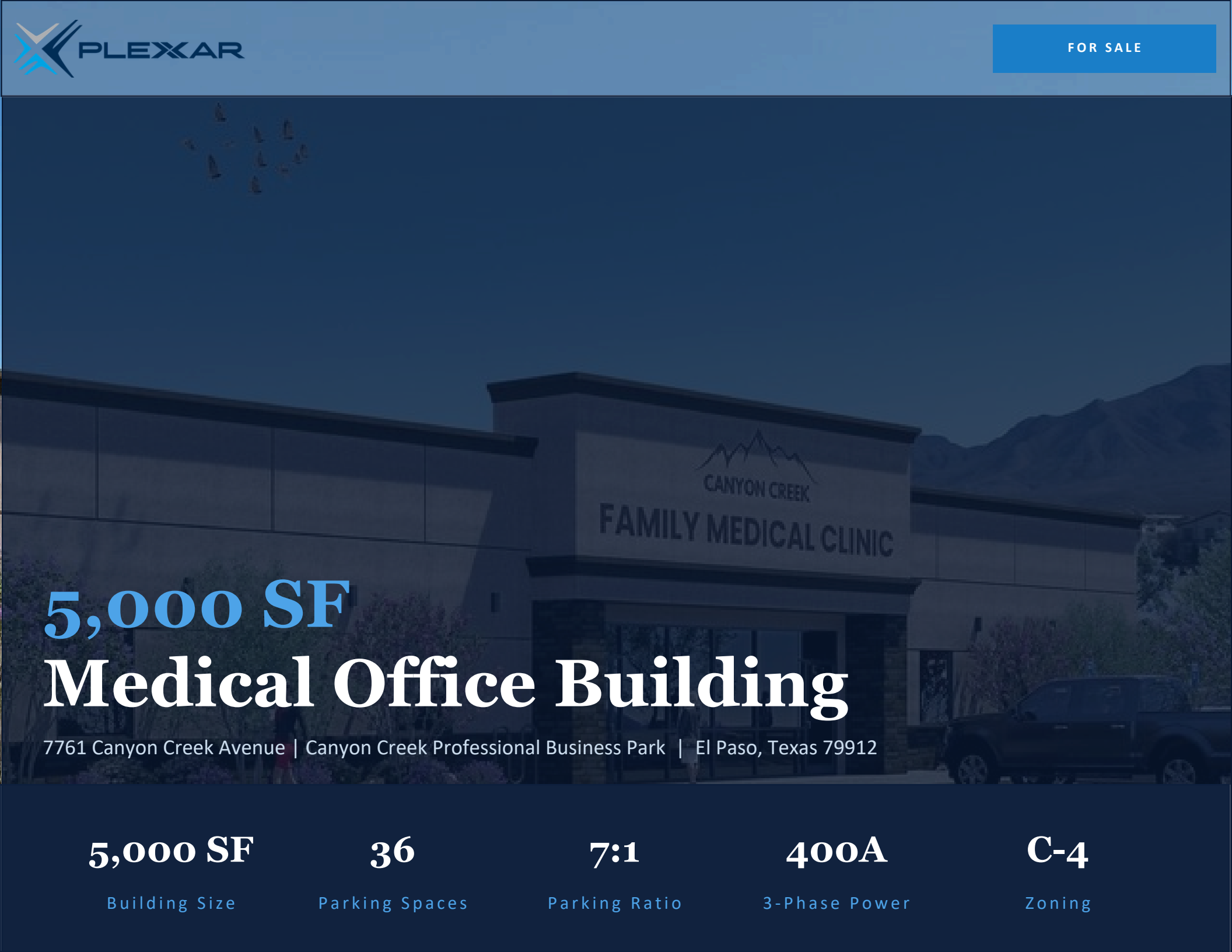




5,000 SF Medical Office Building

7761 Canyon Creek Avenue | Canyon Creek Professional Business Park | El Paso, Texas 79912

5,000 SF

Building Size

36

Parking Spaces

7:1

Parking Ratio

400A

3-Phase Power

C-4

Zoning

PROPERTY OVERVIEW

Canyon Creek Medical Office

7761 Canyon Creek Avenue
El Paso, TX 79912

5,000 SF
Cold Dark Shell

36 Spaces
7:1 Parking Ratio

0.721 Ac
31,406 SF Lot

400A / 3 Phase Power
Expandable to 800A

Investment Opportunity

Rare medical-grade cold dark shell in the heart of Northwest El Paso's premier healthcare corridor. No building slab poured — full flexibility for below-slab clinical customization.

