



VENTANAS
CORPORATE CENTER



Ventanas Corporate Center is El Paso's newest Class A professional office park



www.ventanascorporatecenter.com

For information, call 915-584-5511

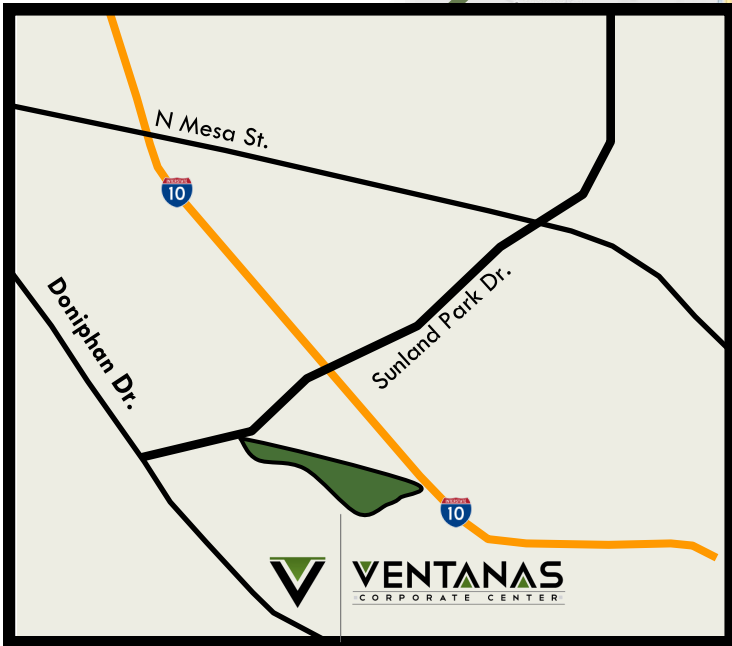
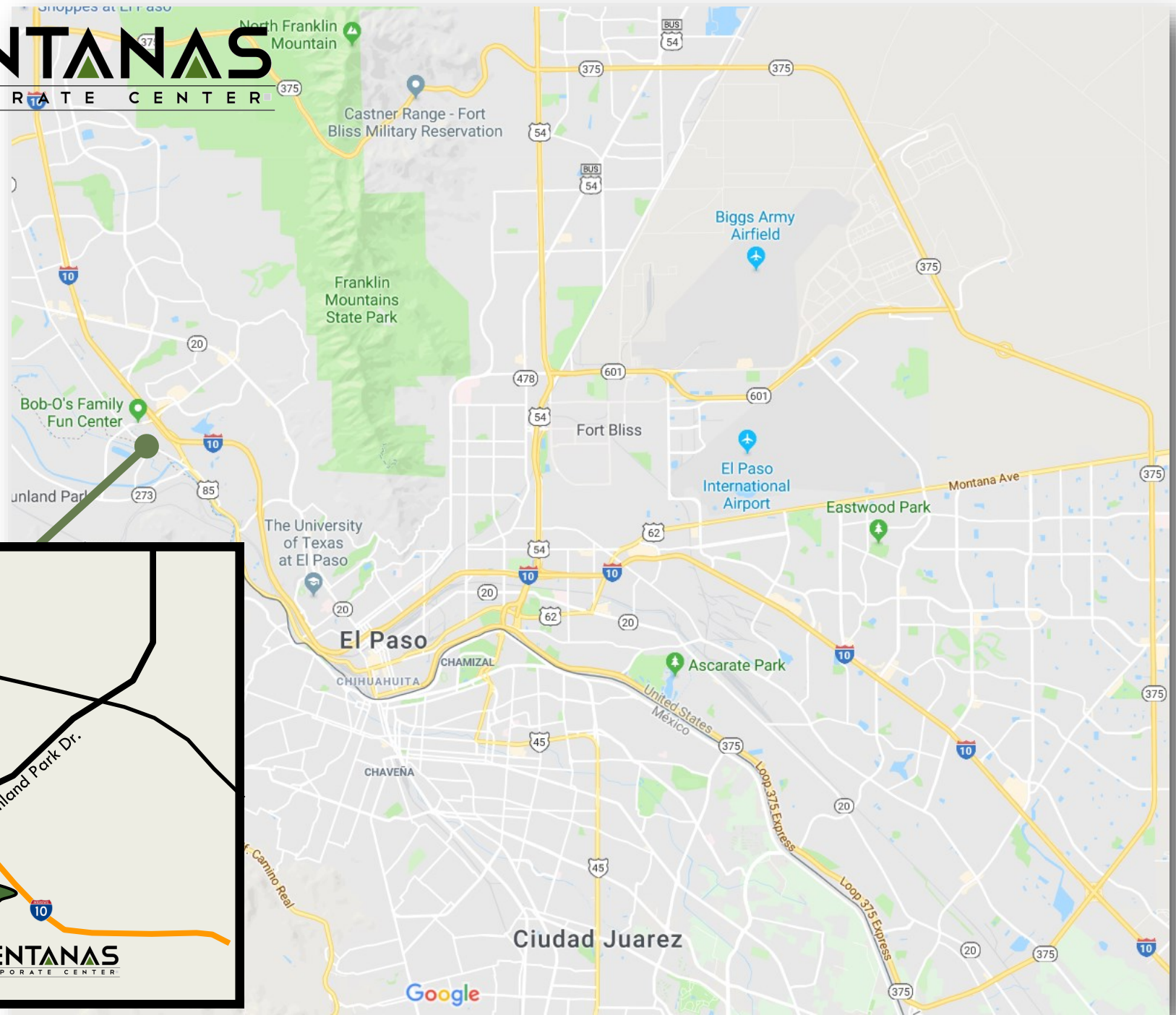
www.sonnybrown.com

