

# FOR LEASE OR SALE

6131-6121 DEW DR  
EL PASO, TX 79912  
NEW CONSTRUCTION

 **INDUSTRIES**



## SITE DESCRIPTION



**BUILDING A**

**BUILDING B**

**Introducing 6131-6121 Dew Drive**, an exceptional new development in the heart of West El Paso. These newly constructed Class A office buildings are available for sale or lease, offering an unparalleled opportunity for businesses seeking to elevate their presence in one of the city's most dynamic commercial corridors.

Designed with both sophistication and functionality in mind, the property provides a modern environment tailored to the needs of today's professionals.

FOR LEASE OR SALE  
6131-6121 DEW DR

SITE SPECIFICATIONS

BUILDING:	A	B
TOTAL SF:	3,334 SF	2,289 SF
ZONING:	C2	C2
BASE RENT:	\$29.00/SF + NNN	\$29.00/SF + NNN
YEAR BUILT:	2025	2025

\* SEPERATE ASSIGN PARKING FOR EACH BUILDING



Sales Price  
**PLEASE INQUIRE**





## SITE HIGHLIGHTS



### KEY FEATURES

- PRIME WEST EL PASO LOCATION
- MODERN, LIGHT-FILLED DESIGN
- PRIVATE SUITES AND CONFERENCE ROOMS
- OUTDOOR COURTYARDS FOR ADDED APPEAL
- SURROUNDED BY RETAIL, DINING, AND MEDICAL HUBS

Each office building has been thoughtfully planned to create a welcoming and efficient space for businesses of all sizes.

Expansive windows allow natural light to flood the interiors, creating a bright and inspiring atmosphere that promotes productivity. The layout features private office suites and flexible conference areas, providing the ideal balance between privacy and collaboration. Private courtyards further enhance the setting, offering serene outdoor spaces where employees and clients alike can enjoy a sense of openness and comfort throughout the workday.

Strategically positioned with direct access to the Mesa Street corridor, this property also ensures quick connections to I-10 via Resler or Sunland Park Drive, reducing commute times and improving overall accessibility. Surrounding amenities include some of El Paso's leading retail, dining, and medical facilities, making this an ideal location for businesses looking to thrive in a vibrant and convenient community.