Cold Dark Shell

Full below-slab customization. All utilities stubbed to building perimeter.

400A Three-Phase Power

Expandable to 800A. 120/208V 3-Phase — clinical-grade capacity.

Under Construction

Construction Started on 6/1/2026 and is expected to be completed on 11/15/2026

36 Parking Spaces

7:1 ratio — well above City Code. Dual-tenant capable.

All Utilities Stubbed

Water, sewer, gas, electric, telecom, CATV all at building perimeter.

Canyon Creek Professional Business Park

Northwest El Paso's established professional business park.

BUILDING SPECIFICATIONS

7761 Canyon Creek Avenue · El Paso, Texas 79912 · Canyon Creek Professional Business Park

BUILDING

Size	5,000 SF (50' × 100' footprint)
Shell Type	Cold Dark Shell — no slab
Clear Height	12'–9"
Framing	Conventional metal stud
Roofing	60-MIL TPO / R-25 insulation

SITE

Lot Size	0.721 Acres (31,406 SF)
Zoning	C-4
Landscaping	Low maintenance

PARKING

Total Spaces	36
Parking Ratio	7:1 (well above City Code)
Configuration	Dual-tenant capable

ACCESS & STATUS

Entries	2 Front · 2 Rear (4'×7' each)
Under Construction	Commenced Construction on 6/1/2026

UTILITIES & POWER

Electrical	400A, 3-Phase (expandable 800A)
Voltage	120/208V, 3-Phase
Water	1-1/2" Stubbed — shut-off valve & cap
Sewer	4" sewer stub — sanitary line
Natural Gas	Gas meter at back of building
Telecom/CATV	Terminal cabinets at back of building



Renderings are conceptual.

LOCATION & MARKET

Northwest El Paso Corridor



Positioned at the heart of El Paso's Northwest Corridor— surrounded by hospitals, specialty clinics, established healthcare infrastructure and many shopping and dining options.

7761 Canyon Creek Avenue

Canyon Creek Professional Business Park · El Paso, TX 79912

NEARBY POINTS OF INTEREST

MEDICAL

- University Medical Center of El Paso
- The Hospitals of Providence

RETAIL

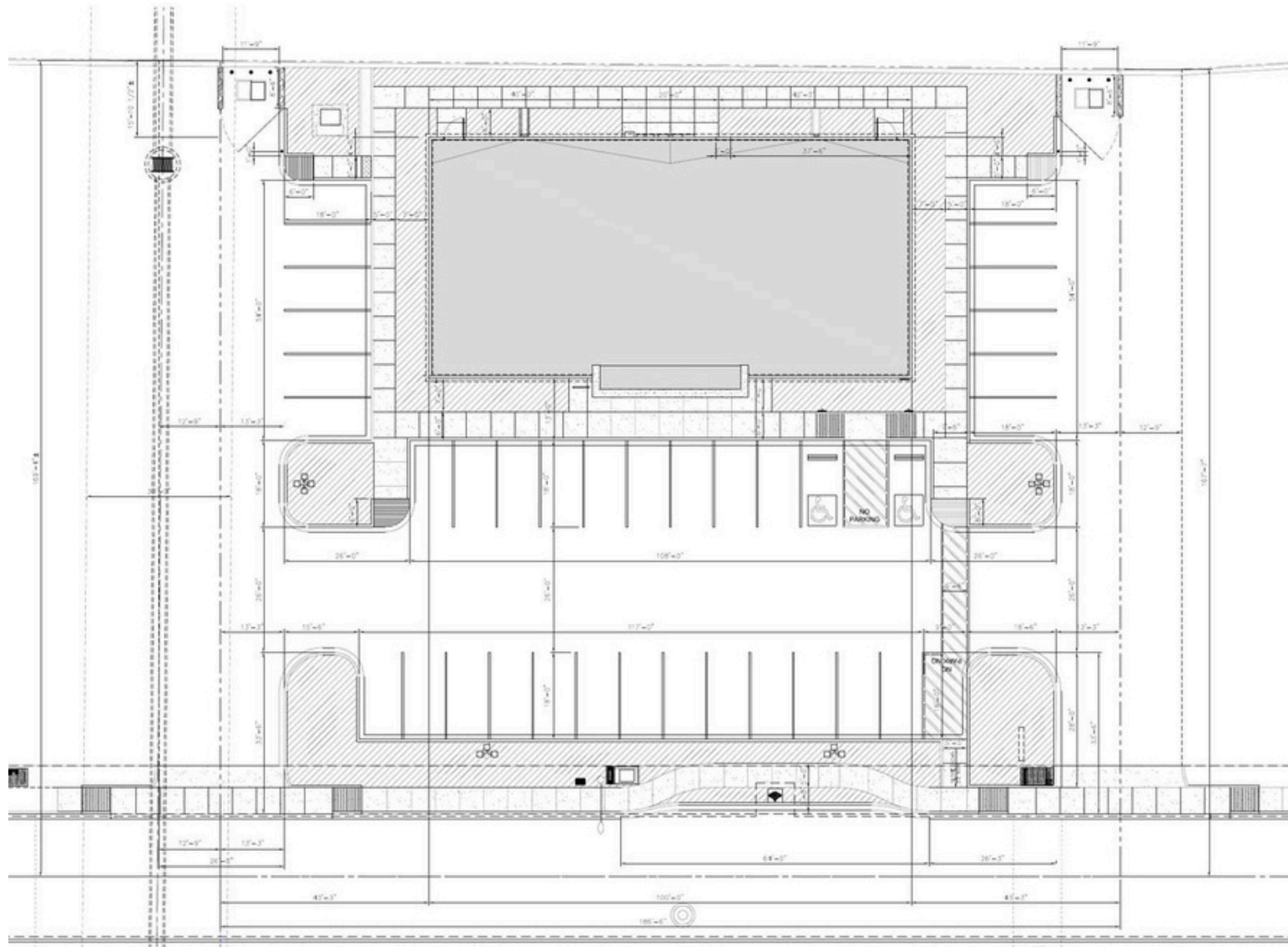
- West Towne Marketplace (~2 min)
- The Canyons at Cimarron (~2 min)
- Numerous national retail & dining corridors

