

Office Space For Lease

4171 NORTH MESA ST.

EL PASO, TEXAS 79902

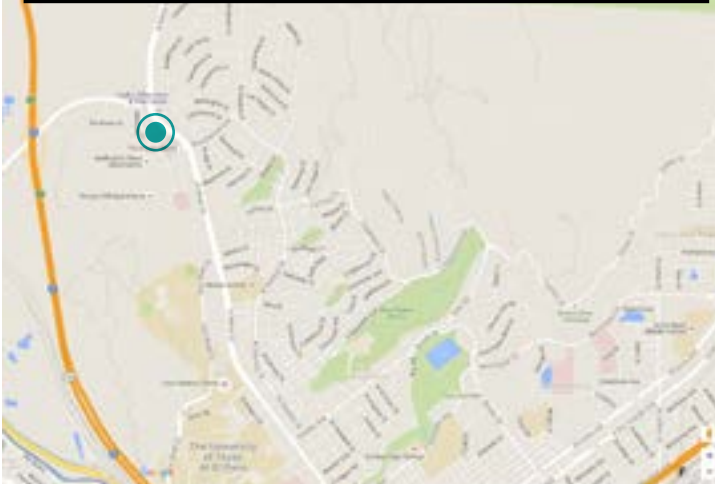


LOCATION: 4171 N. Mesa St. FEATURES:

Just a minute from Interstate 10 this five story office building is conveniently located near the high-traffic intersection of Mesa St. and Executive Blvd. Building D is the largest of four office buildings in a well maintained office condominium complex that has easy free parking serving its tenants.

The third and fifth floors are currently available with very professional buildouts for entire floors but we are willing to subdivide the third floor to $\pm 2,300$ square foot offices with common hallways in the center providing access to restrooms and elevators on each side of building.

FLOOR THREE	$\pm 10,447$ RSF
MIN. DIVISIBLE	$\pm 2,234$ RSF
FLOOR FIVE	$\pm 12,633$ RSF
ZONING	C-1 & C-3
YEAR CONSTRUCTED	1972
OFFICE COOLING	Refrigerated
HEATING	Gas
LEASE RATE	15.00 /SF/Year Gross

