

# 5625 WOODROW BEAN EL PASO, TX 79924



OFFICE SUITES AVAILABLE FOR LEASE

EXCLUSIVELY LISTED BY:

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# 2 | PROPERTY OVERVIEW

5625 Woodrow Bean



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## LOCATION



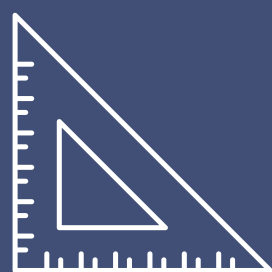
5625 Woodrow Bean  
El Paso, TX 79924

## PARCEL



PID: X581-999-129A-0147  
Zoning: COP

## SIZE



Land: 97,138 SF  
Building: 33,700 SF

## PRICE



±\$19 PSF - ±\$25 PSF Yearly  
\$495.00 - \$1150.00 Monthly  
(Prices Vary Based Upon Floor Plan)

## TRAFFIC COUNTS



Woodrow Bean: 11,231 VPD  
Source: TxDOT2025

## IMPROVEMENTS



Year Built: 1975  
Year Renovated: 2022  
Parking: Ample Parking

# 3 | AVAILABILITY

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## PROPERTY HIGHLIGHTS

**Property Size:** **33,700 SF**

**Lease Type:** **Full Service Gross Lease**

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

<b>Monthly Price</b>	<b>1 Room Suite: \$475.00-\$500.00</b>
<b>Range Per Floor</b>	<b>2 Room Suite: \$550.00 - \$650.00</b>
<b>Plan:</b>	<b>3 Room Suite: \$730.00 - \$850.00</b>
	<b>5 Room Suite: \$900.00- \$1150.00</b>

## PROPERTY INFORMATION

Positioned in a prime Northeast El Paso location within ZIP code 79924. This property sits along Woodrow Bean Transmountain Drive, a key thoroughfare that provides seamless access to US-54, Fort Bliss, and surrounding neighborhoods.

Features a strong mix of medical, counseling, and professional service providers, creating a well-rounded tenant base that attracts steady client traffic. The building's current occupants contribute to a professional and welcoming environment, making it an ideal location for additional offices, healthcare practices, or service-based businesses seeking to establish themselves in a thriving community setting.

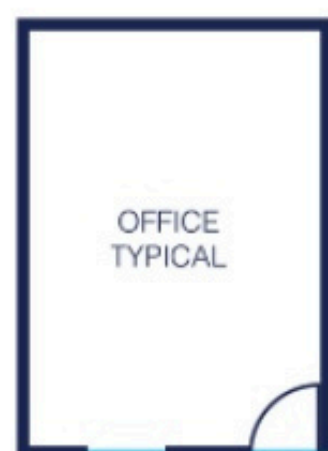
# 4 | FLOOR PLANS/AMENITIES

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



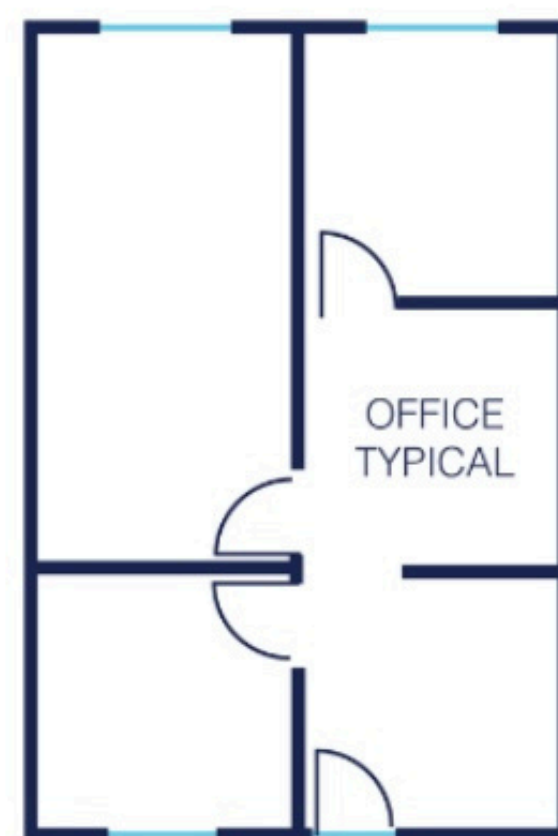
**Plan A**



**Plan B**



**Plan C**



**Plan D**

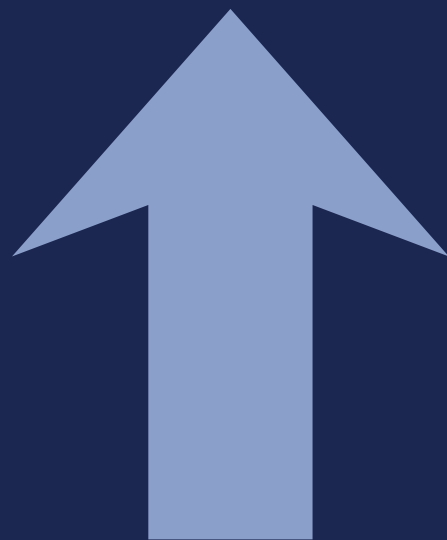
- **FLEXIBLE LEASE TERMS**
- **24/7 SECURE ACCESS**
- **PRIME NORTHEAST LOCATION**
- **FREE WI-FI & UTILITIES INCLUDED**
- **AMPLE PARKING**
- **COMPLIMENTARY OFFICE SIGNAGE**
- **UPSCALE MODERN KITCHEN/BREAK AREA**