TRANSPORT

- I-10 & Paseo Del Norte Corridor (~2 min)
- Transmountain & Resler Intersection (~5 min)
- El Paso International Airport (~15 min)



Renderings are conceptual.



Building Footprint
5,000 SF (50' x 100')

Lot Size
0.721 Ac · 31,406 SF

Clear Height
12'-9"

Parking
36 Spaces · 7:1 Ratio

Entries
2 Front · 2 Rear (4' x 7')

Status
Under Construction

Cold dark shell — no building slab. Interior layout subject to tenant build-out specifications and permitting.

Floor Plan

Architectural floor plan of a building with a central hall and two wings. The plan includes detailed dimensions for columns, walls, and overall building footprint. Key dimensions include a 100'-0" overall width and a 50'-0" overall depth. The central hall is 30'-6" wide. The wings are 20'-0" wide. The plan also shows a north arrow and a scale bar.

Overall Building Dimension - Face of Stud to Face of Stud

Top Dimensions (Horizontal):

- Overall width: 100'-0"
- Segment 1 (1a to 2a): 24'-0" (Center to Center of Columns)
- Segment 2 (2a to 3a): 25'-9" (Center to Center of Columns)
- Segment 3 (3a to 4a): 25'-9" (Center to Center of Columns)
- Segment 4 (4a to 5a): 24'-0" (Center to Center of Columns)

Bottom Dimensions (Horizontal):

- Segment 1 (1 to 2): 20'-0" (Center to Center of Columns)
- Segment 2 (2 to 3): 16'-9" (Center to Center of Columns)
- Segment 3 (3 to 4): 26'-0" (Center to Center of Columns)
- Segment 4 (4 to 5): 16'-9" (Center to Center of Columns)
- Segment 5 (5 to 6): 20'-0" (Center to Center of Columns)

Left Dimensions (Vertical):

