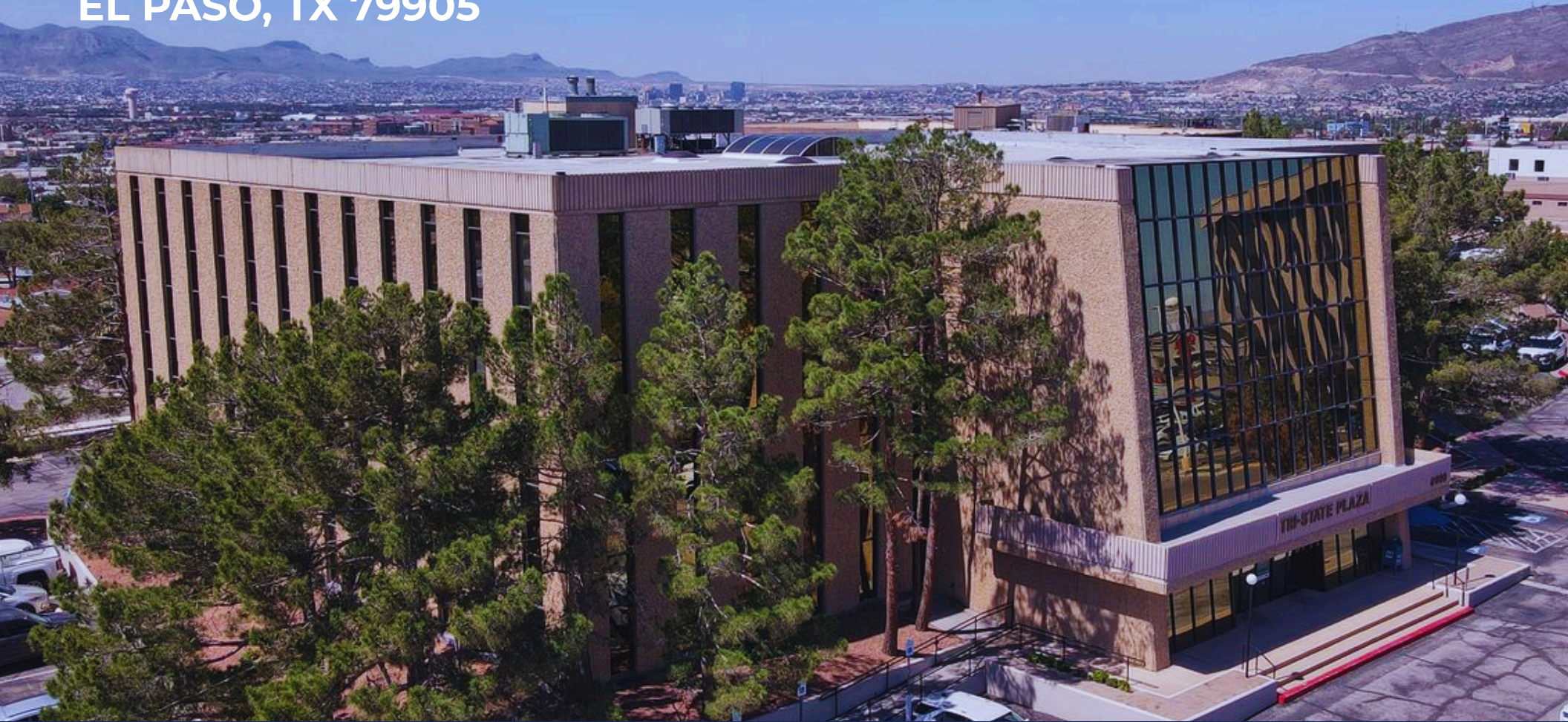


TRI-STATE PLAZA

6090 Surety Dr.

EL PASO, TX 79905



OFFICE SUITES AVAILABLE FOR LEASE

REPRESENTED BY:

