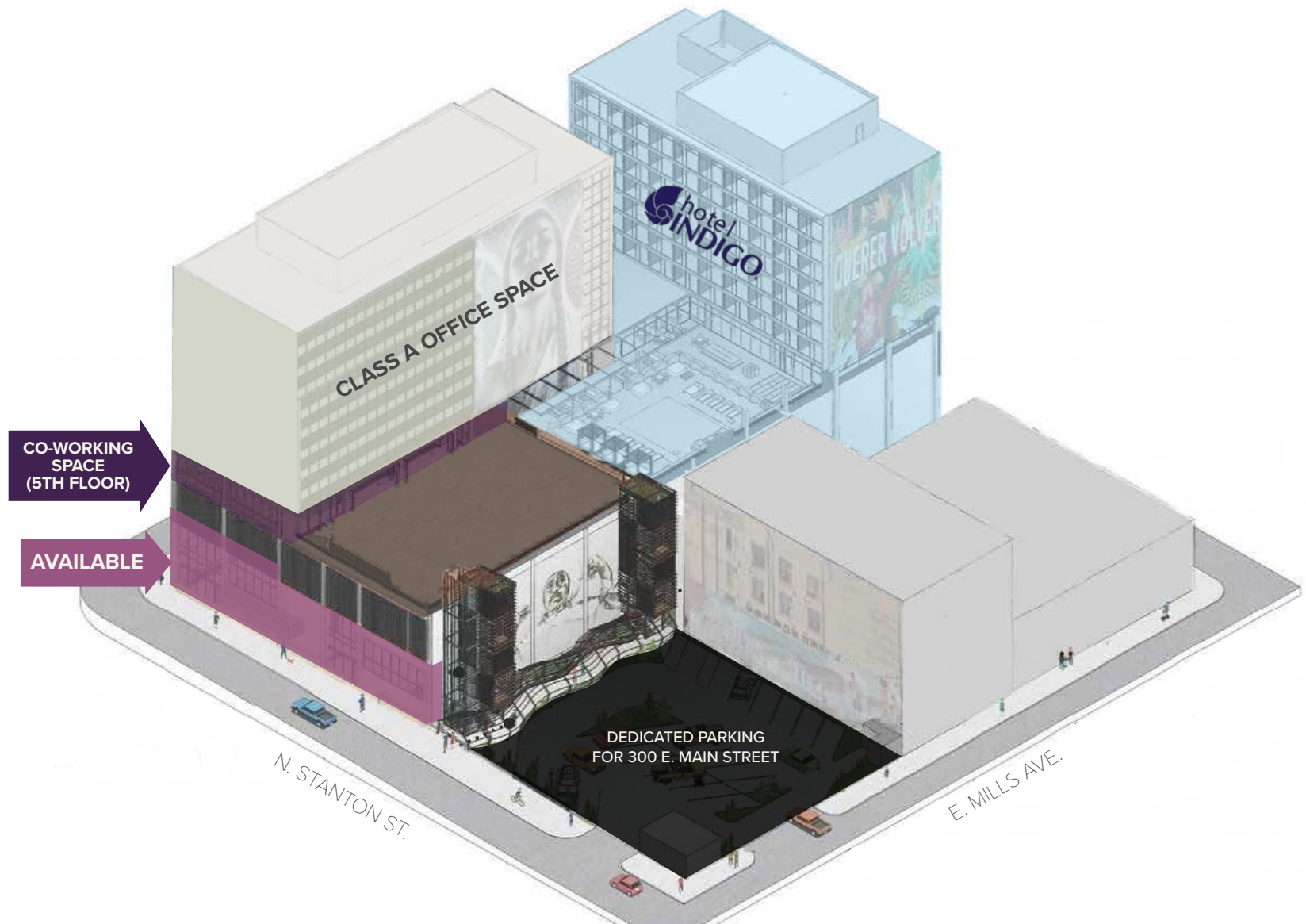
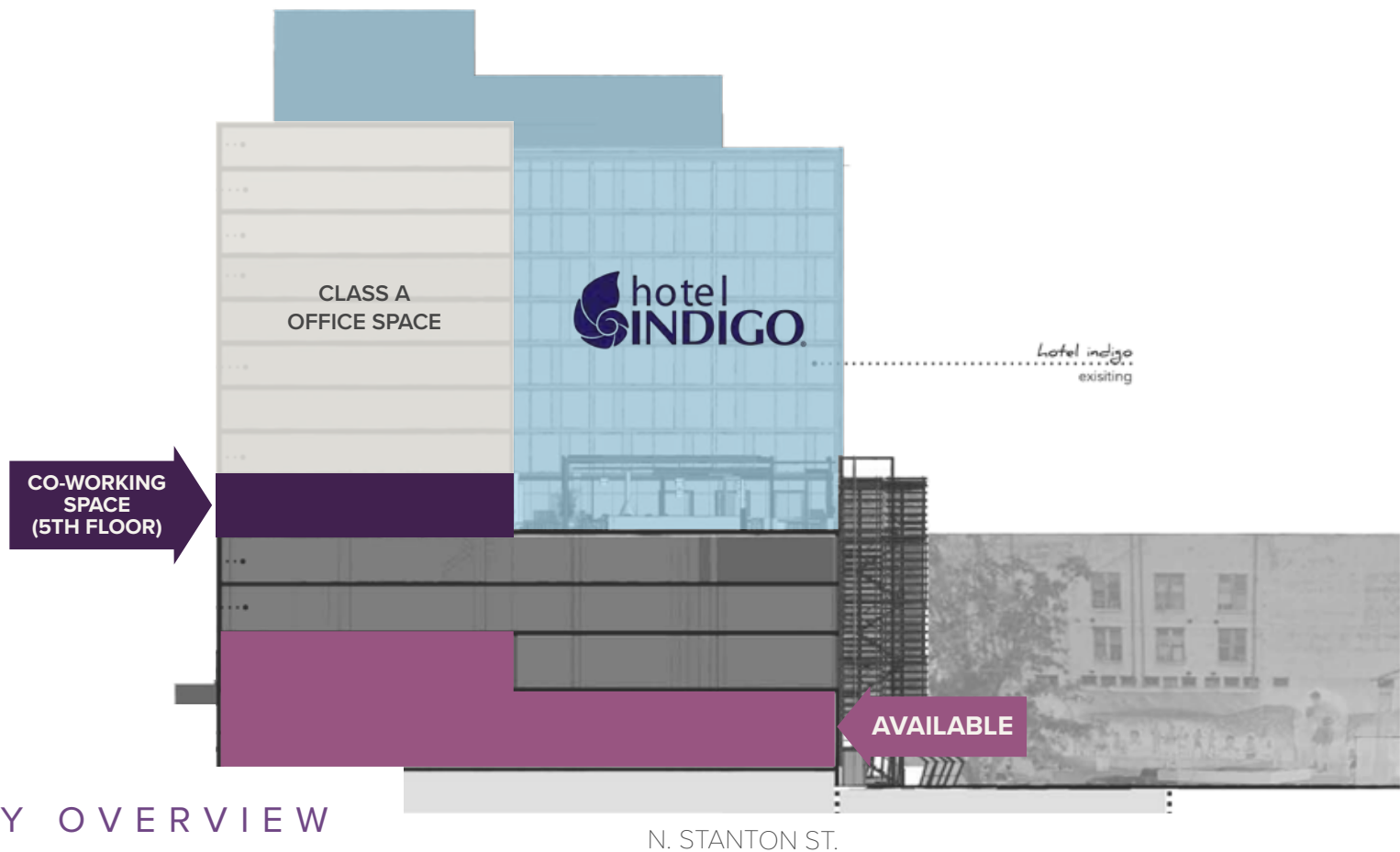


