



THE SAGE AT CIMARRON Medical Campus

1,200 – 20,000 Sq Ft
Available For Lease or Sale



Tailored for Medical Professionals: The Sage at Cimarron is your Partner in Patient-Centered Care

On behalf of Wolf Investment, we invite healthcare providers—ambulatory surgical centers, ophthalmologists, multi-specialty physician groups, diagnostic laboratories, clinicians and more—to experience The Sage at Cimarron, the premier destination for medical excellence in El Paso. More than just a medical office location, The Sage is a strategic investment in your practice's growth and patient satisfaction.

Designed to elevate the healthcare experience beyond traditional clinical settings, The Sage blends modern medical infrastructure with a calming, patient-friendly ambiance. Here, your practice benefits from an environment that fosters trust, healing, and efficiency, supporting both optimal patient care and operational success.

A Purpose-Built Medical Campus

Situated at 7255 Paseo Del Norte in the thriving Cimarron area, The Sage at Cimarron encompasses 88,500 square feet of beautiful buildings across 6.5 acres on the mountain, offering a calming, multi-tenant medical campus that supports diverse healthcare services.

Its Spanish Revival architecture, grand ceilings, and expansive glass windows create a sophisticated yet welcoming setting, ensuring patients feel at ease from the moment they arrive. Natural light-filled interiors, private outdoor patios, and serene landscaped areas add to the sense of well-being, making The Sage a distinctive alternative to sterile, impersonal healthcare facilities. With flexible floorplans from 1,200 to 35,000 square feet, the property accommodates a wide spectrum of medical configurations—whether you need:

- State-of-the-art surgical suites
- Comprehensive imaging centers
- Spacious waiting and reception areas
- Dedicated procedure rooms
- Specialty care clinics
- Administrative hubs and private consultation spaces

Every space is customizable to suit your specialty's workflow, ensuring optimal efficiency, patient comfort, and regulatory compliance.

Strategic Location for Healthcare Excellence

The Sage at Cimarron is strategically positioned adjacent to Sage Park with a backdrop of the Franklin Mountains, offering a nature-inspired backdrop that promotes healing and reduces patient anxiety. Its location provides seamless access to major highways, including Loop 375 and I-10, ensuring quick and easy connectivity for:

- Patients traveling from all parts of El Paso
- Medical staff commuting from surrounding areas
- Emergency services requiring direct access

The surrounding Cimarron community enhances your practice's appeal with:

- Nearby pharmacies, ensuring prescription convenience for patients
- Retail, grocery, and dining options, accommodating patient families and staff
- Rapidly growing residential neighborhoods, expanding your patient base
- Pedestrian-friendly design, making visits easier for seniors and those with mobility concerns

This prime medical location also positions you within a thriving healthcare ecosystem, close to hospitals, urgent care centers, and specialty providers—enhancing referral opportunities and integrated care solutions.

Medical-Specific Advantages Designed for Your Success

Superior Parking & Accessibility

- Over 5 parking spaces per 1,000 SF (far exceeding medical industry norms)
- ADA-compliant stalls and convenient patient drop-off zones
- Ample room for ambulatory transport and emergency vehicle access

Infrastructure Built for Healthcare

- Medical-grade HVAC systems available for optimal air quality and infection control
- High-capacity electrical systems designed for advanced imaging, lab, and surgical equipment
- Plumbing and waste management systems tailored for surgical centers, dental practices, and diagnostic labs
- Soundproofing and privacy-enhancing design to support HIPAA compliance and patient confidentiality

A Collaborative Healthcare Hub

- Join an elite group of medical tenants, fostering:
- Cross-referral opportunities
- Shared patient services
- Integrated specialty care models

A Distinct Patient-Centered Experience

- Soothing interiors, warm color palettes, and welcoming natural elements
- Private consultation rooms designed for confidentiality
- Outdoor relaxation areas for patients and staff, reducing stress and anxiety

A Professionally Managed Business Park:

- You run your practice. We'll take care of everything outside your walls.

Key Benefits for Medical Tenants

Customizable Spaces

Design your ideal procedure rooms, imaging suites, or multi-specialty medical office
Dedicated infrastructure for optical retail, diagnostic labs, and physical therapy centers

Operational Efficiency & Modern Connectivity

24/7 accessibility and surveillance

Dedicated service corridors for lab deliveries, medical waste disposal, and supply access

High-speed internet and telemedicine support for seamless EHR and patient communications

Staff Retention & Productivity

A serene work environment helps reduce burnout and boost morale

Outdoor relaxation areas and natural light-filled workspaces enhance overall well-being

Let's Build the Future of Healthcare Together

Whatever your vision, our team is dedicated to crafting a space that aligns with your specialty, enhances patient trust, and optimizes workflow efficiency. We welcome the opportunity to collaborate with you. To explore space options, discuss build-out customizations, or schedule a private tour, please call George M Dipp at 915-858-3100 or email to George@wolfinvestment.com.