IVANNA H. GALLEGOS

915-503-0314

IVANNA@SHLLCEP.COM



SEVERO HUGHSTON

2 | PROPERTY PHOTOS

6090 SURETY | EL PASO TEXAS 79905 | FOR LEASE



SEVERO HUGHSTON



PROPERTY OVERVIEW

6090 SURETY | EL PASO TEXAS 79905 | FOR LEASE



SEVERO HUGHSTON

LOCATION



6090 Surety Dr.
El Paso TX, 79905

SURROUNDINGS



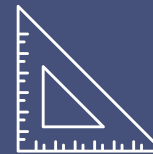
- Minutes away from airport
- Right off I-10 Freeway
- Great central location

LEASE



Lease Type: Full Service Gross
Lease Term: One (1) year

SIZE



Property: ±58,000 SF
Land: ±111,837 SF

PARCEL



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

BUILDING



Year Built: 1980
Year Renovated: 2023
Parking: 241 Spaces

4

FEATURED AMENITIES

6090 SURETY | EL PASO TEXAS 79905 | FOR LEASE



SEVERO HUGHSTON



**EASY LEASE
TERMS**



**UTILITIES
INCLUDED**



24/7 ACCESS



FREE WI-FI



**FREE
SIGNAGE**



**ELEVATOR
ACCESS**



**AMPLE
PARKING**



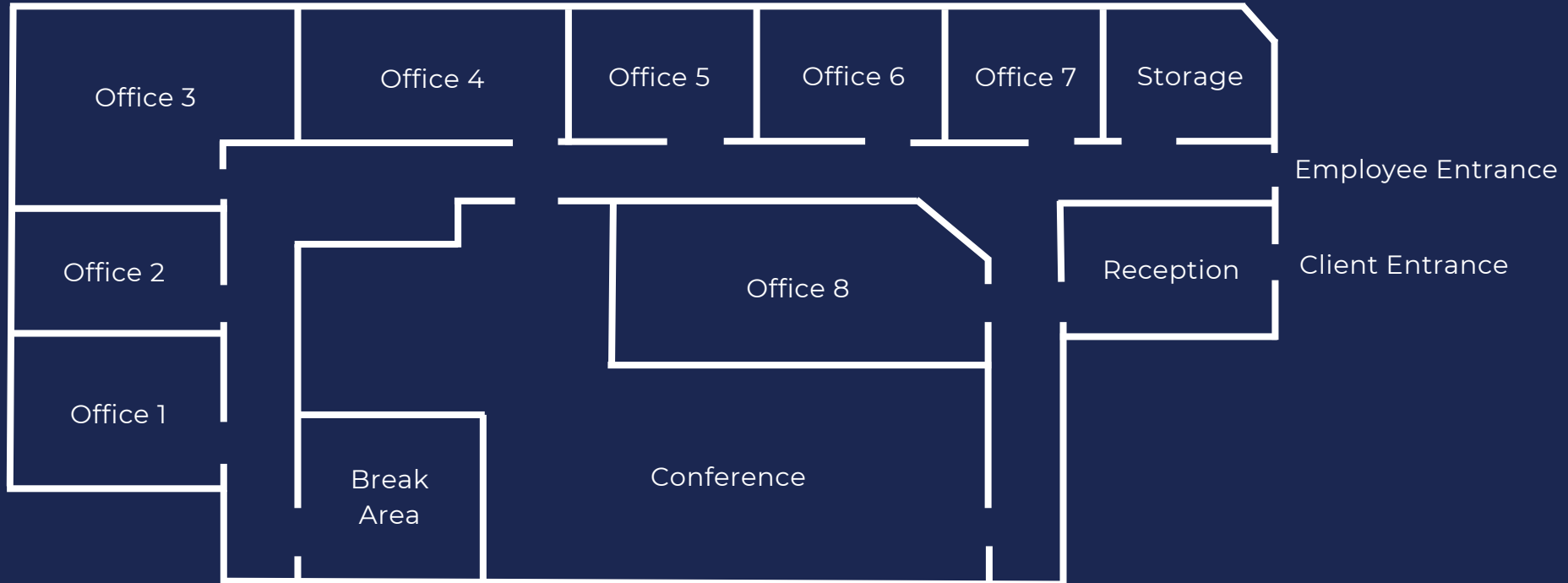
**DIGITAL
DIRECTORY**

SUITE 270 FLOOR PLAN

6090 SURETY | EL PASO TEXAS 79905 | FOR LEASE



SEVERO HUGHSTON



Highlights

- Large conference/bullpen area
- Storage area with shelves
- Employee & client entrance
- Break area
- Eight (8) offices