FOR LEASE

CLASS A OFFICE SPACE

300 E. Main Street, El Paso, Texas 79901





PROPERTY OVERVIEW

EL PASO REDEVELOPMENT PROJECT

For the past eight years, El Paso's Downtown has experienced a resurgence of business and property investment that has completely changed the landscape of the historic center. With the restoration of several iconic historic buildings, the completion of a new Triple-A baseball stadium, and the construction of El Paso's first high-rise in 30 years, the downtown area has become a magnet for new businesses and residents, quickly outpacing any other area of growth in the city. With the opening of four new boutique and luxury hotels within just blocks of the city's historic San Jacinto Plaza, downtown El Paso is a major draw for tourists and business travelers as well. All of this combined, ideally positions the building right in the middle of all the fast-paced redevelopment and investment.

300 E. MAIN OPPORTUNITY

Situated in the heart of Downtown El Paso, 300 E. Main is a mixed-use building offering co-working spaces and a potential retail on the ground floor. In addition, this building offers employees a rooftop area for entertaining or relaxing during a workday lunch. This development, through private investors, will feature a strong emphasis on creating and cultivating an authentic and thriving arts aesthetic from elements in the El Paso community; as the owners previously did with the redevelopment next door, The Hotel Indigo.

Within blocks of several entertainment venues (i.e. Convention Center, The History Museum, The Museum of Fine Arts, The Plaza and the San Jacinto Plaza) and with a healthy daytime population (from the surrounding office buildings) this is an ideal location for office, co-working, retail or fitness gym users.