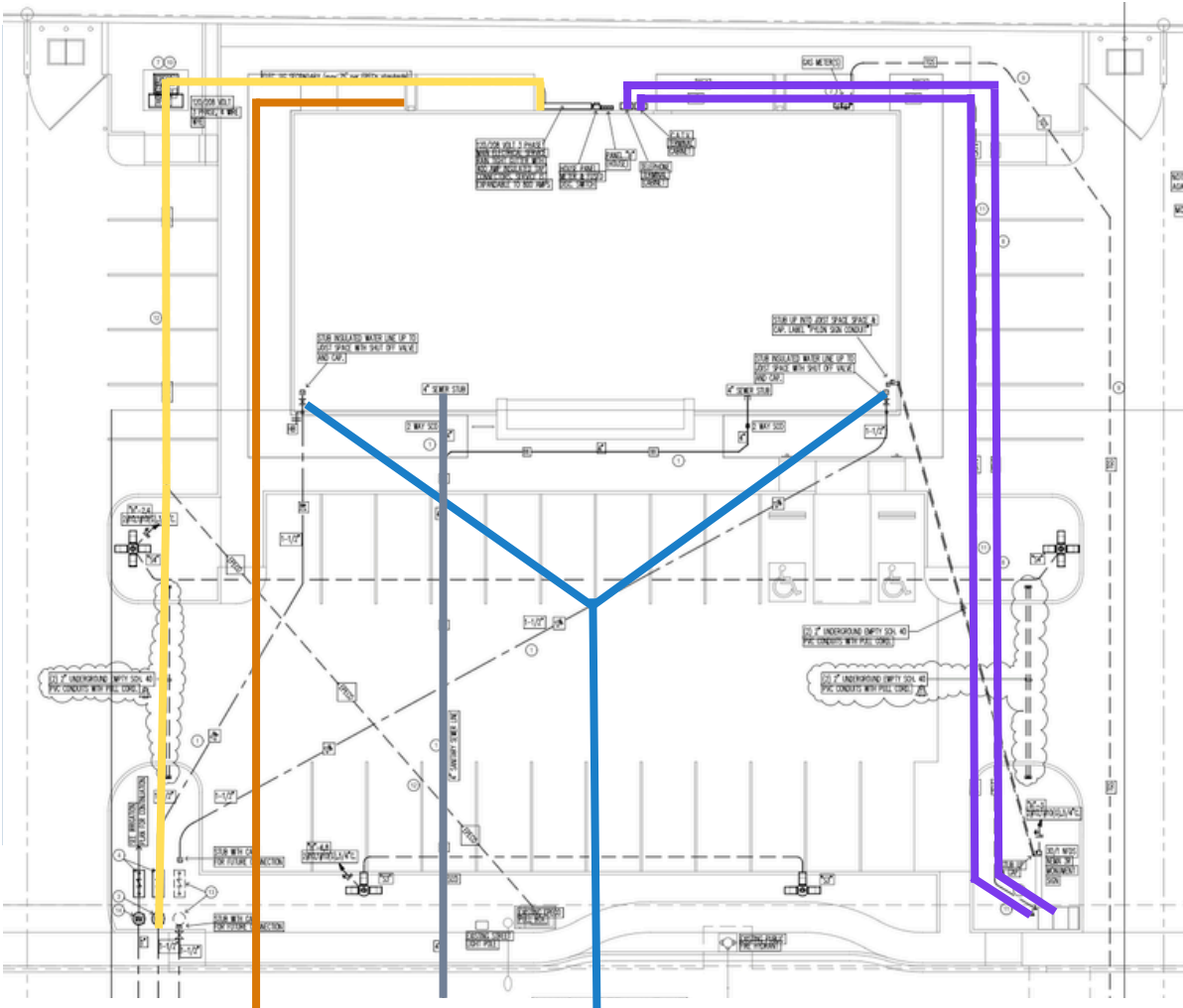
- Overall depth: 50'-0"
- Segment 1 (1a to 1b): 4'-0"
- Segment 2 (1b to 1c): 4'-0"
- Segment 3 (1c to 1d): 4'-0"
- Segment 4 (1d to 1e): 4'-0"
- Segment 5 (1e to 1f): 4'-0"
- Segment 6 (1f to 1g): 4'-0"
- Segment 7 (1g to 1h): 4'-0"
- Segment 8 (1h to 1i): 4'-0"
- Segment 9 (1i to 1j): 4'-0"
- Segment 10 (1j to 1k): 4'-0"
- Segment 11 (1k to 1l): 4'-0"
- Segment 12 (1l to 1m): 4'-0"
- Segment 13 (1m to 1n): 4'-0"
- Segment 14 (1n to 1o): 4'-0"
- Segment 15 (1o to 1p): 4'-0"
- Segment 16 (1p to 1q): 4'-0"
- Segment 17 (1q to 1r): 4'-0"
- Segment 18 (1r to 1s): 4'-0"
- Segment 19 (1s to 1t): 4'-0"
- Segment 20 (1t to 1u): 4'-0"
- Segment 21 (1u to 1v): 4'-0"
- Segment 22 (1v to 1w): 4'-0"
- Segment 23 (1w to 1x): 4'-0"
- Segment 24 (1x to 1y): 4'-0"
- Segment 25 (1y to 1z): 4'-0"
- Segment 26 (1z to 1aa): 4'-0"
- Segment 27 (1aa to 1ab): 4'-0"
- Segment 28 (1ab to 1ac): 4'-0"
- Segment 29 (1ac to 1ad): 4'-0"
- Segment 30 (1ad to 1ae): 4'-0"
- Segment 31 (1ae to 1af): 4'-0"
- Segment 32 (1af to 1ag): 4'-0"
- Segment 33 (1ag to 1ah): 4'-0"
- Segment 34 (1ah to 1ai): 4'-0"
- Segment 35 (1ai to 1aj): 4'-0"
- Segment 36 (1aj to 1ak): 4'-0"
- Segment 37 (1ak to 1al): 4'-0"
- Segment 38 (1al to 1am): 4'-0"
- Segment 39 (1am to 1an): 4'-0"
- Segment 40 (1an to 1ao): 4'-0"
- Segment 41 (1ao to 1ap): 4'-0"
- Segment 42 (1ap to 1aq): 4'-0"
- Segment 43 (1aq to 1ar): 4'-0"
- Segment 44 (1ar to 1as): 4'-0"
- Segment 45 (1as to 1at): 4'-0"
- Segment 46 (1at to 1au): 4'-0"
- Segment 47 (1au to 1av): 4'-0"
- Segment 48 (1av to 1aw): 4'-0"
- Segment 49 (1aw to 1ax): 4'-0"
- Segment 50 (1ax to 1ay): 4'-0"
- Segment 51 (1ay to 1az): 4'-0"
- Segment 52 (1az to 1ba): 4'-0"
- Segment 53 (1ba to 1bb): 4'-0"