# 5 | PROPERTY PHOTOS

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SCAN OR CLICK  
FOR VIRTUAL TOUR

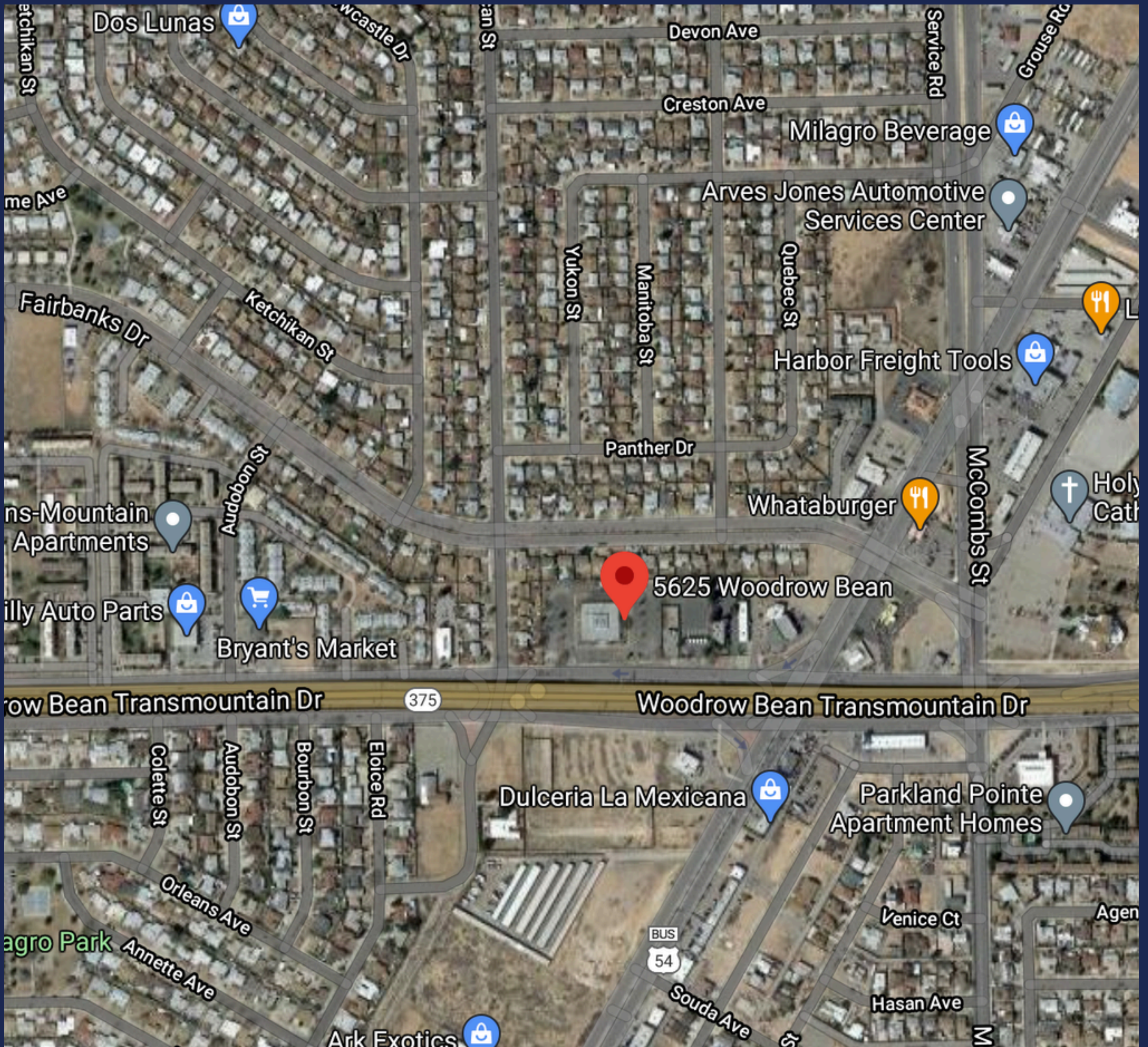


# 6 | MAP VIEW

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# 8 | CONTACT US

5625 Woodrow Bean



## 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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 **www.shllcep.com**



**SCAN OR CLICK  
TO VISIT OUR WEBSITE**