FIRST FLOOR PLAN

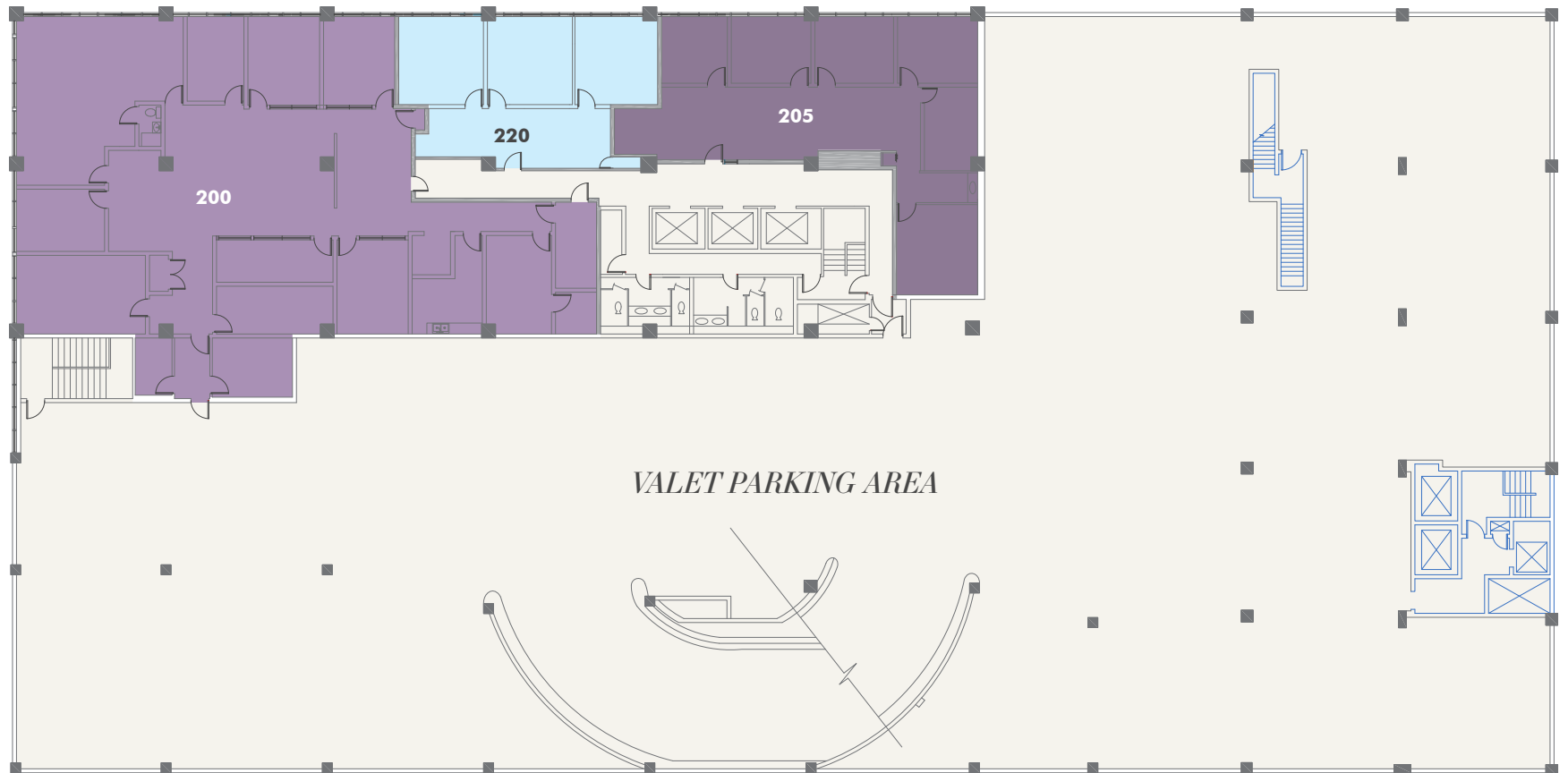


AVAILABLE SUITE

SUITE 100 ± 16,983 RSF



SECOND FLOOR PLAN

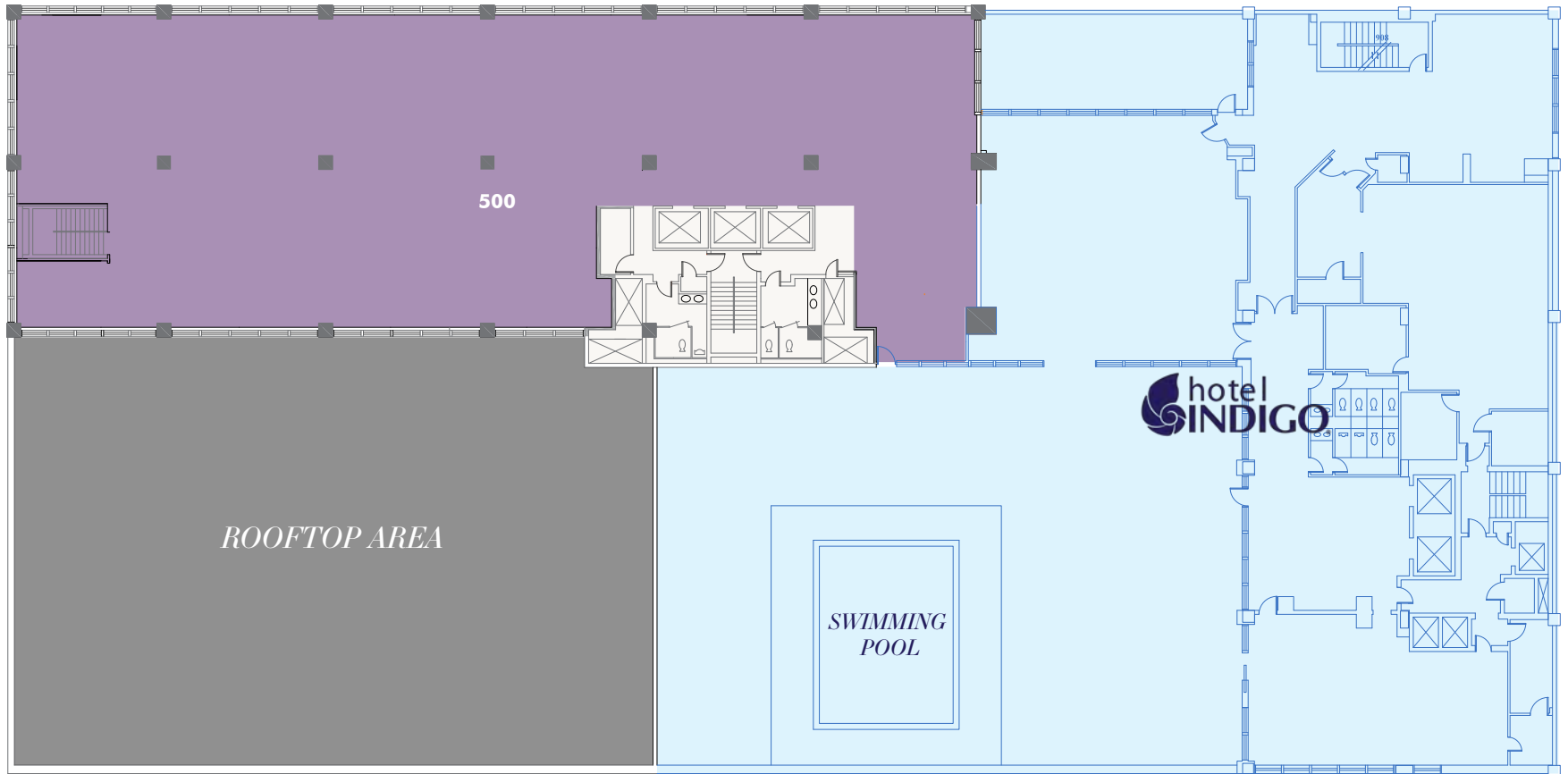


AVAILABLE SUITES

SUITE 200	± 5,145 RSF
SUITE 205	± 1,978 RSF
SUITE 220	± 1,130 RSF



FIFTH FLOOR PLAN



AVAILABLE SUITE

SUITE 500 ± 8,684 RSF



SIXTH FLOOR PLAN

