

AVAILABLE FOR LEASE: 3,500 UP TO 5,000 SF INLINE RETAIL SPACE AT:

# LOMA TEN BUSINESS PARK

1111 Barranca Drive | El Paso, TX



## AVAILABILITIES:

- **Suite 300:** 5,000 SF Inline Retail Space  
\$9.00 PSF Base Rent + \$5.50 PSF CAMs  
(Total of: \$6,041.67/month)
- **Suite 400:** 3,500 SF Inline Retail Space  
\$9.00 PSF Base Rent + \$5.50 PSF CAMs  
(Total of: \$4,229.17/month)
- **Suite 600:** 4,000 SF Inline Retail Space  
\$9.00 PSF Base Rent + \$5.50 PSF CAMs  
(Total of: \$4,833.34/month)

## KEY HIGHLIGHTS:

- Base rent includes office space with refrigerated air, ADA-compliant men's and women's restrooms, rear grade-level overhead doors, evaporative air, and gas heat in the warehouse area. 14 ft. clear height.
- Excellent I-10 Location
- Zoning: C-4 (Commercial)
- Tenant Improvement Allowance: Available, to be amortized over the base lease term at 10% interest, subject to landlord approval of the tenant's financial statement.

## CONTACT:

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