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



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Birds Eye View



Project Description

- Multi purpose uses including:
 - ◆ Class A Office
 - ◆ Flex Office/ Showroom
 - ◆ Technology, Medical, Research, Back office
- Spaces from 1,852 SF to 14,000 SF
- Monitored fire protections system- Class III
- Energy efficient design-Lower utility cost
- Internet -AT&T and Spectrum
- Lease spaces built to Tenant specification
- Excellent parking ration with 5:1,000SF
- 24-hour access
- All spaces separately metered for utilities
- Empowerment Zone (HUB)
- Prominent company signage available
 - ◆ Monument / Directory signage at park entrance
 - ◆ Building face signage
- Moments from I-10, Sunland Park Drive, and Paisano
- C-4 (S) Zoning
- 10 minutes from El Paso CBD and Ciudad Juarez, Mx.
- Close proximity to services:
 - ◆ Sunland Park Regional Mall
 - ◆ Hotels
 - ◆ Banks
 - ◆ Dining and Retail
 - ◆ Auto Dealerships





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Lease Information



Availability:

Building 1- 1,852 SF

Building 2- 4007 SF

Building 3- Full leased

Building 4- 2,846 SF

Building 5- Fully leased

Building 6- Fully leased

Building 7- 8,425 SF- available Fall 2020

Building 8- 14,095 SF- available Fall 2020

Interiors:

Office spaces custom designed to tenant requirements

Rental Rate:

Contact for pricing

Improvement Allowance:

Negotiable

Lease Term:

5 Year *minimum* lease term

Security Deposit:

Equal to one month rent* (review of Tenant Financial information)

Operating Expenses:

