

11680 Montana Ave. El Paso, TX 79936



SECOND LEVEL OFFICES AVAILABLE FOR LEASE

REPRESENTED BY:

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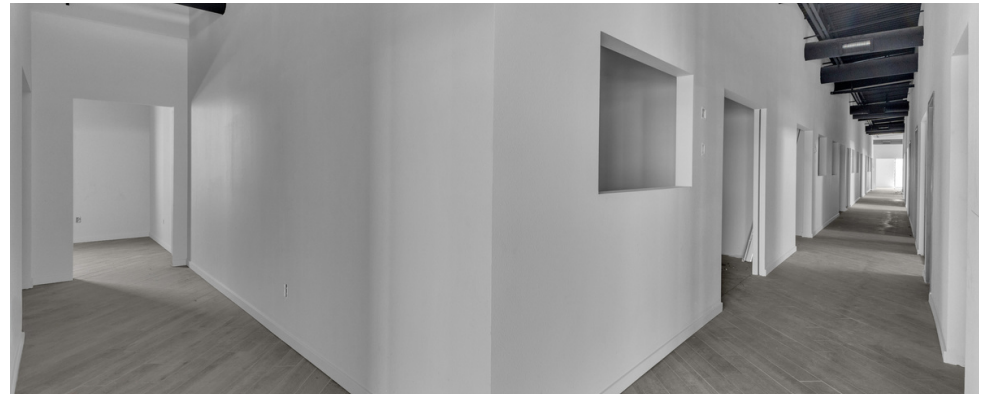
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SEVERO HUGHSTON

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 - 2nd 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 2ND Level: ±8,000 SF
Offices: ±100 SF - ±500 SF

BUILDING



Zoning C4
Year Built: 2026
120 Parking Spaces

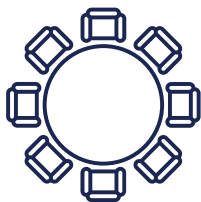
TRAFFIC COUNTS



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



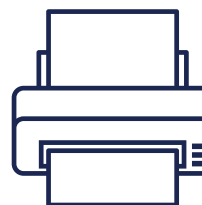
FURNISHED
LOBBY



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

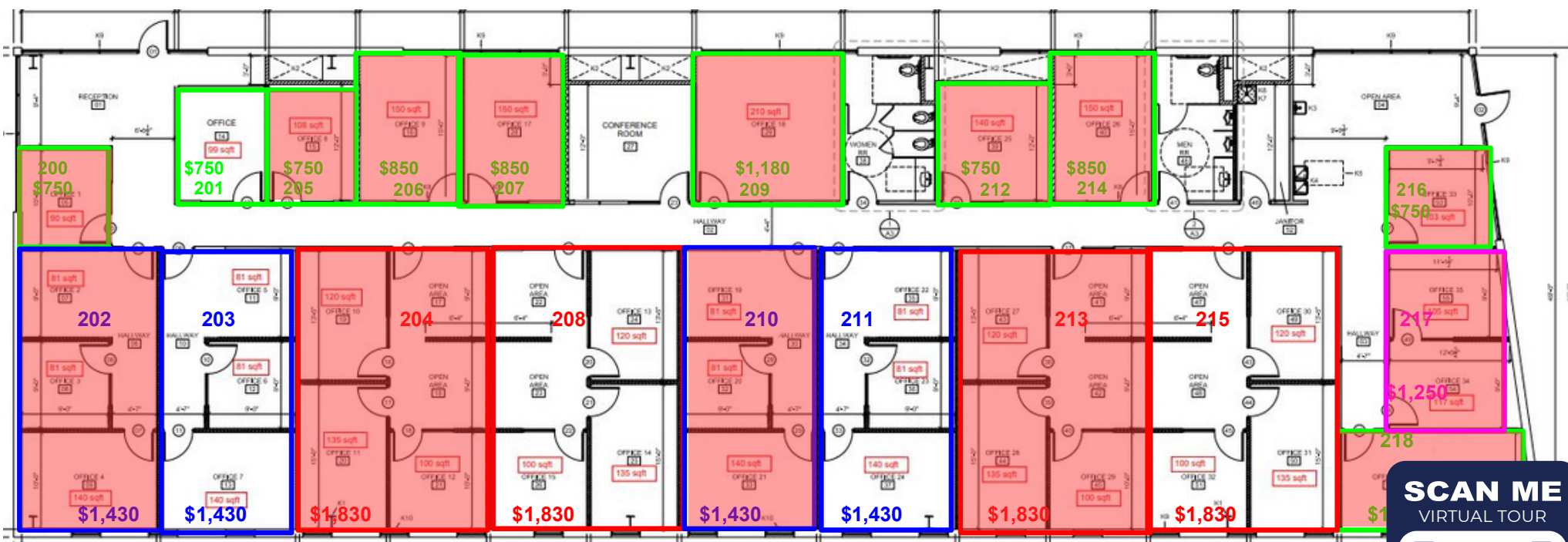
5 | FLOOR PLAN

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