- Segment 54 (1bb to 1bc): 4'-0"
- Segment 55 (1bc to 1bd): 4'-0"
- Segment 56 (1bd to 1be): 4'-0"
- Segment 57 (1be to 1bf): 4'-0"
- Segment 58 (1bf to 1bg): 4'-0"
- Segment 59 (1bg to 1bh): 4'-0"
- Segment 60 (1bh to 1bi): 4'-0"
- Segment 61 (1bi to 1bj): 4'-0"
- Segment 62 (1bj to 1bk): 4'-0"
- Segment 63 (1bk to 1bl): 4'-0"
- Segment 64 (1bl to 1bm): 4'-0"
- Segment 65 (1bm to 1bn): 4'-0"
- Segment 66 (1bn to 1bo): 4'-0"
- Segment 67 (1bo to 1bp): 4'-0"
- Segment 68 (1bp to 1bq): 4'-0"
- Segment 69 (1bq to 1br): 4'-0"
- Segment 70 (1br to 1bs): 4'-0"
- Segment 71 (1bs to 1bt): 4'-0"
- Segment 72 (1bt to 1bu): 4'-0"
- Segment 73 (1bu to 1bv): 4'-0"
- Segment 74 (1bv to 1bw): 4'-0"
- Segment 75 (1bw to 1bx): 4'-0"
- Segment 76 (1bx to 1by): 4'-0"
- Segment 77 (1by to 1bz): 4'-0"
- Segment 78 (1bz to 1ca): 4'-0"
- Segment 79 (1ca to 1cb): 4'-0"
- Segment 80 (1cb to 1cc): 4'-0"
- Segment 81 (1cc to 1cd): 4'-0"
- Segment 82 (1cd to 1ce): 4'-0"
- Segment 83 (1ce to 1cf): 4'-0"
- Segment 84 (1cf to 1cg): 4'-0"
- Segment 85 (1cg to 1ch): 4'-0"
- Segment 86 (1ch to 1ci): 4'-0"
- Segment 87 (1ci to 1cj): 4'-0"
- Segment 88 (1cj to 1ck): 4'-0"
- Segment 89 (1ck to 1cl): 4'-0"
- Segment 90 (1cl to 1cm): 4'-0"
- Segment 91 (1cm to 1cn): 4'-0"
- Segment 92 (1cn to 1co): 4'-0"
- Segment 93 (1co to 1cp): 4'-0"
- Segment 94 (1cp to 1cq): 4'-0"
- Segment 95 (1cq to 1cr): 4'-0"
- Segment 96 (1cr to 1cs): 4'-0"
- Segment 97 (1cs to 1ct): 4'-0"
- Segment 98 (1ct to 1cu): 4'-0"
- Segment 99 (1cu to 1cv): 4'-0"
- Segment 100 (1cv to 1cw): 4'-0"
- Segment 101 (1cw to 1cx): 4'-0"
- Segment 102 (1cx to 1cy): 4'-0"
- Segment 103 (1cy to 1cz): 4'-0"
- Segment 104 (1cz to 1da): 4'-0"
- Segment 105 (1da to 1db): 4'-0"
- Segment 106 (1db to 1dc): 4'-0"
- Segment 107 (1dc to 1dd): 4'-0"
