

TRI-STATE PLAZA

6090 Surety Dr.
EL PASO, TX 79905



OFFICE SUITES 4TH FLOOR AVAILABLE FOR LEASE

EXCLUSIVELY LISTED BY:

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2 | PROPERTY OVERVIEW

6090 SURETY DR.



LOCATION



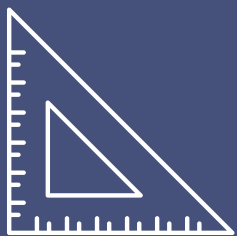
6090 Surety Dr.
El Paso, TX 79905

PARCEL



PID: C746-999-0030-5100
Zoning: C3S

SIZE



Land: 111,837 SF
Building: 58,000 SF

PRICE



±\$19 PSF - ±\$25 PSF Yearly
\$450.00 - \$4,000.00 Monthly
(Prices Vary Based Upon Floor Plan)

TRAFFIC COUNTS



Gateway Blvd E Frontage
Road: ±35,000 VPD
Source: TxDOT2025

IMPROVEMENTS



Year Built: 1980
Year Renovated: 2023
Parking: FREE Ample Parking

AVAILABLE

6090 SURETY DR.



PROPERTY HIGHLIGHTS

Price PSF: **±\$19 PSF - ±\$25 PSF**

Lease Type: **Full Service Gross Lease**

Property Size: **58,000 SF**

Monthly Price	A (1 Room) Ste: \$450 - \$500
Range Per	B (2 Room) Ste: \$550 - \$600
Floor Plan :	C (3 Room) Ste.: \$730 - \$800
	D (5 Room+) Ste: \$ 900 - \$3,000

Available Suites: **Contact Us**

PROPERTY INFORMATION

The building is a four-story commercial office property with a total of approximately 58,000 square feet, located in the Commerce Park area of East El Paso. It offers multiple suites of varying sizes.

Direct access to I-10 and Highway 54, just 2.5 miles from El Paso International Airport and near the Medical Center of the Americas, property is surrounded by restaurants, hotels, and retail options. Tenants benefit from 24/7 secure access, ample parking & a professional tenant mix that includes healthcare, legal, financial, and government services.

4 | POTENTIAL FLOOR PLANS

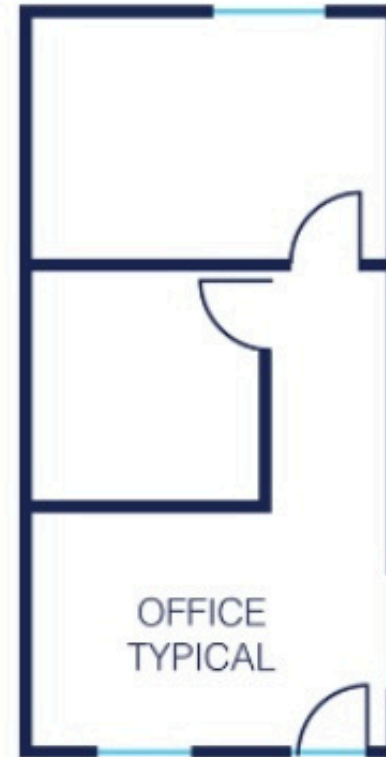
6090 SURETY DR.



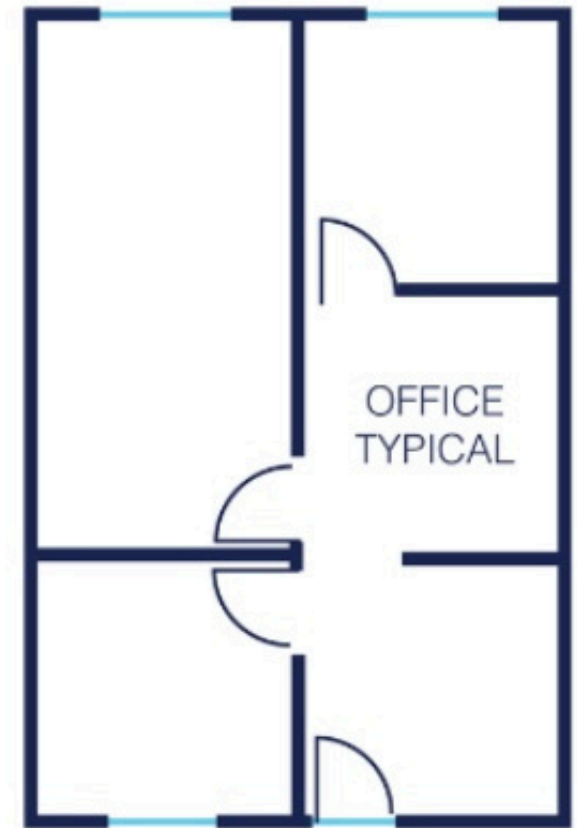
Plan A



Plan B



Plan C



Plan D

FEATURED AMENITIES

6090 SURETY DR.



- EASY LEASE TERMS
- 24/7 ACCESS
- FREE WI-FI & UTILITIES INCLUDED
- ELEVATOR ACCESS
- FREE AMPLE PARKING
- DIGITAL DIRECTORY
- FREE SIGNAGE
- MONTH TO MONTH LEASE TERMS AVAILABLE

6 | **PROPERTY PHOTOS**
1701 BASSET AVE.



**SCAN OR CLICK TO VIEW
VIDEO**

7 | **6090 SURETY DR.**





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ABOUT DEVELOPER

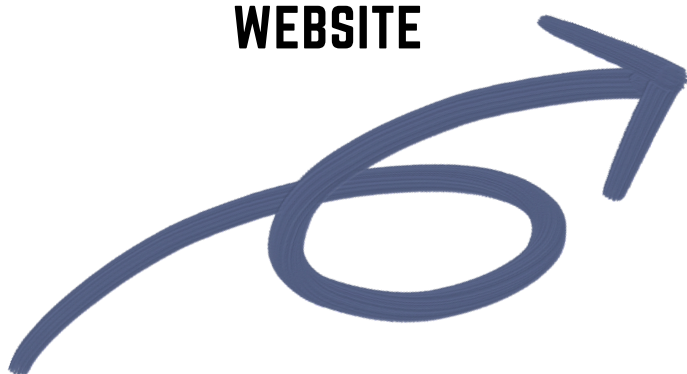
Severo Hughston LLC, is a full service commercial developer and property management company in El Paso, Texas.

Our goal is to develop the best spaces to meet each of our client's unique needs. We are committed to providing quality construction, a simple lease process, and efficient property management for all the properties in which we have vested interest.

We provide easy lease terms and affordable rent prices. This has allowed us to build an extensive portfolio of 700 units and staying at a 95% + occupancy rate.

Proud to serve the El Paso TX community while building partnerships with local and national businesses.

SCAN OR CLICK TO VISIT OUR WEBSITE



www.shllcep.com





SEVERO HUGHSTON