Description	Suite 270
Available	±3,345 Sq. Ft.
Lease Type	Full Service Gross
Price	\$6,132.50 Monthly

SUITE 304 FLOOR PLAN

6090 SURETY | EL PASO TEXAS 79905 | FOR LEASE



SEVERO HUGHSTON



Highlights

- Tile in reception area
- Built-in reception window
- Windows in all offices with 3rd floor views
- Conference area
- Five (5) offices

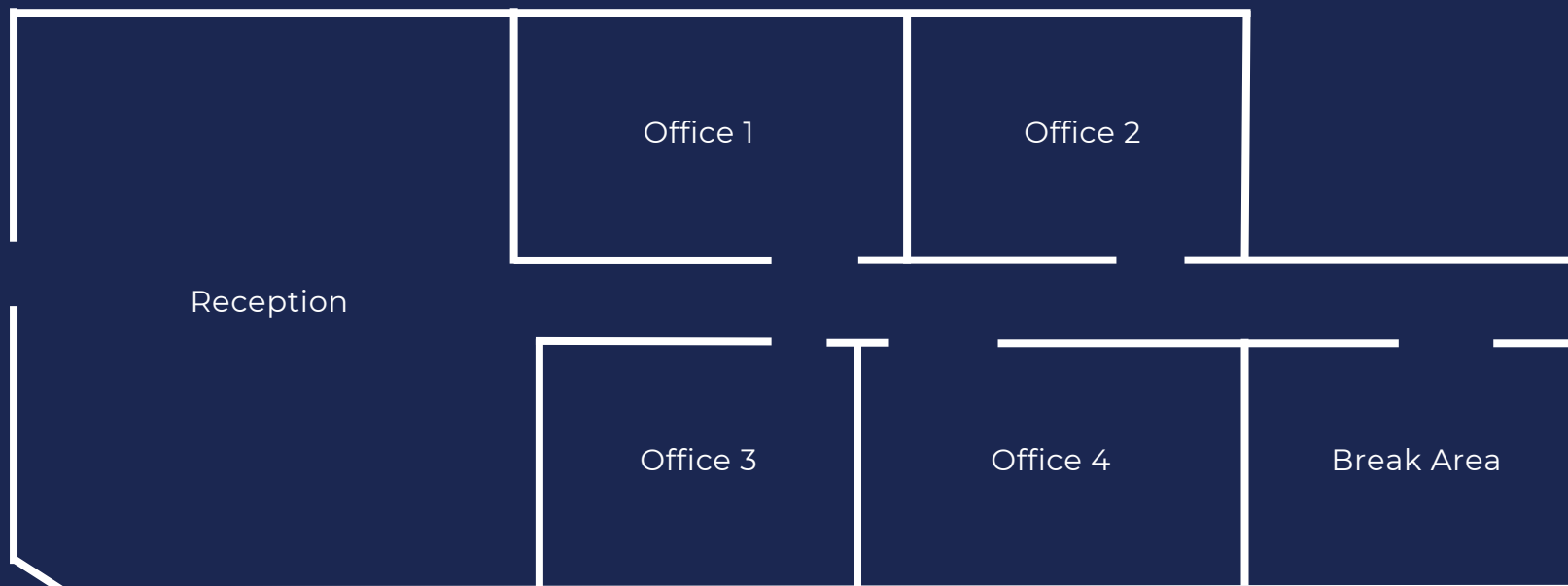
Description	Suite 304
Available	±1,483 Sq. Ft.
Lease Type	Full Service Gross
Price	\$2,718.83 Monthly