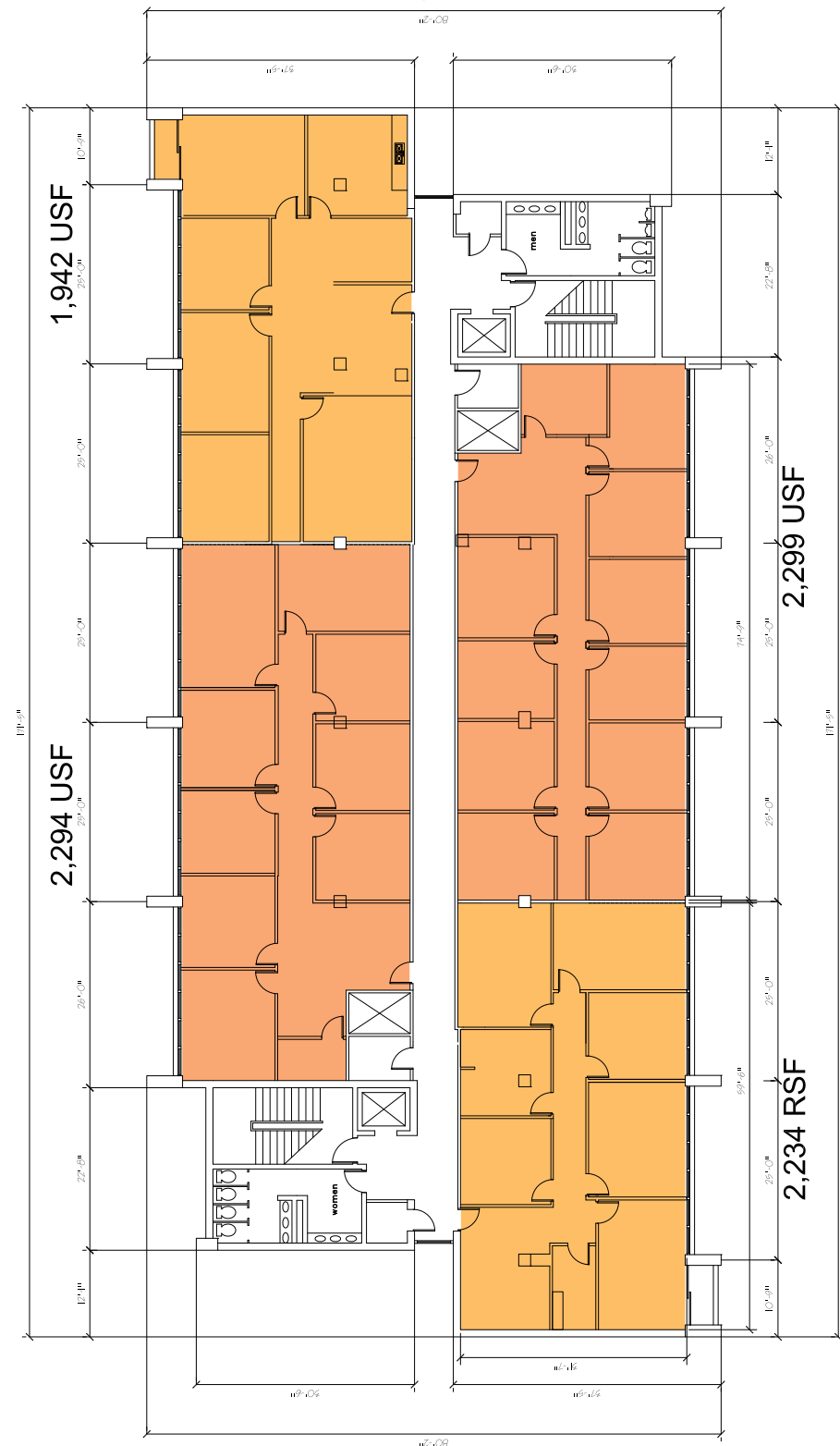


Contact **Lucia Servin** Today
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915.269.4550

Lucia Servin makes no representation as to the accuracy of the information contained in this package. All information contained herein has been obtained from sources deemed reliable and is subject to errors, omissions, change of terms and conditions, prior sale, lease or financing or withdrawal without notice.

