

TRI-STATE PLAZA

6090 Surety Dr.

EL PASO, TX 79905



OFFICE SUITES AVAILABLE FOR LEASE

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

6090 SURETY DR.



SEVERO HUGHSTON

LOCATION



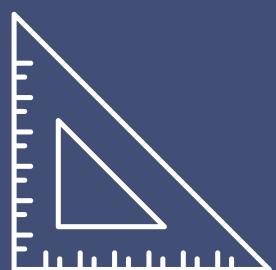
6090 Surety Dr.
El Paso, TX 79905

PARCEL



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

SIZE



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

PRICE



±\$19 PSF - ±\$25 PSF Yearly
\$480.00 - \$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: Ample Parking

3 | AVAILABILITY

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PROPERTY HIGHLIGHTS

Property Size: 58,000 SF

Lease Type: Full Service Gross Lease

Price PSF Yearly: ±\$19 PSF - ±\$25 PSF

Available Suites: Contact Us

PROPERTY INFORMATION

The Tri-state Plaza is 58,000 SF, four-story property with offices ranging in size from 120 sq.ft to as large as 3,500 sq.ft, designed to accommodate the needs of any business. Located in Central El Paso, Texas, the building is located five minutes away from the airport, within quick access to I-10 freeway, Cielo Vista Mall, and the Fountains at Farah Shops. The businesses located at the Tri-State Plaza benefit from ample parking, free wi-fi, 24/7 secure access and complimentary office signage.

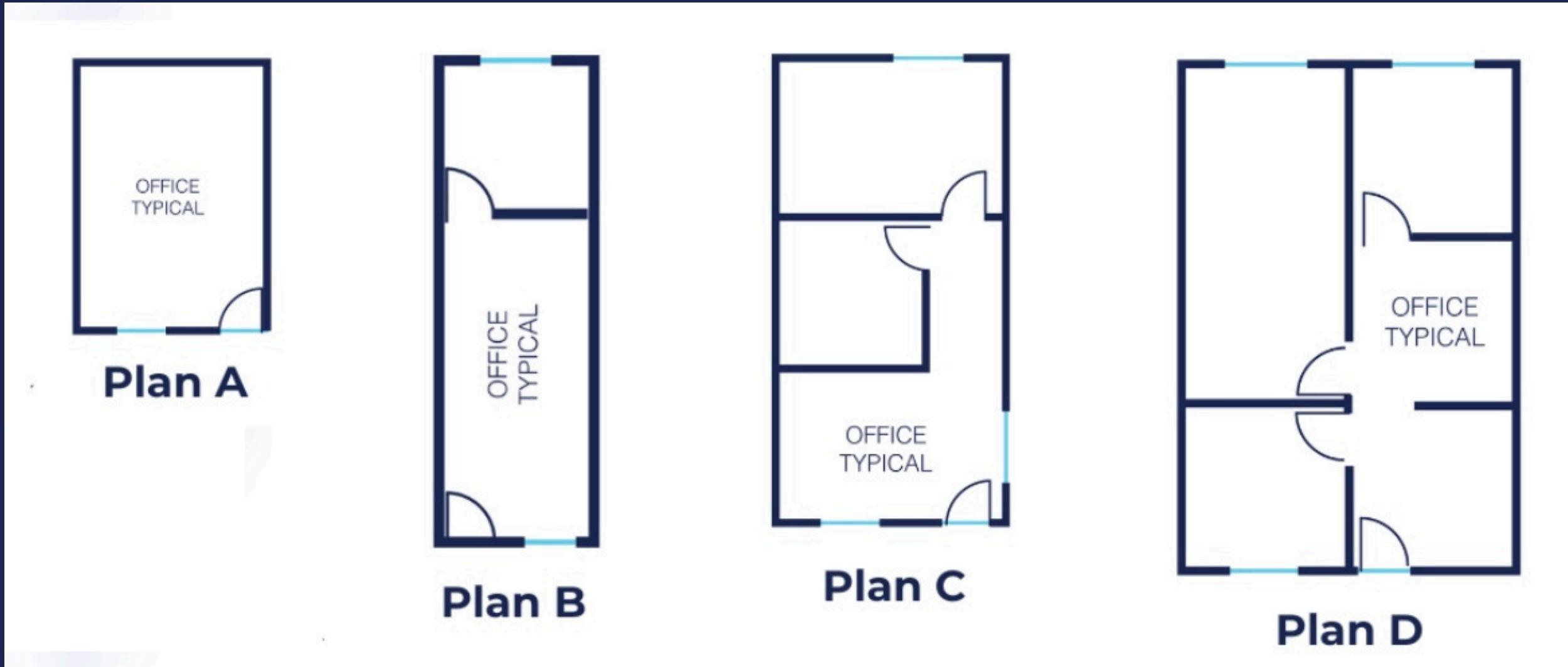
4 | FLOOR PLANS/AMENETIES

6090 SURETY DR.



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THE FOLLOWING ARE POTENTIAL FLOOR PLANS, CONTACT US FOR MORE OPTIONS.