Medical Office Ownership, Without the Headaches

Own your medical office, not the maintenance—Sage Business Park offers hands-off ownership in a professionally managed, Class A medical campus.

Sage Business Park – Professionally Managed Class A Medical Campus Sage Business Park is more than just a collection of buildings—it's a professionally managed medical environment designed for physicians, outpatient clinics, and healthcare operators who want to focus on patients, not property maintenance.

All property owners participate in a manager-managed structure that maintains the entire campus at a Class A standard.

This is not a commercial owners association, but a streamlined management agreement that ensures your medical office investment is protected and hassle-free.

Ideal for Medical Practices and Healthcare Groups

✓ Preserves the Integrity of a Class A Medical Campus— Consistent aesthetics, landscaping, and signage standards maintain the professional look your patients expect—and your brand demands.

✓ Hands-Off Ownership— Landscaping, exterior lighting, parking areas, and shared infrastructure are all maintained by professional management—so you and your staff stay focused on care.

✓ Compliance, Cleanliness, and Control— Medical users benefit from a well-maintained environment that supports regulatory readiness, enhances patient confidence, and reflects the quality of your practice. ✓ Proactive Maintenance and Repairs— You'll never have to chase a contractor to fix potholes, trim trees, or clean up debris. It's all handled.

✓ No HOA Politics— No board meetings or delays. The manager has authority to act quickly and uphold standards throughout the park.

✓ Transparent Cost Allocation— Fair assessments based on your building and lot size, reinvested into maintaining the park's first-class image and functionality.

✓ Uniform Design and Signage Control— Medical signage guidelines protect the aesthetic appeal of the park while ensuring visibility and compliance.

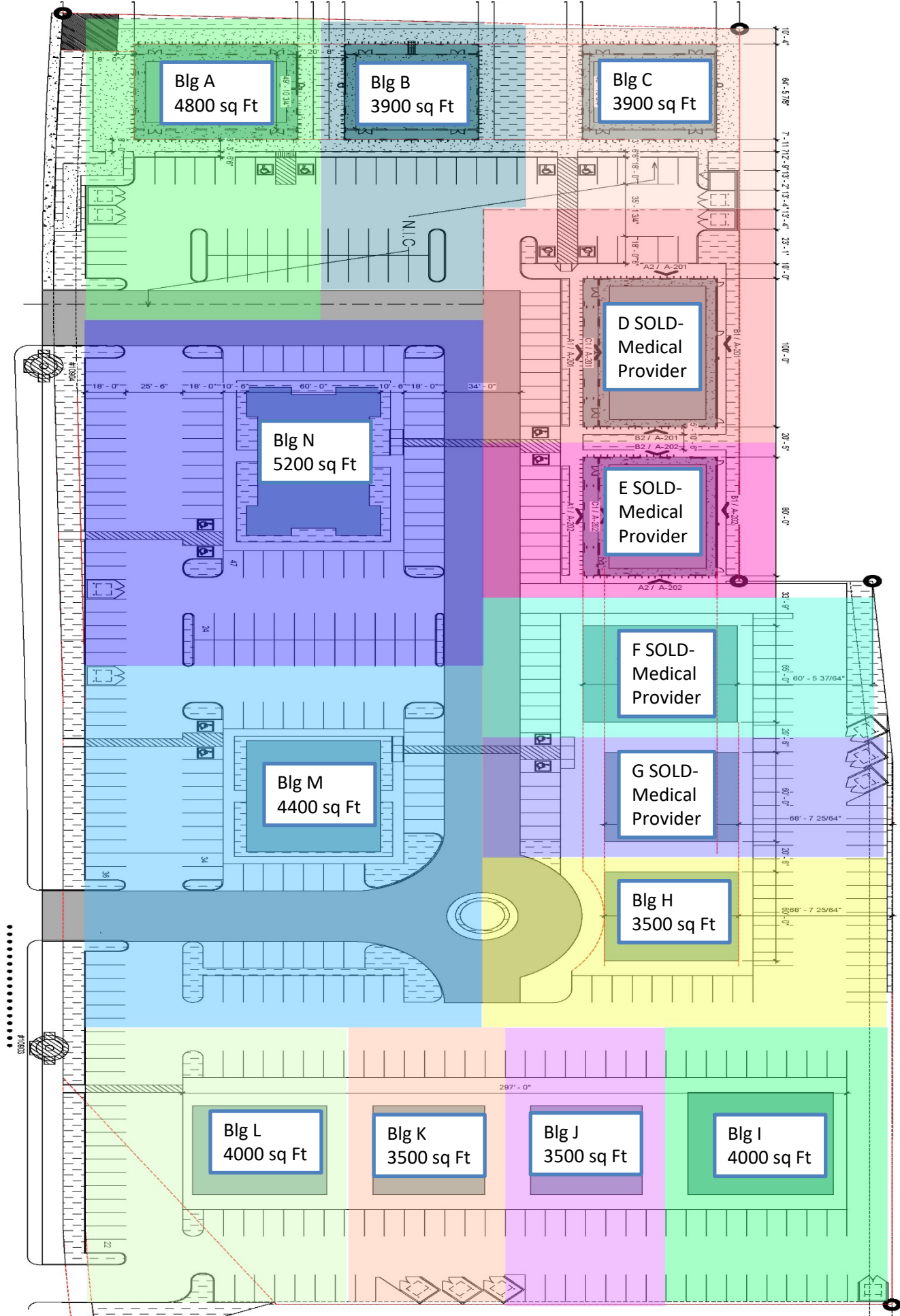
✓ Long-Term Asset Value— Consistent campus-wide standards help maintain and enhance the value of your real estate investment—critical for physicians planning for future resale or retirement.