THIRD FLOOR PLAN
4171 N. MESA ST.
EL PASO, Tx. 79902



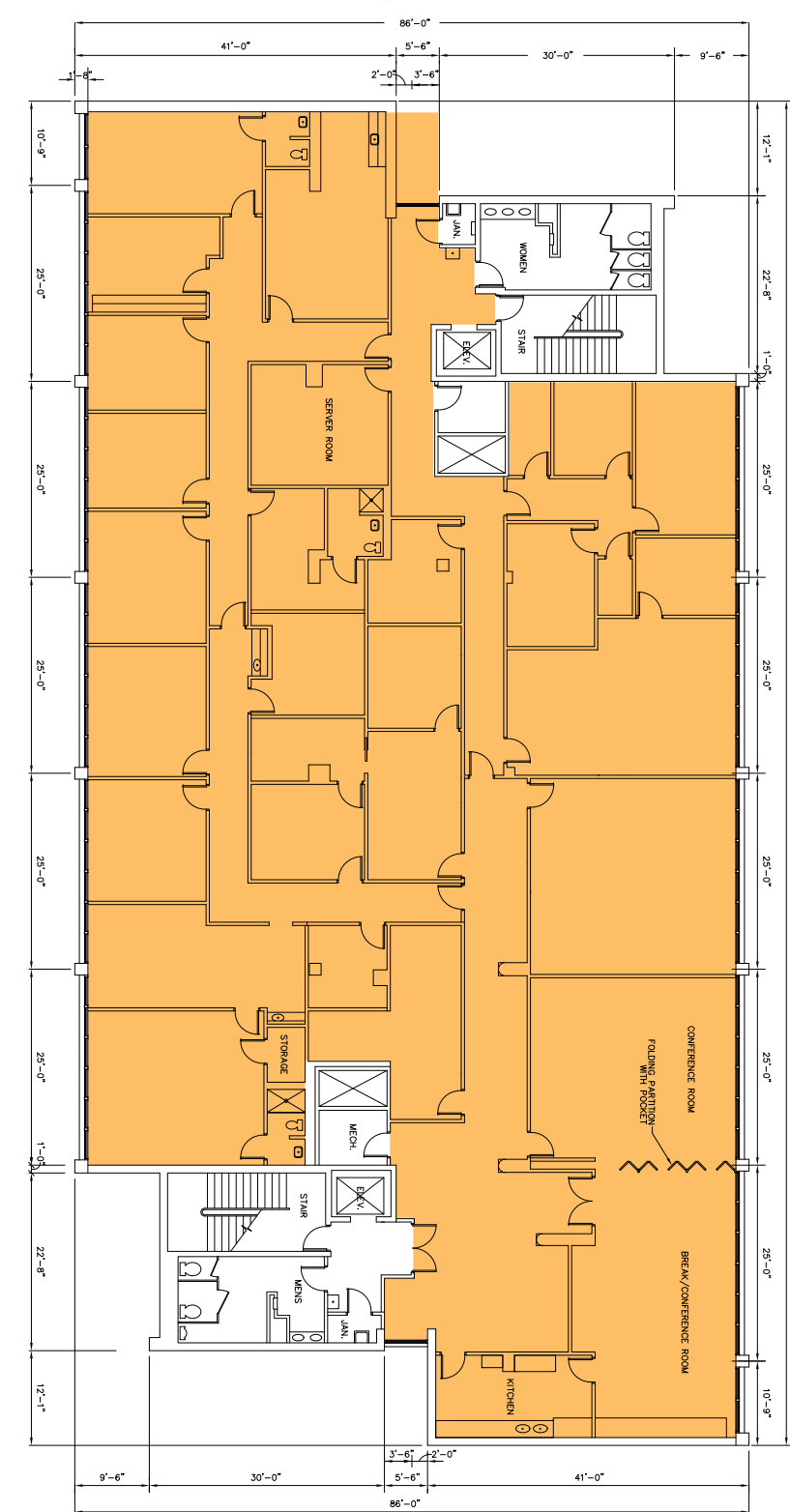
3RD FLOOR POTENTIAL ±2,000 SQUARE FOOT OFFICE LAYOUT

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FIFTH FLOOR PLAN
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5TH FLOOR EXISTING ±12,633 SQUARE FOOT
ENTIRE FLOOR BUILD TO SUIT NEGOTIABLE

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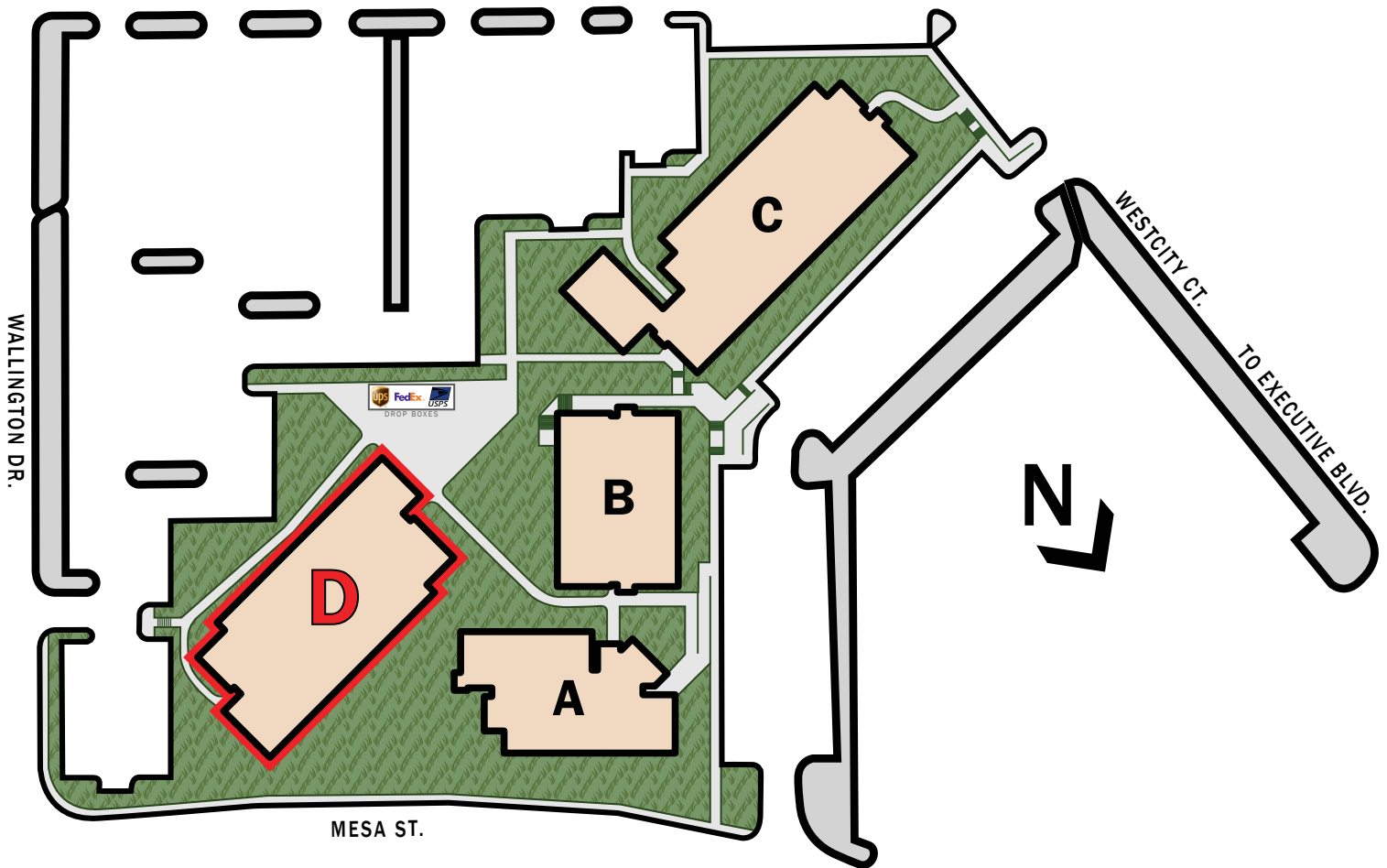
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SITE PLAN

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