

# EASTLAKE MEDICAL PARK

Premium Medical Office Condominiums  
Own Your Space. Build Your Practice. Invest in Your Future.



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# WELCOME TO EASTLAKE MEDICAL PARK

## A NEW DESTINATION FOR HEALTHCARE EXCELLENCE

Eastlake Medical Park is a thoughtfully planned medical office condominium development created specifically for healthcare professionals seeking ownership, stability, and long-term growth.

Located in one of the fastest-growing areas of East El Paso, the project offers modern architecture, abundant parking, flexible ownership opportunities, and a professional healthcare-focused environment.

## PROJECT HIGHLIGHTS

**14** Individual Medical Buildings | Approximately **52,000 SF** Development  
Premium Contemporary Architecture | Medical Office Ownership Opportunities  
High-Growth Eastlake Location | Designed for Healthcare Providers

# THE ADVANTAGE OF MEDICAL OWNERSHIP

## WHY CONTINUE LEASING?

Ownership allows healthcare providers to build equity while creating a permanent home for their practice.

YOUR  
OFFICE BECOMES  
AN ASSET—NOT  
AN EXPENSE.



## BENEFITS INCLUDE

Long-Term Financial Stability | Increased Practice Value | Custom Medical Build-Out Opportunities | Professional Brand Presence | Greater Control Over Operations

# LOCATION MATTERS

STRATEGICALLY LOCATED IN EAST EL PASO'S GROWTH CORRIDOR

13457 Emerald Pass Ave, El Paso, TX 79928

Positioned near rapidly expanding residential communities and growing healthcare demand.



IDEAL FOR SERVING

- 1** Eastlake **2** Horizon City **3** Mission Ridge

# PROJECT OVERVIEW

## DEVELOPMENT SUMMARY



### **Development Size**

Approximately 52,000 SF

### **Buildings**

14 Individual Medical Buildings

### **Parking**

293 Spaces

### **Building Sizes**

2,000 SF – 4,500 SF

### **Ownership Structure**

Medical Office Condominiums

DESIGNED TO ACCOMMODATE BOTH INDEPENDENT  
PRACTICES AND SPECIALTY HEALTHCARE PROVIDERS.

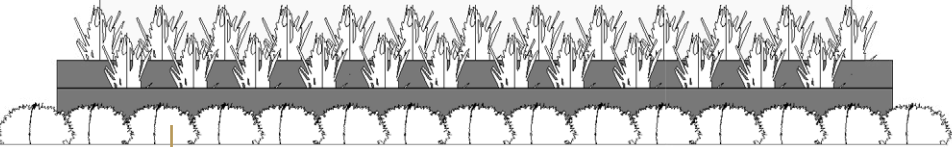
# ARCHITECTURE DESIGNED FOR HEALTHCARE

CONTEMPORARY DESIGN. PROFESSIONAL PRESENCE.

The architecture reflects the professionalism, trust, and quality patients expect from modern healthcare providers.



EASTLAKE MEDICAL PARK  
13457 EMERALD PASS AVENUE



## FEATURES INCLUDE

Contemporary Exterior Design | Large Glass Facades | Premium Materials  
Strong Visibility | Dedicated Identity Opportunities

# FLEXIBLE BUILDING OPTIONS

CHOOSE THE SPACE THAT FITS YOUR PRACTICE

Perfect for both established practices and expanding healthcare groups.



For illustrations purposes only



## AVAILABLE BUILDING SIZES

2,000 SF | 2,400 SF | 3,600 SF | 3,800 SF | 3,900 SF | 4,000 SF | 4,200 SF | 4,500 SF

# DESIGNED FOR HEALTHCARE PROFESSIONALS



## IDEAL USES INCLUDE

Primary Care  
Pediatrics  
Internal Medicine  
Cardiology  
Orthopedics  
Dental Practices  
Oral Surgery  
Physical Therapy  
Behavioral Health  
Women's Health  
Dermatology  
Medical Spas  
Urgent Care  
Laboratories  
Imaging Centers  
Specialty Clinics

# CUSTOMIZE YOUR PRACTICE

DELIVERED  
AS SHELL SPACE

Each building provides flexibility  
to create the exact environment  
your patients and team require.