## BUILDING A - RENDERING

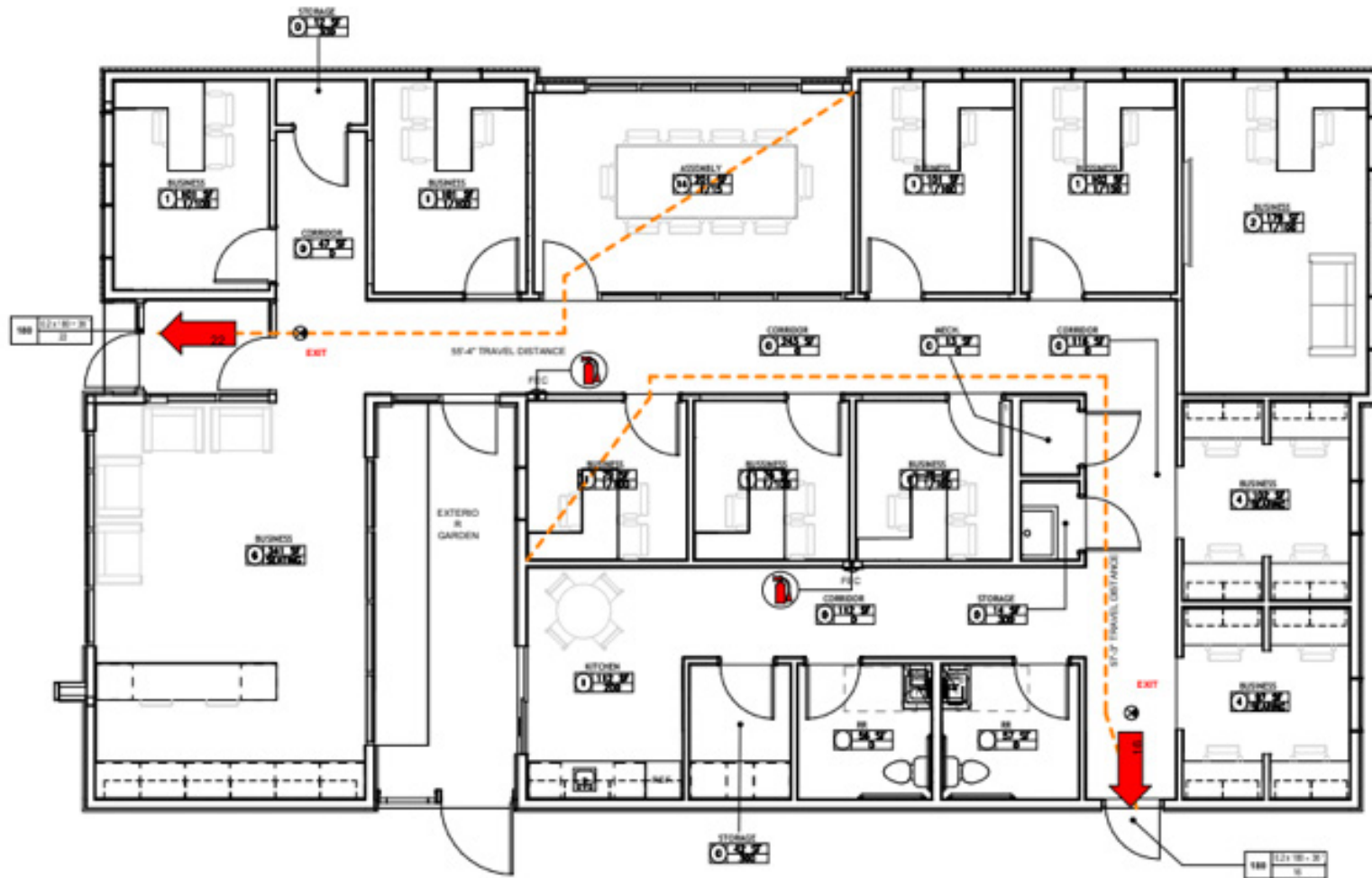


 INDUSTRIES

Available Space  
**3,334 SF**



## BUILDING A - FLOOR PLAN



Available Space  
**3,334 SF**

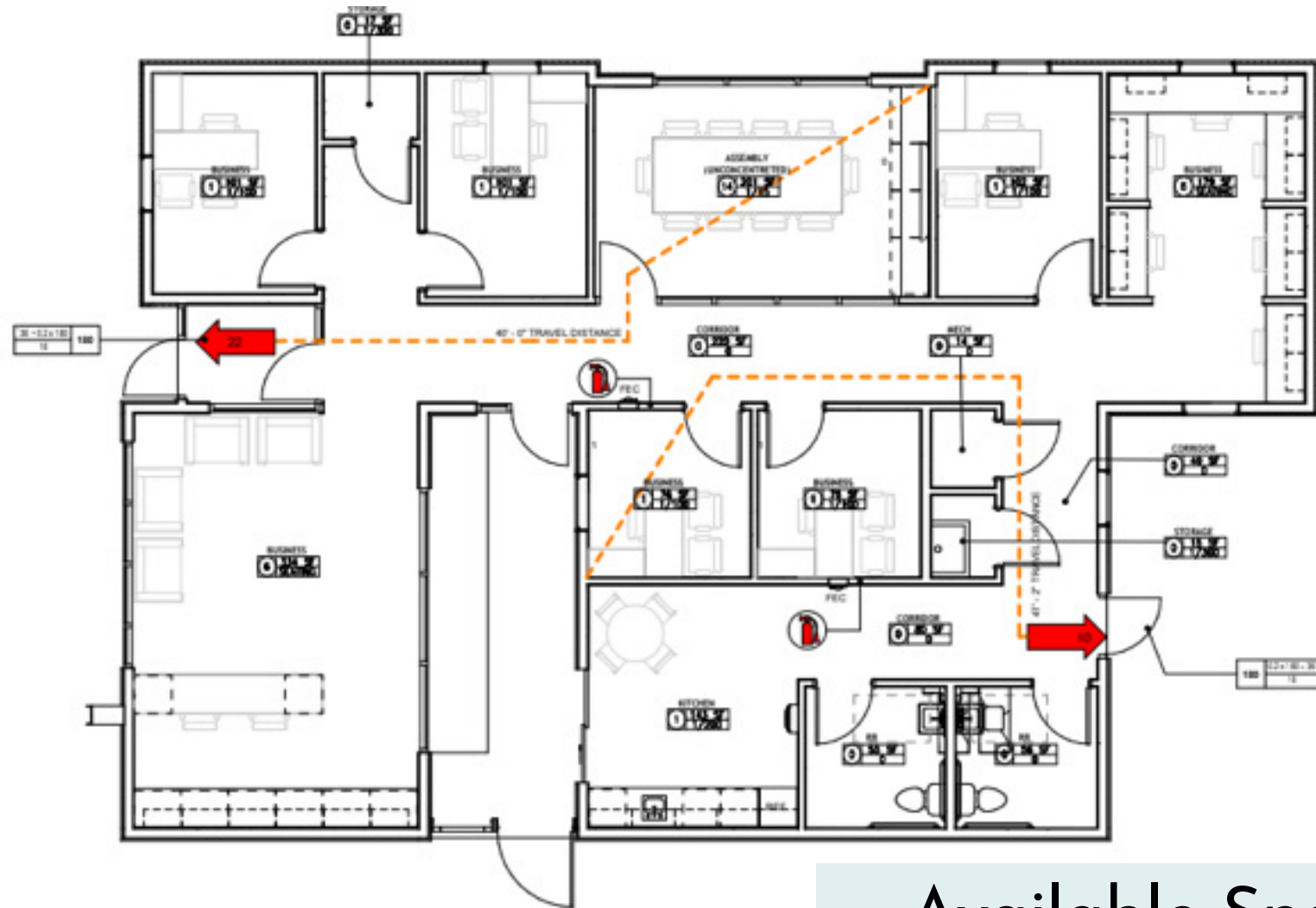
## BUILDING B - RENDERING



 INDUSTRIES

Available Space  
**2,289 SF**

## BUILDING B - FLOOR PLAN



Available Space  
**2,289 SF**