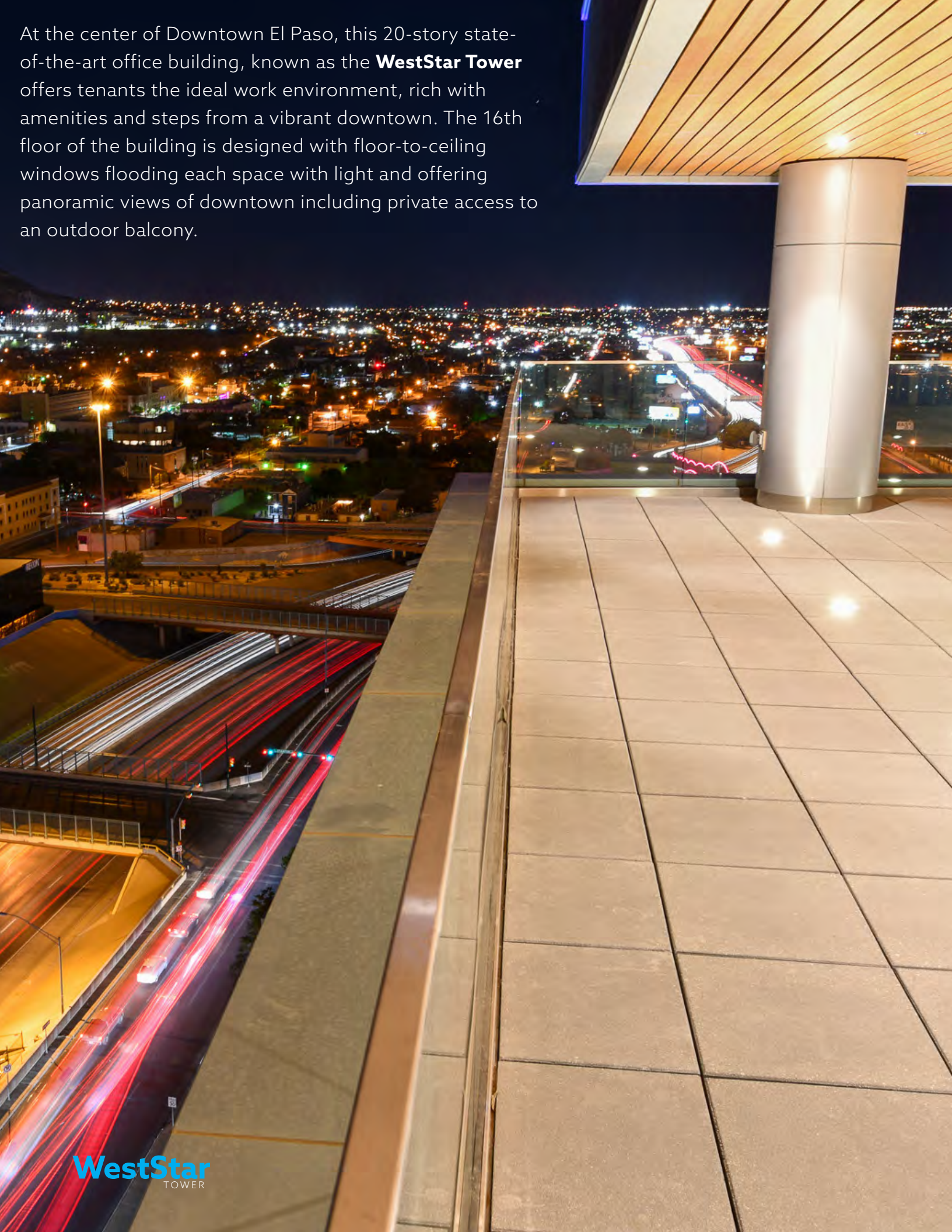
16TH FLOOR

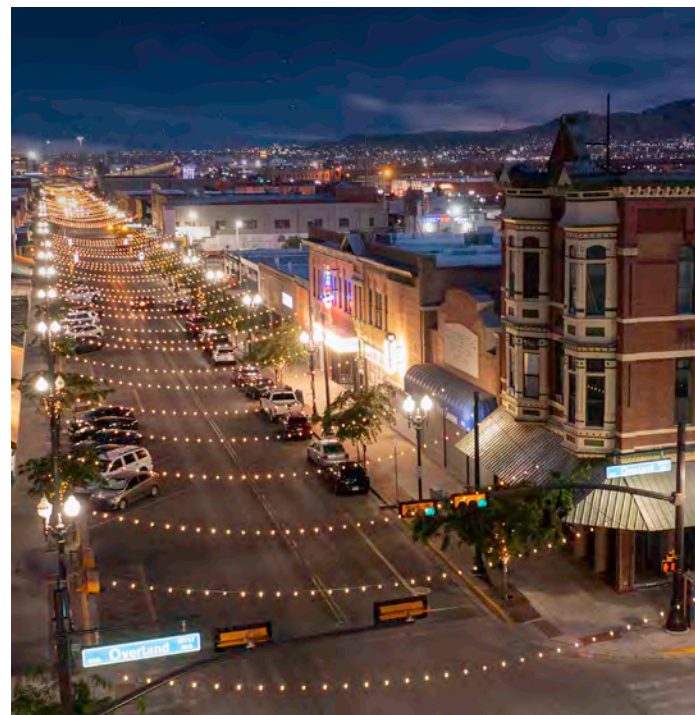
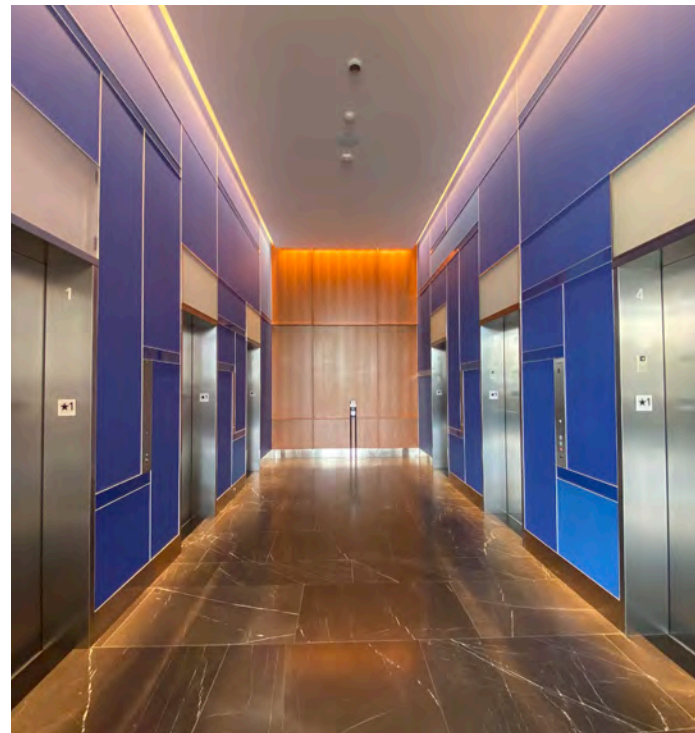
13,093 SF AVAILABLE

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.







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 — A diagram consisting of a horizontal line from the text "Outdoor Seating and Dining" to a vertical line. From the top of the vertical line, a horizontal line extends to the text "Sushi Itto". From the bottom of the vertical line, a horizontal line extends to the text "Weso Steakhouse".