Tenant responsible for operating expenses and utilities

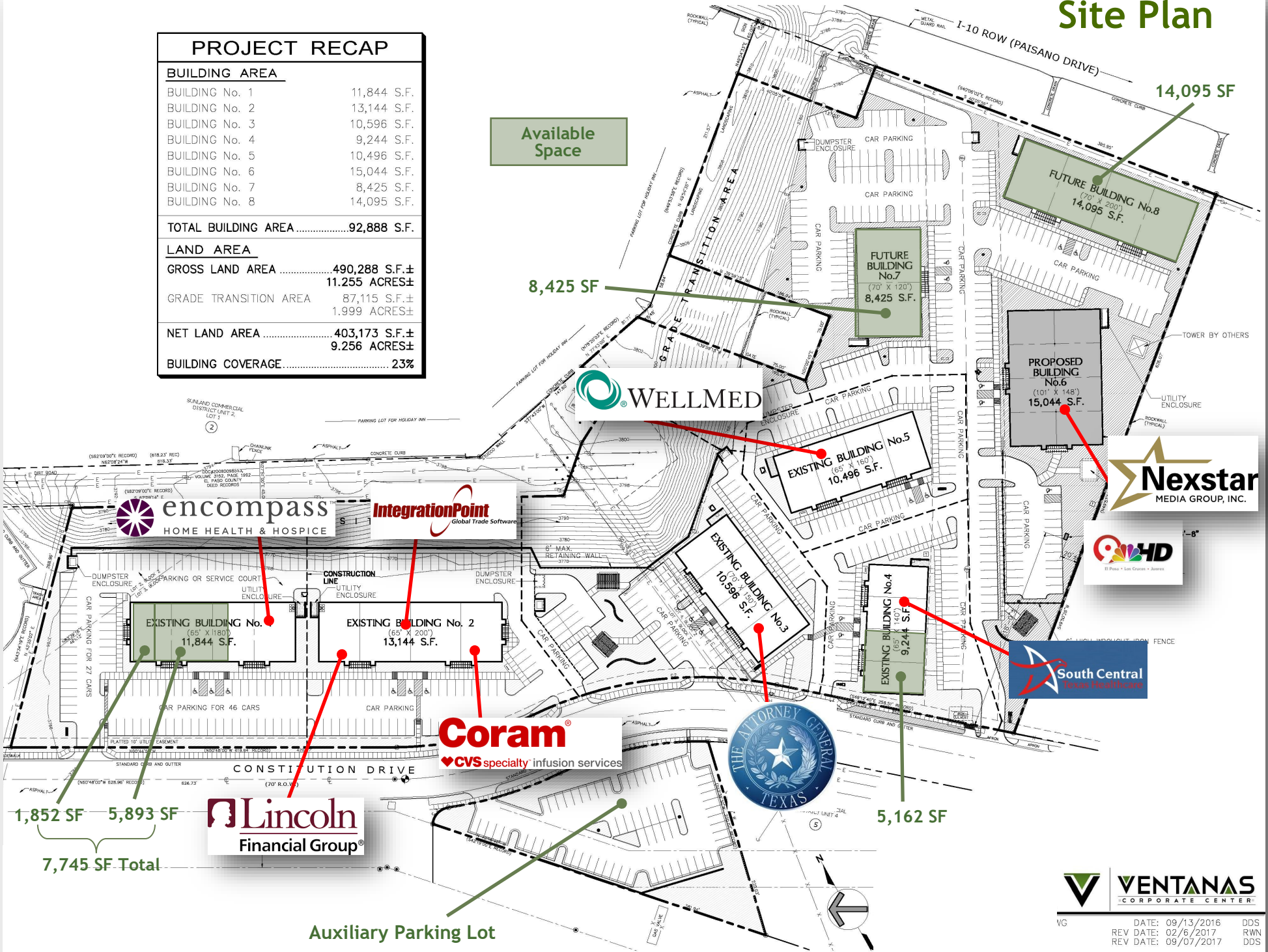


Monument Signs for each building for corporate identification

Site Plan

PROJECT RECAP	
BUILDING AREA	
BUILDING No. 1	11,844 S.F.
BUILDING No. 2	13,144 S.F.
BUILDING No. 3	10,596 S.F.
BUILDING No. 4	9,244 S.F.
BUILDING No. 5	10,496 S.F.
BUILDING No. 6	15,044 S.F.
BUILDING No. 7	8,425 S.F.
BUILDING No. 8	14,095 S.F.
TOTAL BUILDING AREA	92,888 S.F.
LAND AREA	
GROSS LAND AREA	490,288 S.F.±
	11.255 ACRES±
GRADE TRANSITION AREA	87,115 S.F.±
	1.999 ACRES±
NET LAND AREA	403,173 S.F.±
	9.256 ACRES±
BUILDING COVERAGE	23%