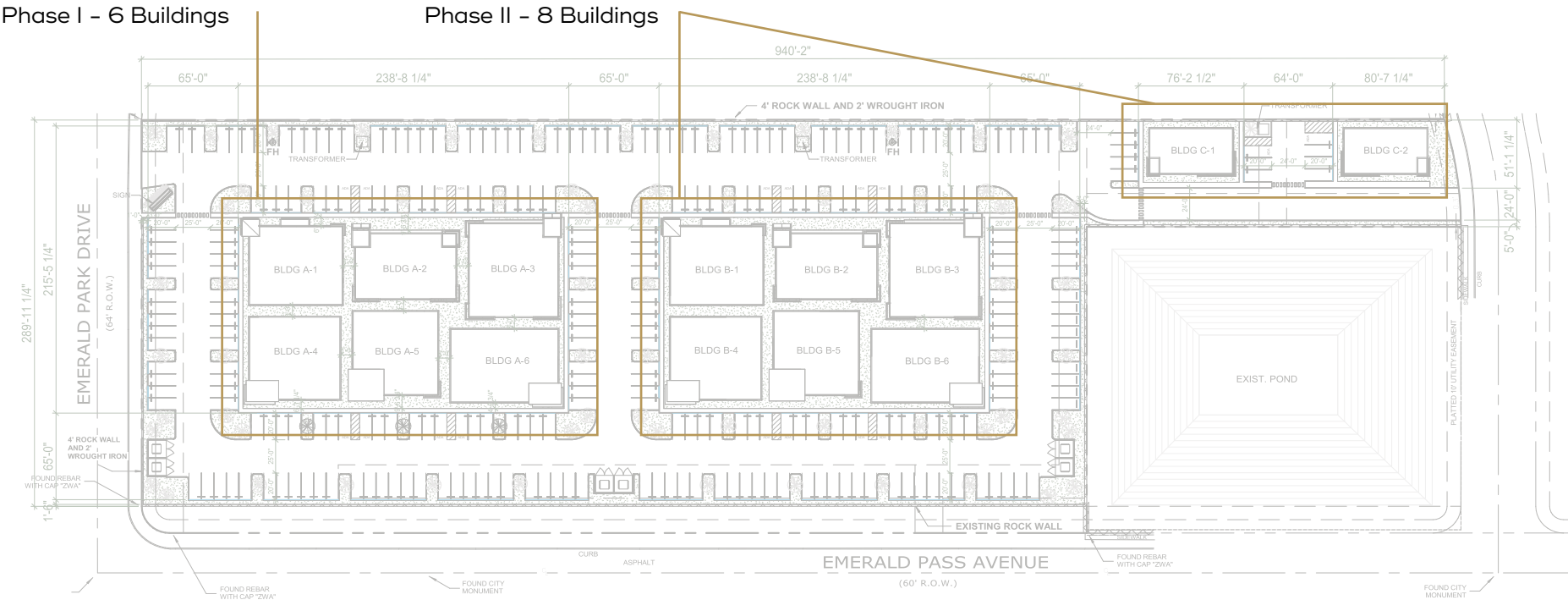
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## AVAILABLE BUILDING SIZES

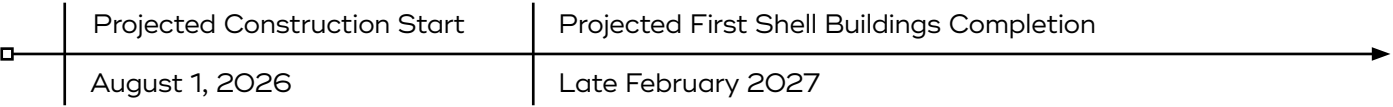
Custom Floor Plans | Specialized Medical Layouts | Exam Rooms  
Procedure Areas | Waiting Areas | Future Expansion Flexibility

# A GROWING HEALTHCARE COMMUNITY

## DEVELOPMENT PHASES



## THE TIMELINE



DESIGNED TO SUPPORT LONG-TERM HEALTHCARE  
GROWTH THROUGHOUT THE EASTLAKE AREA.

