

**11680 Montana Ave.  
El Paso, TX 79936**

**SECOND LEVEL OFFICES AVAILABLE FOR LEASE**

**REPRESENTED BY:**

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**915-503-0314**

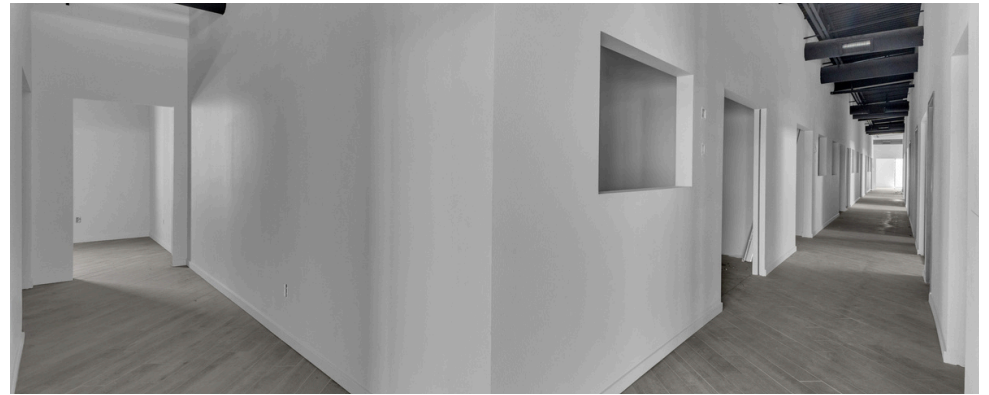
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**SEVERO HUGHSTON**

# 2 | PHOTOS

11680 MONTANA BLDG. B | SECOND LEVEL | EL PASO TEXAS 79936 | FOR LEASE



# 3 | OVERVIEW

11680 MONTANA BLDG. B | SECOND LEVEL | EL PASO TEXAS 79936 | FOR LEASE



## LOCATION



11680 Montana Ave.  
Building B - 2<sup>nd</sup> level  
El Paso TX, 79936

## SURROUNDINGS



- East El Paso TX
- Crossing Street: Saul Kleinfeld

## LEASE



Lease Type: Full Gross  
Lease Rate: Call for rate

## SIZE



Property: ±33,000 SF  
Building B 2<sup>ND</sup> Level: ±8,000 SF  
Offices: ±100 SF - ±500 SF

## BUILDING



Zoning C4  
Year Built: 2026  
120 Parking Spaces

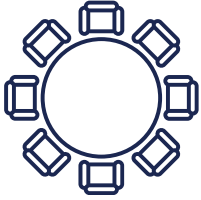
## TRAFFIC COUNTS



Montana Ave: ±33,522 VPD  
Saul Kleinfeld Dr: ±10,020 VPD  
Source: TxDOT2025

# 4 | FEATURES & AMENITIES

11680 MONTANA BLDG. B | SECOND LEVEL | EL PASO TEXAS 79936 | FOR LEASE



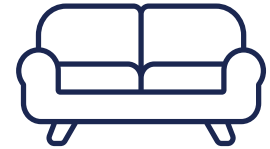
CONFERENCE ROOM  
WITH SMART TV



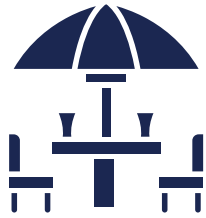
COMPLIMENTARY  
COFFEE



COMPLIMENTARY  
FILTERED WATER



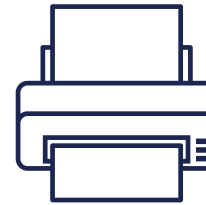
FURNISHED  
LOBBY



OUTDOOR  
FURNISHED TERRACE



FURNISHED  
BREAK AREA



FREE PRINTING/  
SCANNING SERVICES



DIGITAL  
DIRECTORY



PLENTY OF  
PARKING



FREE  
WI-FI



24/7 SECURE  
ACCESS



COMPLIMENTARY  
OFFICE SIGNAGE

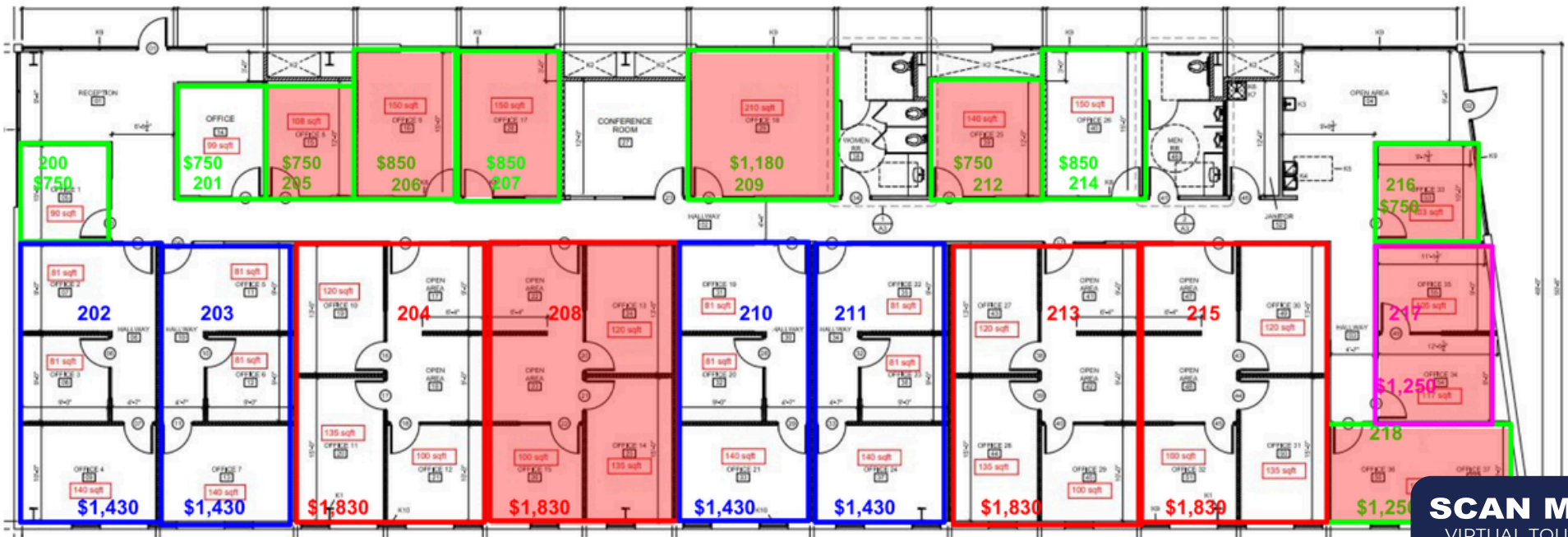
# 5 | FLOOR PLAN

11680 MONTANA BLDG. B | SECOND LEVEL | EL PASO TEXAS 79936 | FOR LEASE



■ LEASED

■ FLOOR PLAN A  
■ FLOOR PLAN B  
■ FLOOR PLAN C  
■ FLOOR PLAN D



**SCAN ME**  
VIRTUAL TOUR