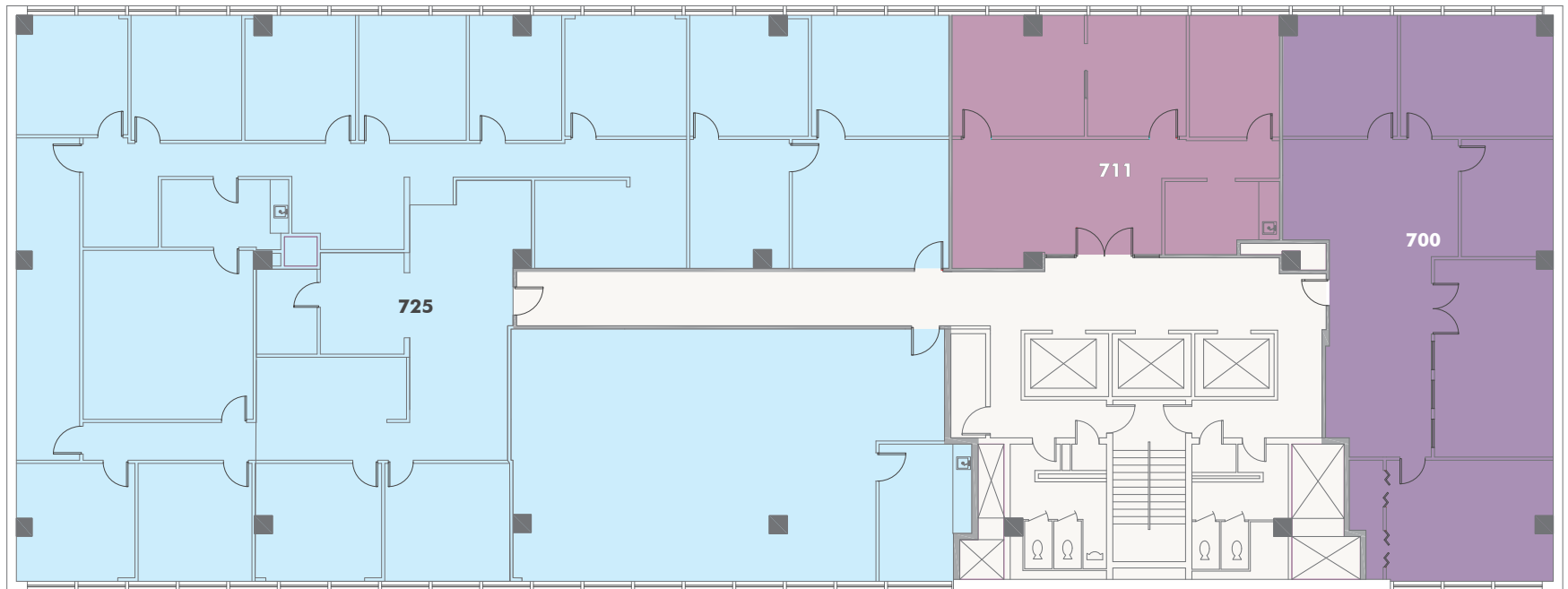


AVAILABLE SUITES

SUITE 600	± 1,307 RSF	SUITE 620	± 4,721 RSF
SUITE 612	± 1,095 RSF	SUITE 640	± 1,056 RSF
SUITE 614	± 1,007 RSF		



SEVENTH FLOOR PLAN

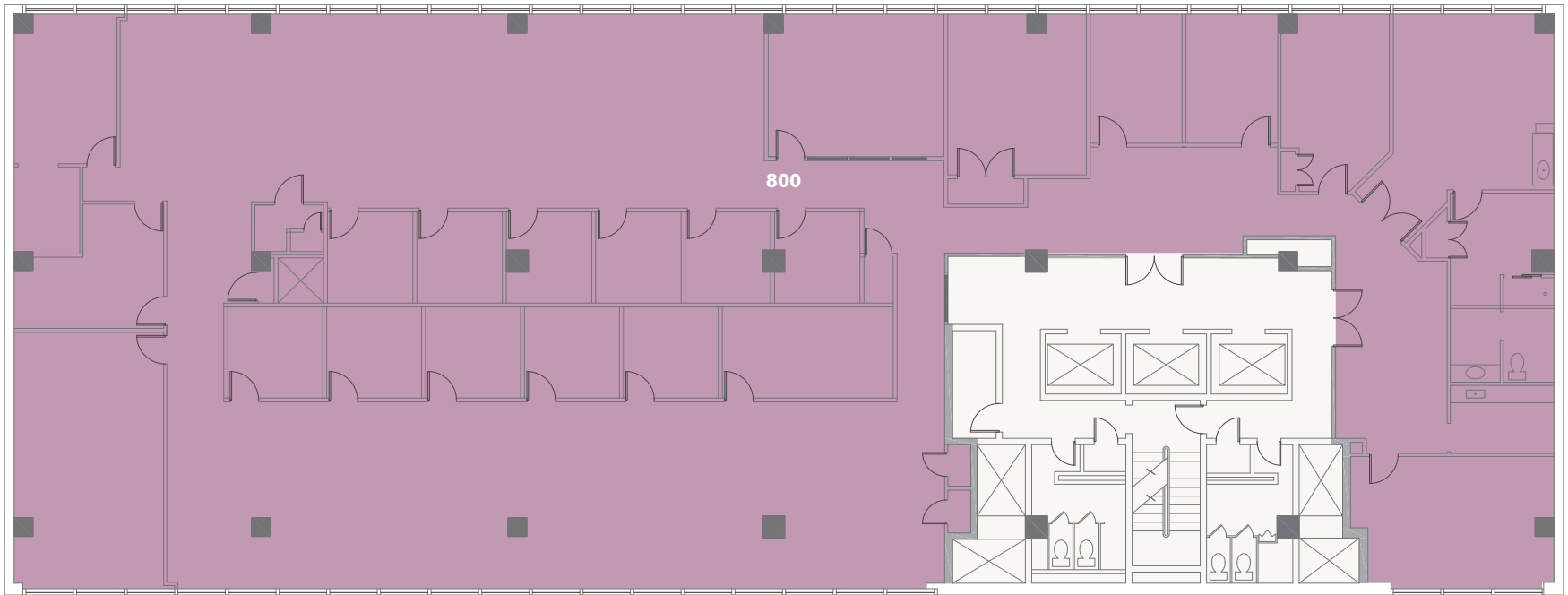


AVAILABLE SUITES

SUITE 700	± 1,728 RSF
SUITE 711	± 1,025 RSF
SUITE 725	± 6,557 RSF