# EXPERIENCED DEVELOPMENT TEAM

## DEVELOPER

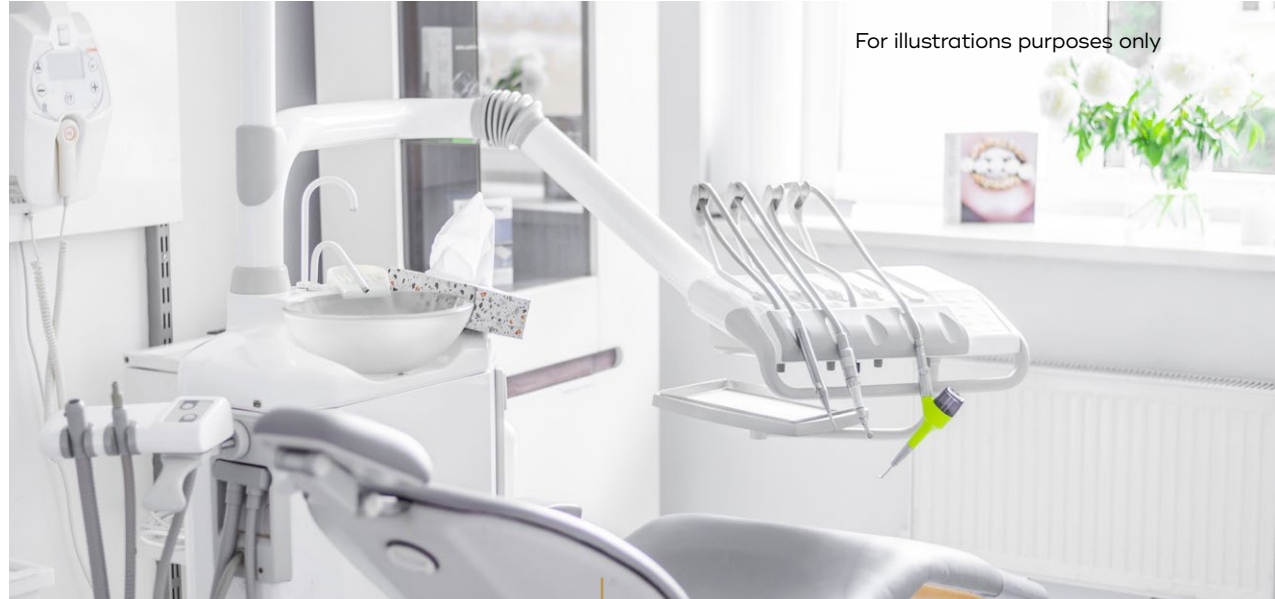
Palo Verde Business Park, LLC



## FINANCING

Special Financing Options Available

Financing solutions for qualified medical professionals and investors are available through our preferred financing partner, FirstLight Federal Credit Union.



## ARCHITECT

Wright & Dalbin Architects (WDA)

[wrightdalbin.com](http://wrightdalbin.com)



## REALTOR



Broker

**Gabriel Mendez**



Agent

**Georgina Ponce Canales**

[mendezburk.myrealtyonegroup.com](http://mendezburk.myrealtyonegroup.com)

# RESERVE YOUR LOCATION

LIMITED OWNERSHIP OPPORTUNITIES AVAILABLE

[www.eastlakemedicalpark.com](http://www.eastlakemedicalpark.com)



[mendezburk.myrealtyonegroup.com](http://mendezburk.myrealtyonegroup.com)

BUILDING THE FUTURE OF HEALTHCARE IN EAST EL PASO.