- Segment 108 (1dd to 1de): 4'-0"
- Segment 109 (1de to 1df): 4'-0"
- Segment 110 (1df to 1dg): 4'-0"
- Segment 111 (1dg to 1dh): 4'-0"
- Segment 112 (1dh to 1di): 4'-0"
- Segment 113 (1di to 1dj): 4'-0"
- Segment 114 (1dj to 1dk): 4'-0"
- Segment 115 (1dk to 1dl): 4'-0"
- Segment 116 (1dl to 1dm): 4'-0"
- Segment 117 (1dm to 1dn): 4'-0"
- Segment 118 (1dn to 1do): 4'-0"
- Segment 119 (1do to 1dp): 4'-0"
- Segment 120 (1dp to 1dq): 4'-0"
- Segment 121 (1dq to 1dr): 4'-0"
- Segment 122 (1dr to 1ds): 4'-0"
- Segment 123 (1ds to 1dt): 4'-0"
- Segment 124 (1dt to 1du): 4'-0"
- Segment 125 (1du to 1dv): 4'-0"
- Segment 126 (1dv to 1dw): 4'-0"
- Segment 127 (1dw to 1dx): 4'-0"
- Segment 128 (1dx to 1dy): 4'-0"
- Segment 129 (1dy to 1dz): 4'-0"
- Segment 130 (1dz to 1ea): 4'-0"
- Segment 131 (1ea to 1eb): 4'-0"
- Segment 132 (1eb to 1ec): 4'-0"
- Segment 133 (1ec to 1ed): 4'-0"
- Segment 134 (1ed to 1ee): 4'-0"
- Segment 135 (1ee to 1ef): 4'-0"
- Segment 136 (1ef to 1eg): 4'-0"
- Segment 137 (1eg to 1eh): 4'-0"
- Segment 138 (1eh to 1ei): 4'-0"
- Segment 139 (1ei to 1ej): 4'-0"
- Segment 140 (1ej to 1ek): 4'-0"
- Segment 141 (1ek to 1el): 4'-0"
- Segment 142 (1el to 1em): 4'-0"
- Segment 143 (1em to 1en): 4'-0"
- Segment 144 (1en to 1eo): 4'-0"
- Segment 145 (1eo to 1ep): 4'-0"
- Segment 146 (1ep to 1eq): 4'-0"
- Segment 147 (1eq to 1er): 4'-0"
- Segment 148 (1er to 1es): 4'-0"
- Segment 149 (1es to 1et): 4'-0"
- Segment 150 (1et to 1eu): 4'-0"
- Segment 151 (1eu to 1ev): 4'-0"
- Segment 152 (1ev to 1ew): 4'-0"
- Segment 153 (1ew to 1ex): 4'-0"
- Segment 154 (1ex to 1ey): 4'-0"
- Segment 155 (1ey to 1ez): 4'-0"
- Segment 156 (1ez to 1fa): 4'-0"
- Segment 157 (1fa to 1fb): 4'-0"
- Segment 158 (1fb to 1fc): 4'-0"
- Segment 159 (1fc to