EIGHTH FLOOR PLAN

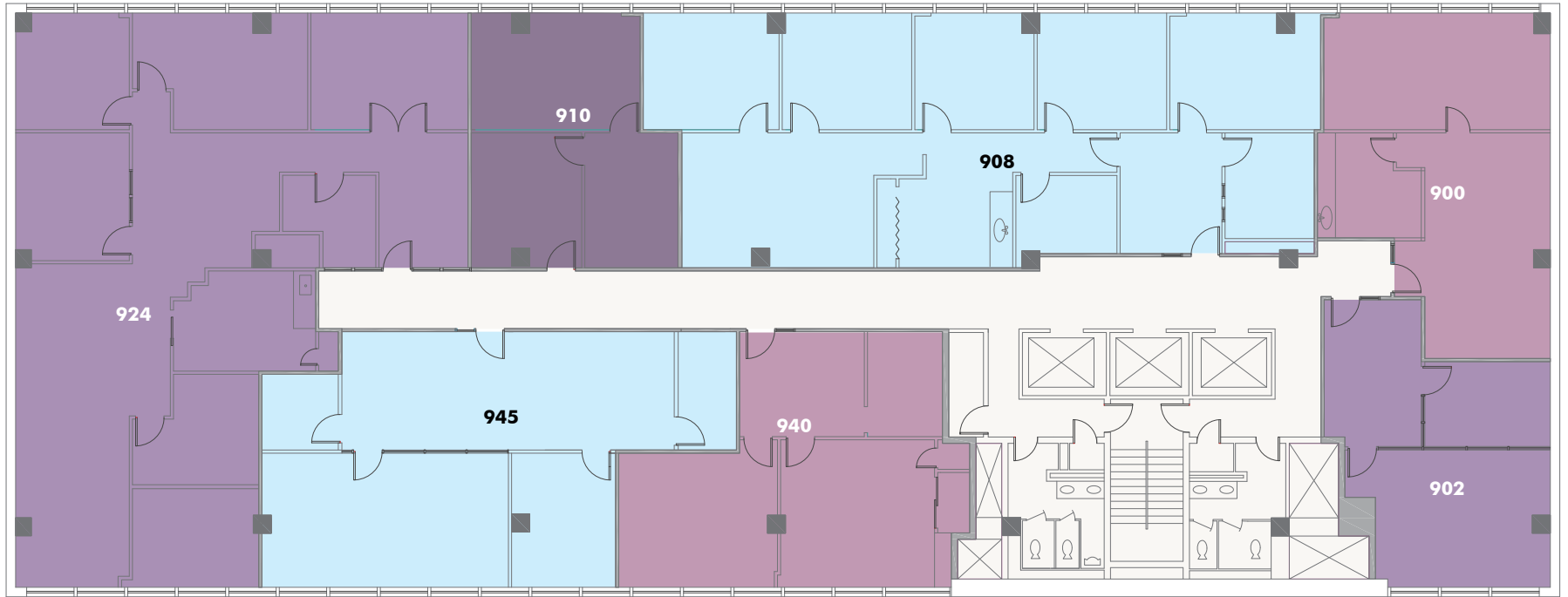


AVAILABLE SUITE

SUITE 800 ± 10,088 RSF



NINTH FLOOR PLAN

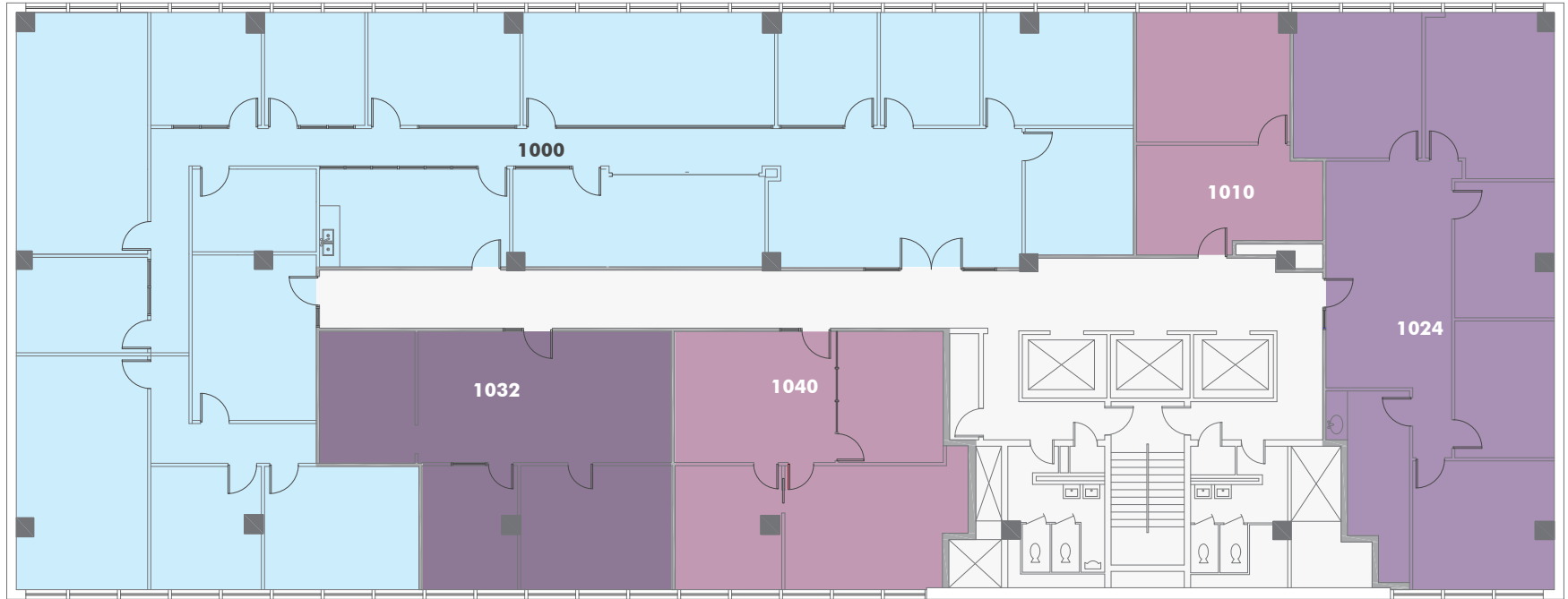


AVAILABLE SUITES

SUITE 900	± 1,028 RSF	SUITE 910	± 767 RSF	SUITE 945	± 1,332 RSF
SUITE 902	± 695 RSF	SUITE 924	± 2,784 RSF		
SUITE 908	± 2,521 RSF	SUITE 940	± 961 RSF		