Available Space

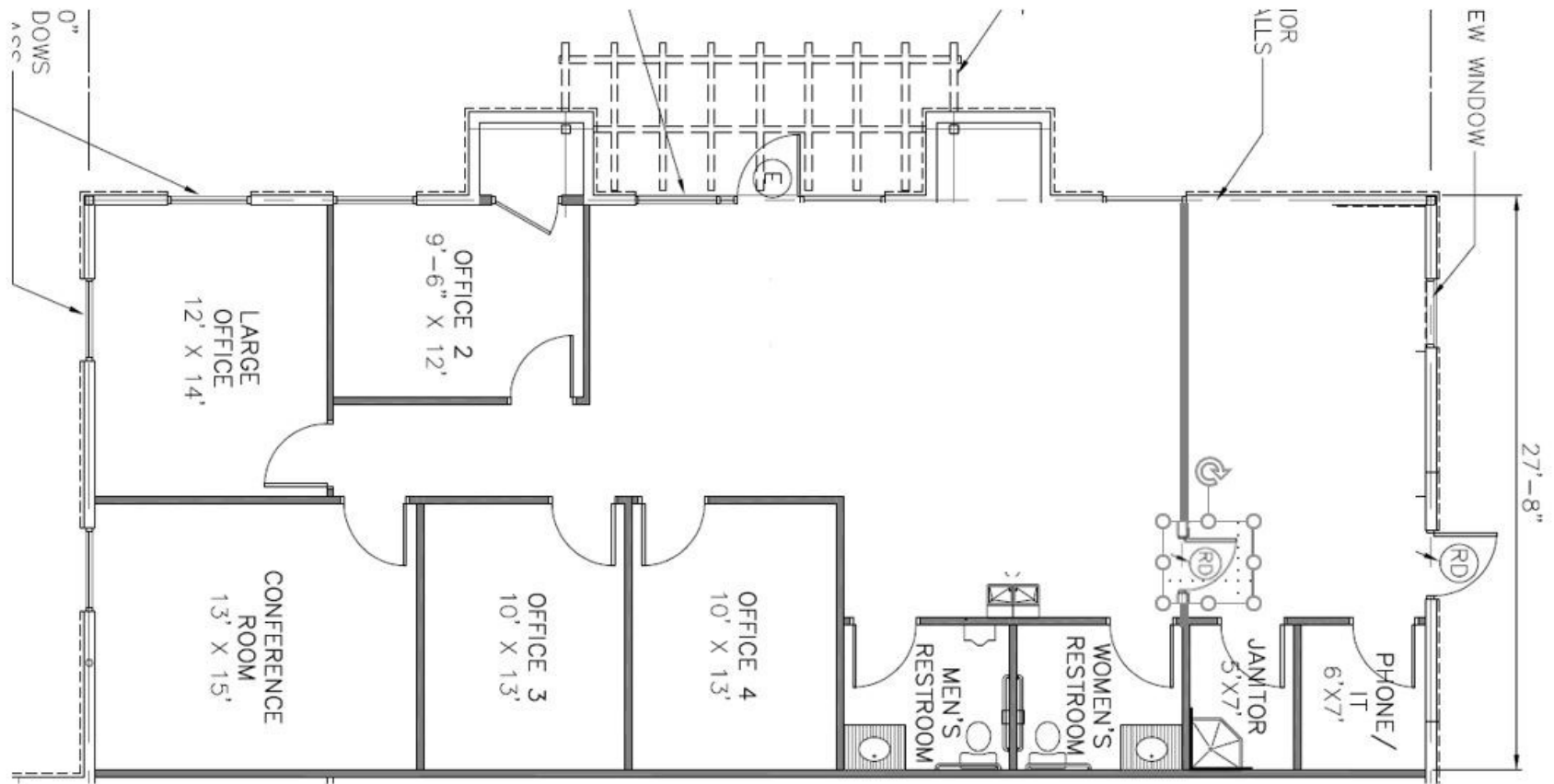


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VG DATE: 09/13/2016 DDS
REV DATE: 02/6/2017 RWN
REV DATE: 09/07/2017 DDS