Building Footprint 5,000 SF (50' × 100')	Lot Size 0.721 Ac · 31,406 SF	Clear Height 12'–9"	Parking 36 Spaces · 7:1 Ratio	Entries 2 Front · 2 Rear (4'×7')	Status Under Construction
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Cold dark shell — no building slab. Interior layout subject to tenant build-out specifications and permitting.

EXHIBIT D

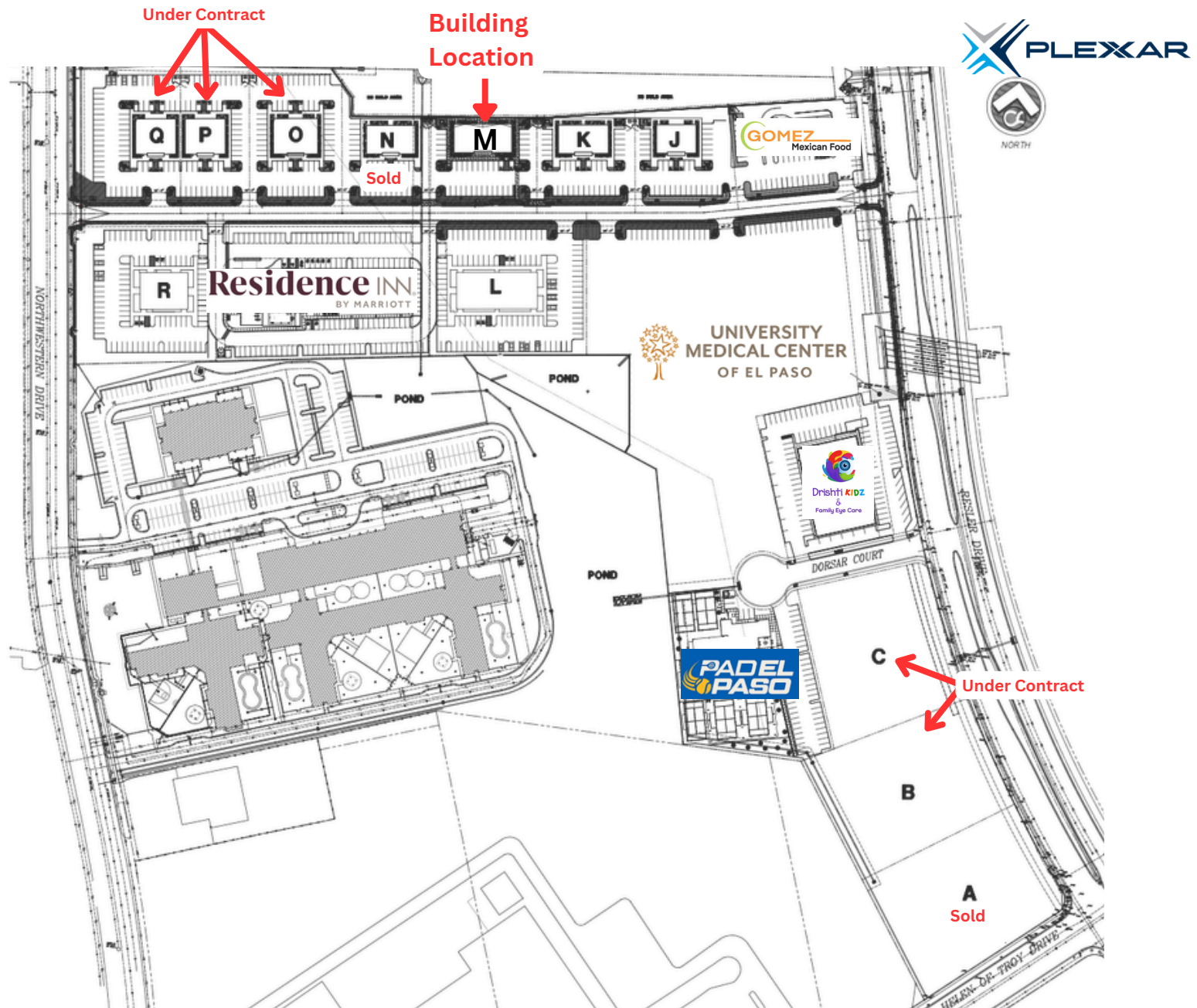
Utility Site Plan



UTILITY LEGEND

Water 1-1/2" water stub	Stubbed
Sewer 4" sewer stub · Sanitary sewer	Stubbed
Electrical 120/208V 3-Phase · 400A — Expandable 800A	Active
Natural Gas Stubbed · Gas meters on-site	Stubbed
Telecom CATV and Telephone terminal cabinet	Stubbed

Canyon Creek Development Site Plan



CONTACT US



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