TENTH FLOOR PLAN

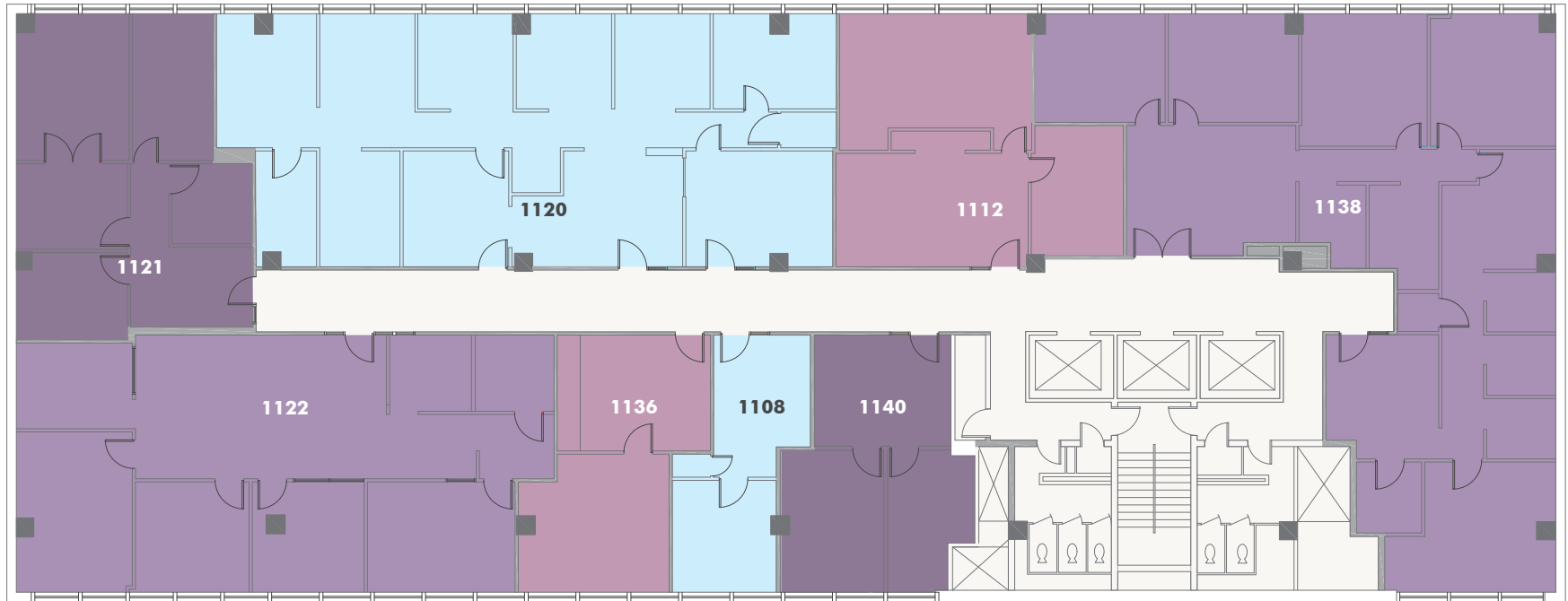


AVAILABLE SUITES

SUITE 1000	± 5,019 RSF	SUITE 1032	± 1,009 RSF
SUITE 1010	± 526 RSF	SUITE 1040	± 943 RSF
SUITE 1024	± 1,697 RSF		



ELEVENTH FLOOR PLAN

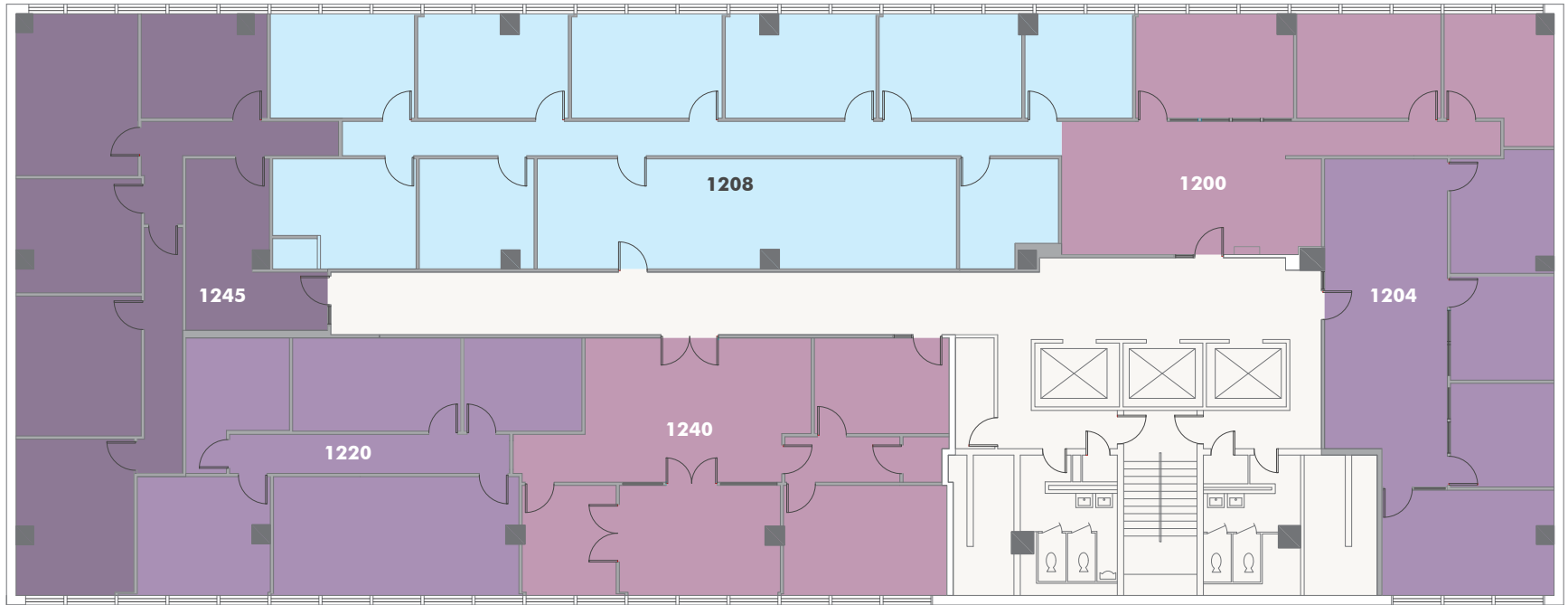


AVAILABLE SUITES

SUITE 1108	± 331 RSF	SUITE 1121	± 843 RSF	SUITE 1138	± 2,331 RSF