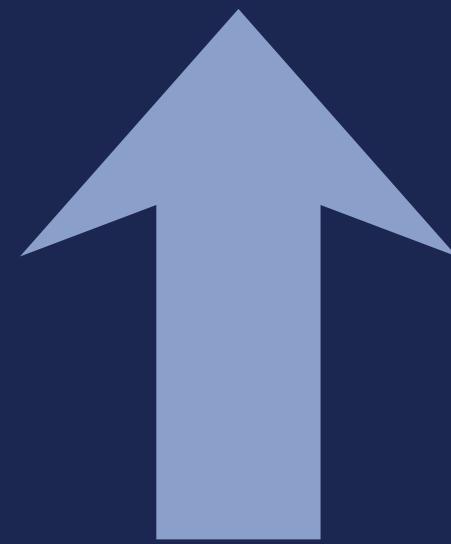
- **FLEXIBLE LEASE TERMS**
- **24/7 SECURE ACCESS**
- **FREE WI-FI & UTILITIES INCLUDED**
- **ELEVATOR ACCESS**
- **AMPLE PARKING**
- **DIGITAL DIRECTORY**
- **COMPLIMENTARY SIGNAGE**

5 PROPERTY PHOTOS

6090 SURETY DR.



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SCAN FOR VIRTUAL TOUR

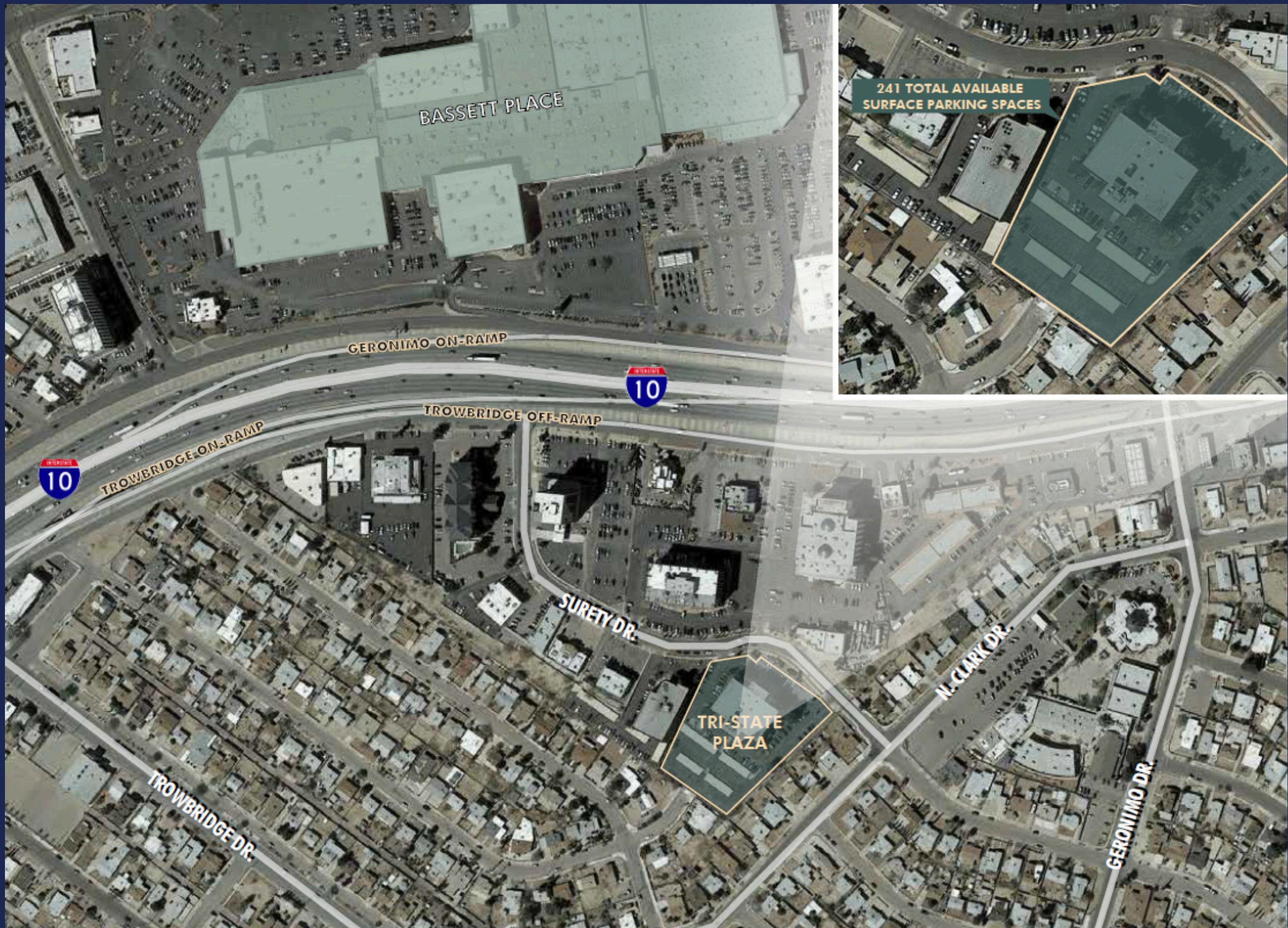


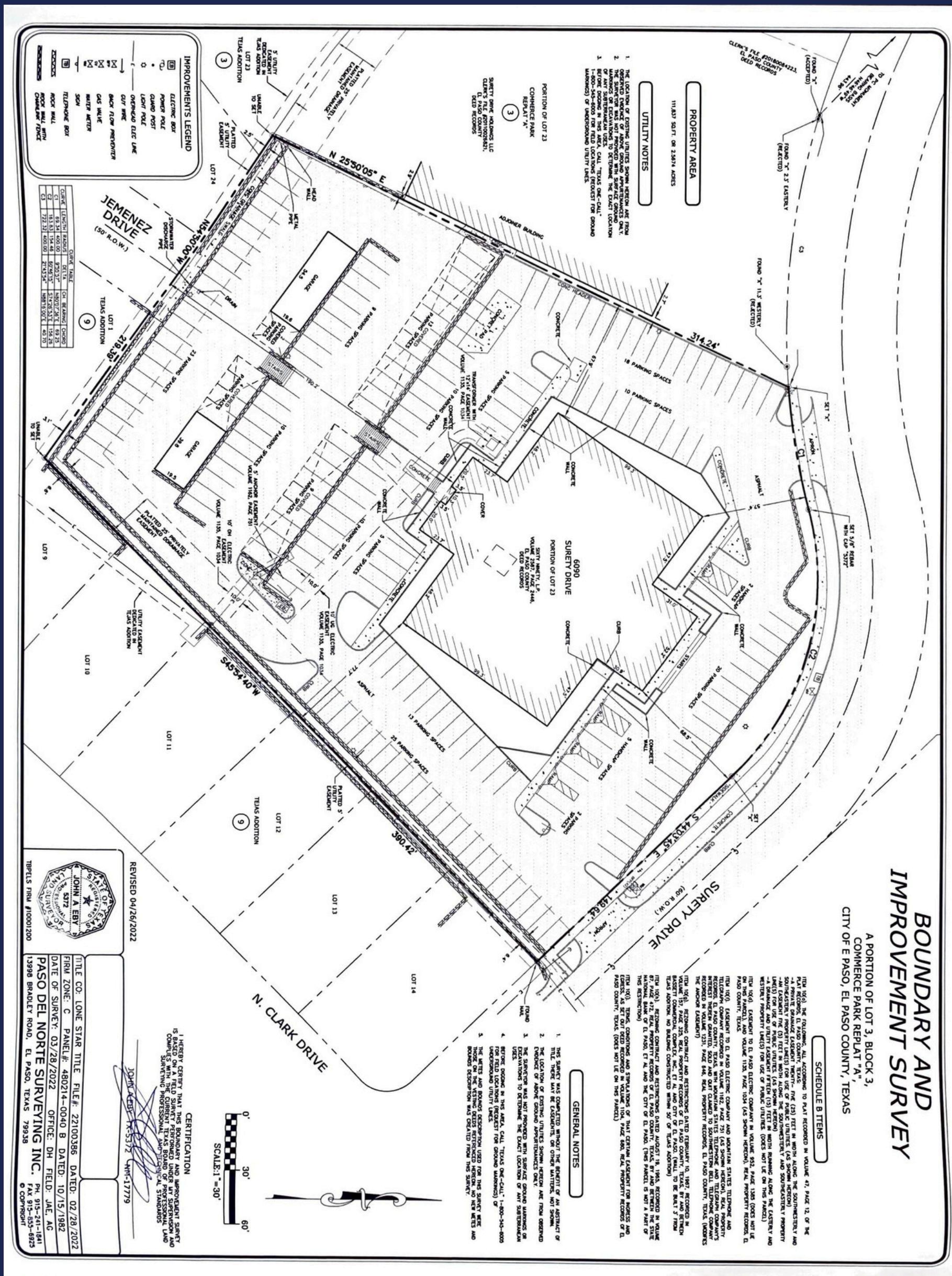
6 | MAP VIEW

6090 SURETY DR.



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8 | CONTACT US

6090 SURETY DR.



ABOUT DEVELOPER

Severo Hughston LLC, is a full service commercial developer and property management company in 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 Texas community while building partnerships with local and national businesses.

TO SCHEDULE A TOUR CONTACT



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Director of Marketing & Leasing



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SCAN TO VISIT OUR WEBSITE