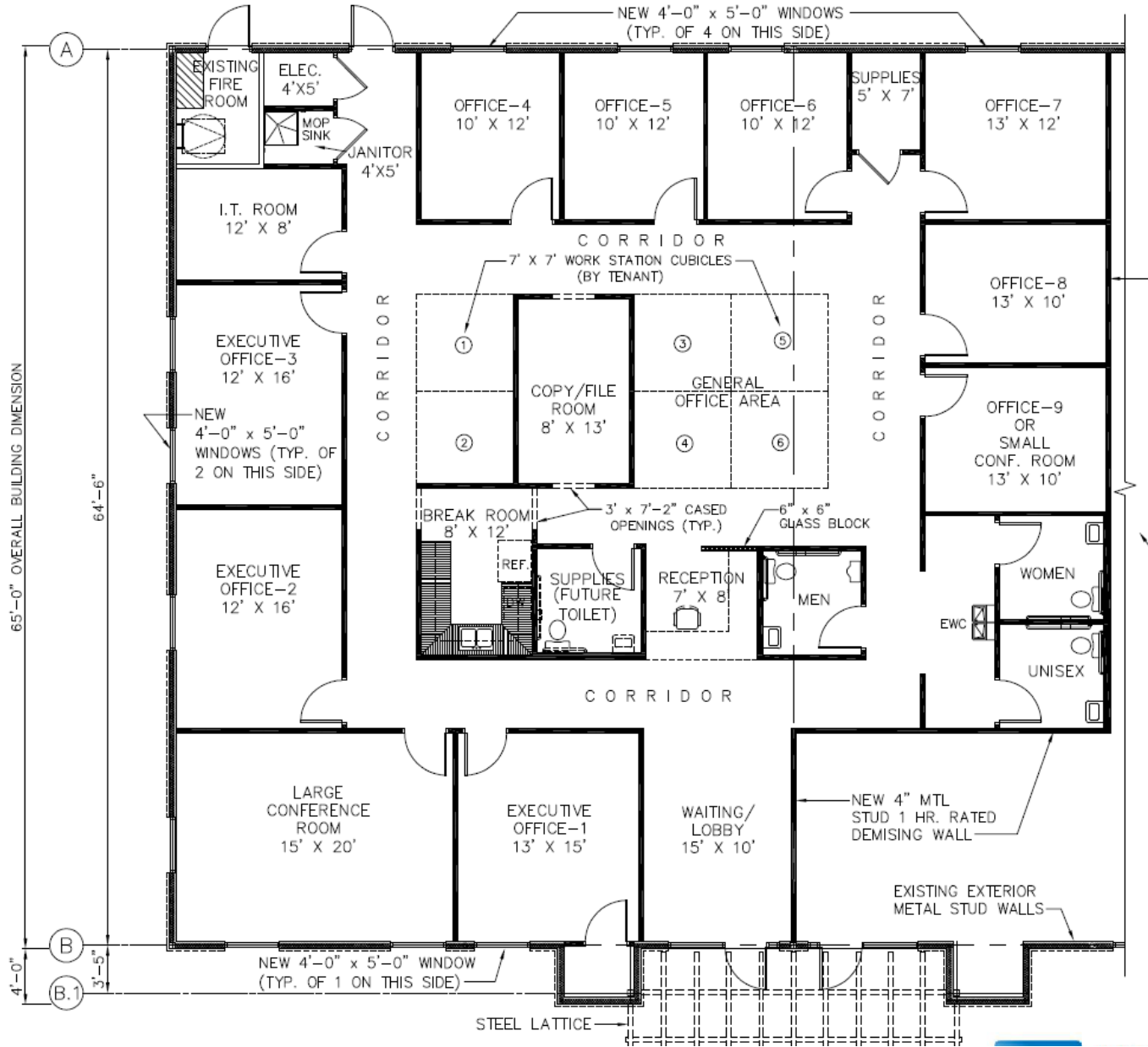
Building One - Suite 100

1,852 SF



Building Two - Suite 100

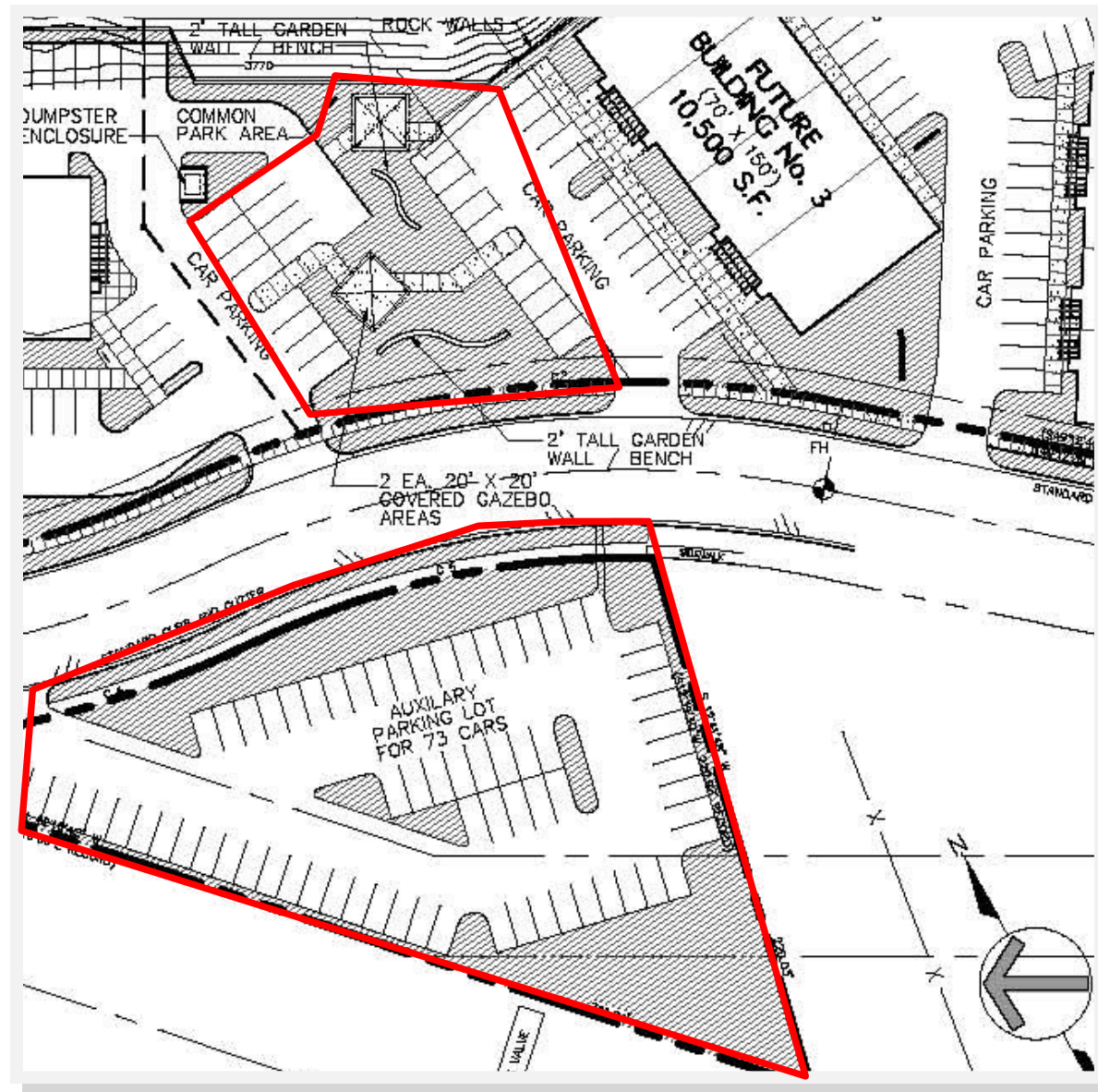
4,007 SF





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Outdoor Gazebo



Auxiliary Parking



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 coincidental 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.

Adin Brown	346104	adin@sonnybrown.com	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sonny Brown Associates			
Designated Broker of Firm	License No.	Email	Phone
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		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date