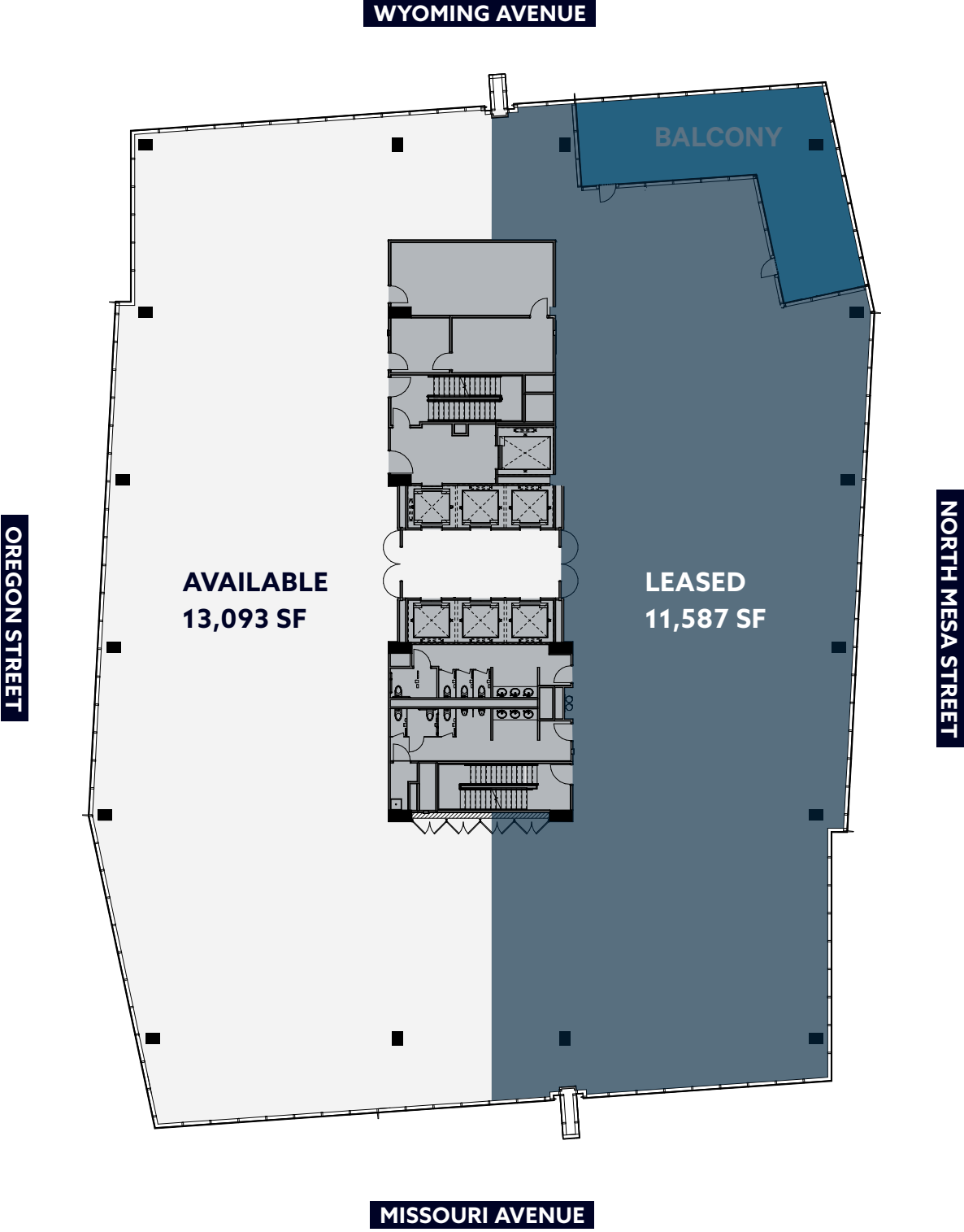
Security System

Streetcar Line

Balcony

Integrated parking garage on floors 2-8

16TH FLOOR



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	881,255	372,932
Tri-State Area Population ^{1,2}	El Paso County Population ³	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

N MESA ST
OREGON ST

DOWNTOWN
EL PASO

INTERSTATE
10

85

375

85

375

USA
MEXICO



WestStar



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AT HUNT PLAZA

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