SUITE 1112	± 643 RSF	SUITE 1122	± 1,699 RSF	SUITE 1140	± 552 RSF
SUITE 1120	± 1,983 RSF	SUITE 1136	± 436 RSF		



TWELFTH FLOOR PLAN

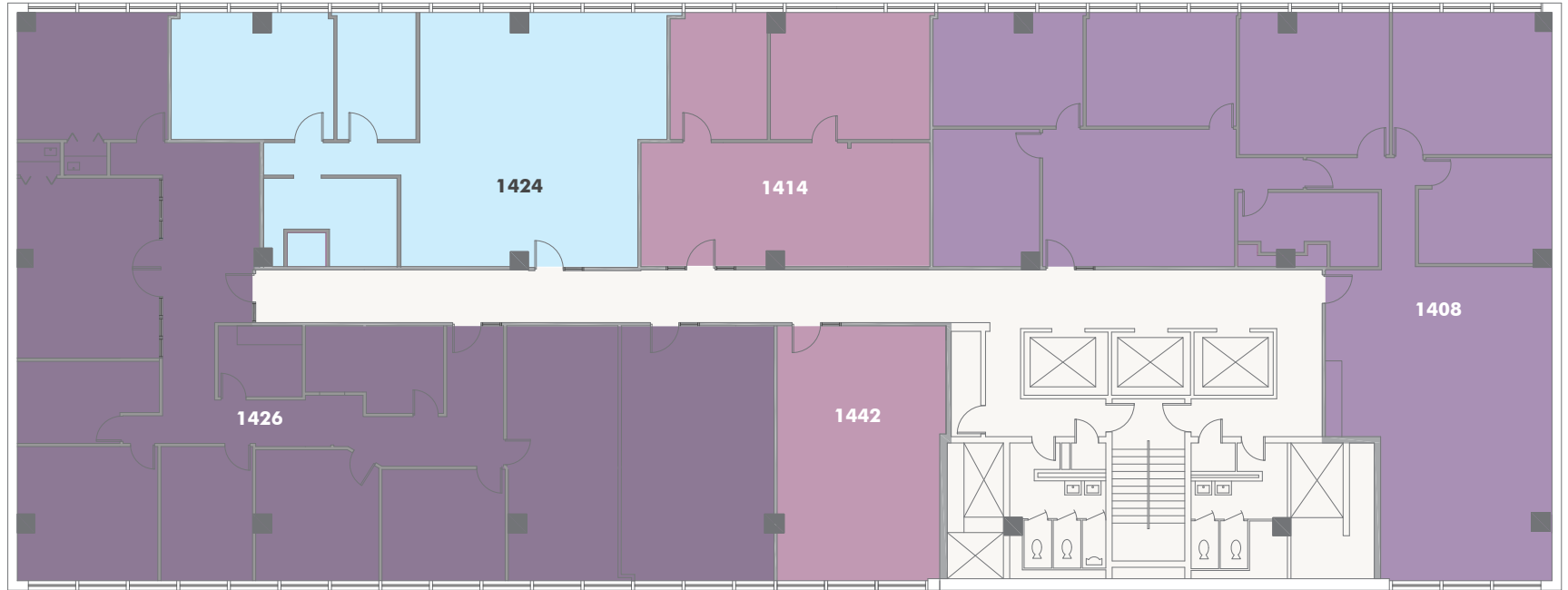


AVAILABLE SUITES

SUITE 1200	± 1,301 RSF	SUITE 1220	± 1,382 RSF
SUITE 1204	± 1,243 RSF	SUITE 1240	± 1,297 RSF
SUITE 1208	± 2,704 RSF	SUITE 1245	± 1,275 RSF