Sage Business Park is designed for medical professionals who want to own their building—without managing the campus.

You run your practice. We'll take care of everything outside your walls.

<u>Term and Rates</u>	<u>10 Year Lease Term</u> <u>Vanilla Shell</u>
Base Price Per Sq Ft plus NNN	\$28.00 PSF 1,500-30,000 sq ft.
Landlord Provided Finish	\$25 PSF TI allowance or Landlord can provide a Vanilla Box Shell Finish 2 Restroom per 2500 sq ft 5 ton Carrier unit per 1500 sq ft Exposed Ceiling with Spiral Exposed Ducts 100 Amp Electrical Service Panel per space High Low Water Fountain per space Water Heater Standard Landlord LED Linear Lights Level 5 Flat Wall Finish 2 Hr. Fire Rated Demising Walls
Additional Amortized TI Allowance	Prime plus 3% at Locked Rate at Completion of Construction Based on Tenant Credit
Annual Inflation Adjustment	3% Annually
Renewals	5 Year Term Renewal at Same Terms and Conditions

<u>Building</u>	<u>Gray Shell Building or Turkey Construction Available</u>
Options to Purchase	Outright Purchase or And Lease To Own Option Available with monthly credit towards purchase price.
Landlord Provided Finish	<p>Gray Shell Buildings – Ready for Your Custom Build-Out</p> <p>Our gray shell buildings offer a premium, move-in-ready foundation for your business.</p> <p>Each structure is thoughtfully designed with a completed exterior and a blank-slate interior, allowing for tailored tenant improvements to suit your exact needs.</p> <p>Highlights Include:</p> <ul style="list-style-type: none">✓ High-Quality Shell Construction – Fully enclosed with finished exterior walls, roof, and installed concrete flooring (optional)✓ Interior Ready for Build-Out – No mechanical, electrical, or plumbing installed; all systems stubbed to the building for easy connection✓ Paved Concrete Parking – Durable and fully finished for immediate use✓ Utilities Stubbed to Site – Simplified connections for water, power, and sewer to accelerate your build timeline✓ Professional Landscaping – Finished exterior with curb appeal from day one
Turnkey Construction Available	Seller also provides the option for a Turnkey Build on a Lease/ Lease to Own/ or Sale.
Professionally Managed	Each building is part of the Sage Business Park Management, a professionally managed development.





Medical Campus







ILLUSTRATIVE VISION PLAN CIMARRON

City of El Paso, Texas



LEGEND

- RETAIL / OFFICE
- PARKS
- OPEN SPACE
- DRAINAGE FACILITIES
- SUBDIVISION BOUNDARY
- HIKE & BIKE TRAILS
- NATURAL TRAILS
- TRAIL HEADS
- ENTRY MONUMENTS

ACREAGES

RETAIL PARCELS

1002	10,820	1022-A	1,273
1004-A	7,839	1022-C	1,435
1004-B	7,104	1022-D	1,679
1005	11,790	1022-E	1,940
1006-A	6,460	1022-F	2,233
1006-B	1,800	1022-H	1,275
1006-C	1,774	1023-A	0,186
1006-D	3,103	1023-B	10,207
1006-E	5,415	1040	2,301
1007-B	6,029	1041-B	1,097
1011-A1	7,405	1041-D	1,172
1011-B	1,925	1041-I	1,351
1021	6,914	1041-K	1,390

RESIDENTIAL PARCELS

1011-A2	10,012	1011-D	6,211
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THE SAGE AT CIMARRON

“Your Health Wellness and Lifestyle Hub”



The Sage at Cimarron is a premier multi-tenant luxury medical complex in the thriving Cimarron area of El Paso, seamlessly blending upscale office spaces and retail establishments. Located at 7255 Paseo Del Norte, near major retailers and residential neighborhoods, it offers a prime setting for your needs. Featuring stunning Spanish Revival architecture, expansive windows, and lush landscaping, the Sage creates an inviting, picturesque atmosphere for patients and providers.

www.SageatCimarron.com