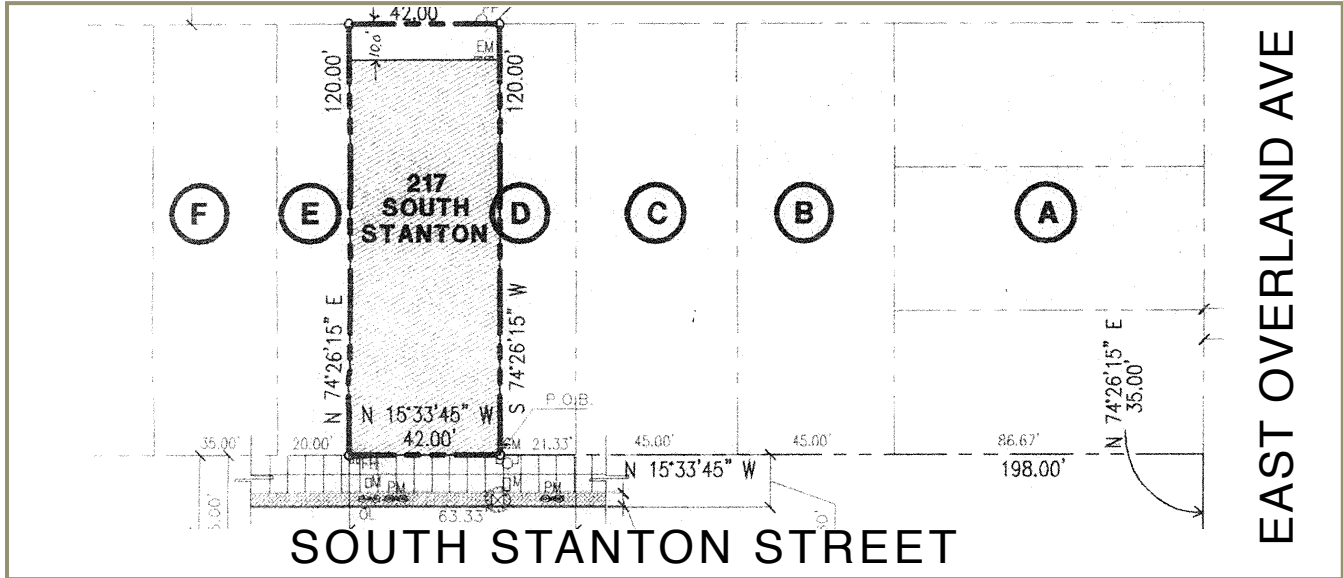




# DOWNTOWN EL PASO BUILDING

217 SOUTH STANTON, EL PASO-CENTRAL



**IMMEDIATELY  
AVAILABLE FOR LEASE  
APPROX. 13,860 RSF**



**Close to Paso Del Norte Port of Entry  
into US (Approximately 6,000,000+  
Border Crossers Annually)**

## PROPERTY HIGHLIGHTS

- 13,860 RSF Three Story Building with Elevator
- Situated between East Overland and Paisano Dr. on West Side of South Stanton St. in Downtown El Paso
- In the Heart of El Paso's Downtown Shopping District and Many Prominent Businesses
- Sales Activity Generated by Pedestrians Who Cross into El Paso From Mexico to Shop at Local Retailers
- Parking Lot Available
- Within Walking Distance of New El Paso Sun Metro Terminal Mall
- Signage Available on the Front of the Building
- Perfect Location for a Large Department Store or a Variety of Other Retailers