FOURTEENTH FLOOR PLAN



AVAILABLE SUITES

SUITE 1408	± 2,858 RSF	SUITE 1426	± 3,349 RSF
SUITE 1414	± 922 RSF	SUITE 1442	± 467 RSF
SUITE 1424	± 1,435 RSF		





DAYTIME EMPLOYEE / VISITORS

Office Buildings

- 10 The Mills Building
- 15 WestStar Title
- 17 WestStar Bank
- 18 One San Jacinto Building
- 20 BBVA Compass Building
- 21 Federal Reserve Building
- 22 United Bank Building
- 24 The Cortez Building
- 25 Wells Fargo Building
- 29 The Blue Flame Building
- 30 Stanton Tower
- 35 WestStar Tower
- 38 International Building
- 39 Banner Building

Government Buildings

- 12 El Paso Public Library
- 16 Comptroller of Public Accounts
- 23 El Paso City Hall
- 31 El Paso County Courthouse
- 32 U.S. District Court - Western District of Texas
- 33 U.S. International Revenue Services
- 34 El Paso Municipal Court

DOWNTOWN RESIDENTS

Residential Buildings

- 13 Artspace El Paso Lofts
- 26 Electricity City Building

Hotels

- 4 Hotel Paseo Del Norte (expected to be completed by May '21)
- 7 Plaza Hotel
- 28 Stanton House
- 36 Marriott Urban Courtyard Hotel
- 37 Aloft
- 40 Hotel Indigo

WEEKEND / EVENING VISITORS

Event Centers / Museums

- 1 Art & Farmer's Market
- 2 Union Plaza
- 5 Entertainment District
- 8 El Paso Museum of Art
- 11 The Plaza Theater
- 11 El Paso Museum of History
- 14 El Paso Holocaust Museum
- 19 San Jacinto Plaza

Restaurants / Bars

- 3 DeadBeach Brewery
- 6 Cafe Central
- 9 Anson 11
- 27 Park Tavern
- 41 Mamacitas

★ = New Development

★ = Redevelopment

PLEASE CONTACT:

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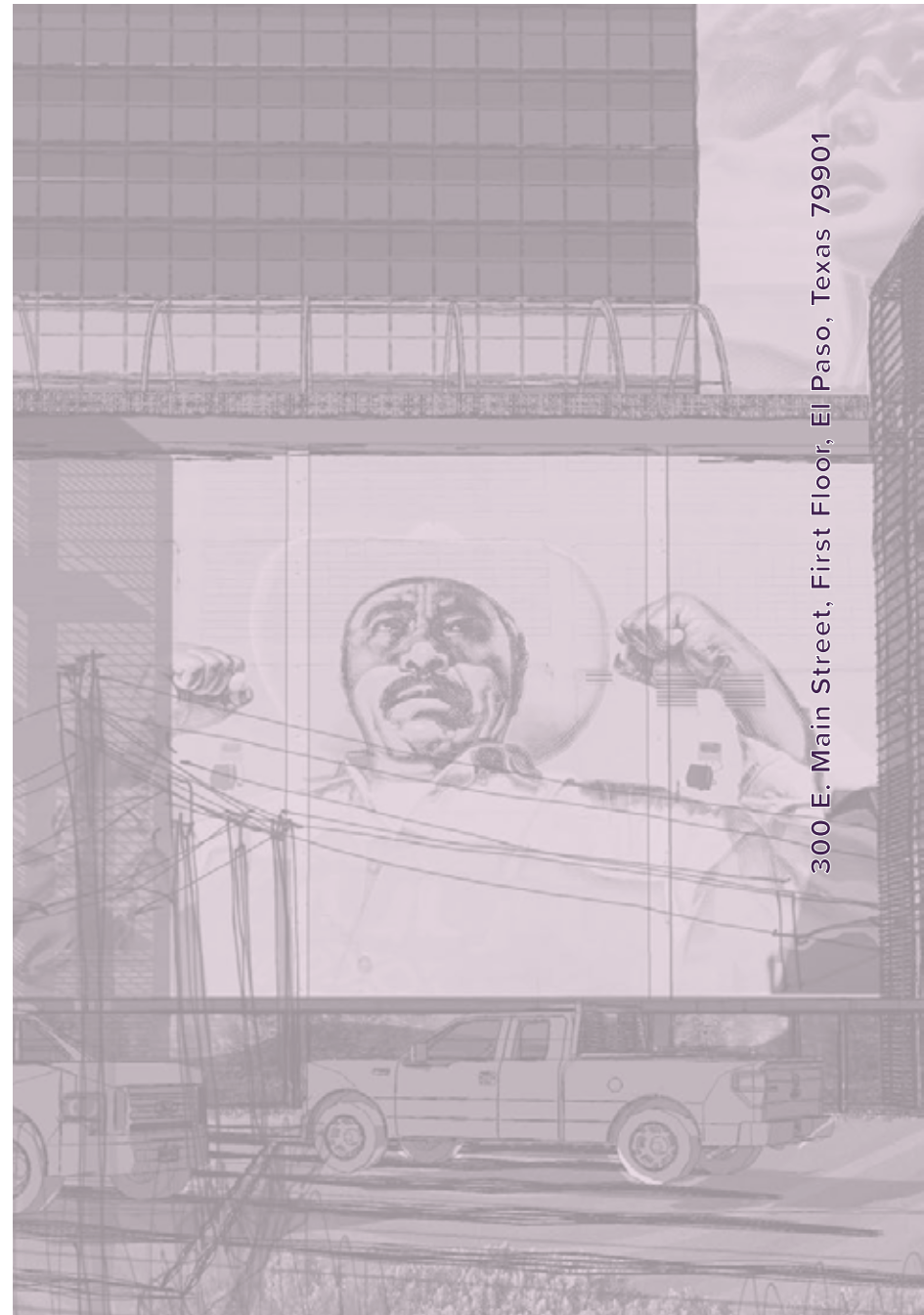
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300 E. Main Street, First Floor, El Paso, Texas 79901



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.

11-2-2015



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.

CBRE, Inc.	299995		(915) 585-3883
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Caffey	437641		(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Scott Senese	404094		(512) 499-4900
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