SUITE 305 FLOOR PLAN

6090 SURETY | EL PASO TEXAS 79905 | FOR LEASE



SEVERO HUGHSTON



Highlights

- X-large reception area
- Break area with built-in cabinetry
- Windows in all offices with 3rd floor views
- Four (4) offices

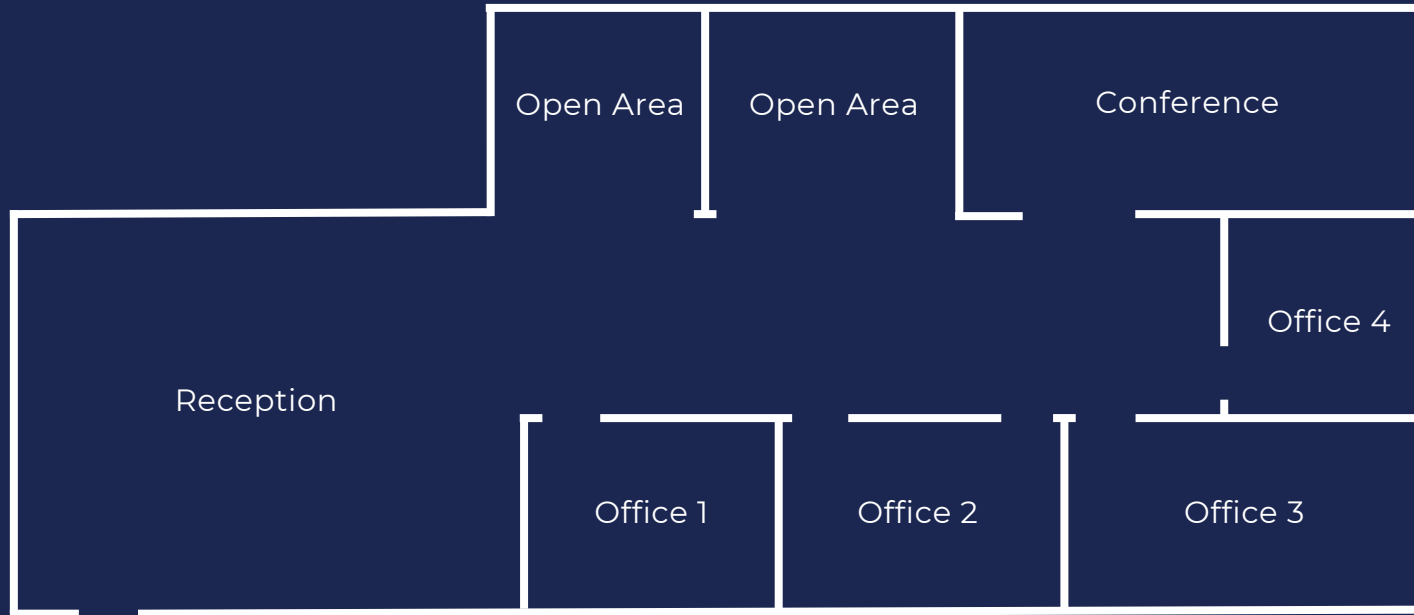
Description	Suite 305
Available	±1,575 Sq. Ft.
Lease Type	Full Service Gross
Price	\$2,887.50 Monthly

SUITE 400 FLOOR PLAN

6090 SURETY | EL PASO TEXAS 79905 | FOR LEASE



SEVERO HUGHSTON



Highlights

- Skylight located in reception area
- Large reception area
- First office located on the 4th level
- Easily accessible
- Large conference area with double doors
- Four (4) offices

Description	Suite 400
Available	±1,898 Sq. Ft.
Lease Type	Full Service Gross
Price	\$3,479.67 Monthly

9 | 6090 SURETY DR.



241 TOTAL AVAILABLE SURFACE PARKING SPACES

TRI-STATE PLAZA