

**11680 MONTANA AVE.  
EL PASO TX, 79936**

**PRE-LEASING NOW**

**ESTIMATED COMPLETION: 05/2026**

**BRAND NEW**

**SUITES AVAILABLE FOR LEASE ON SECOND LEVEL**

**EXCLUSIVELY LISTED BY:**

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**SEVERO HUGHSTON**

# 2 | PHOTOS

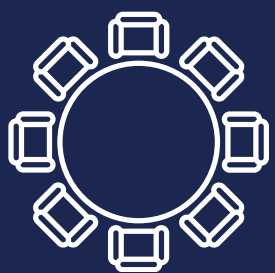
11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



\*the indoor photos previewed are what the suites will look like when completed

# 3 | FEATURES & AMENITIES

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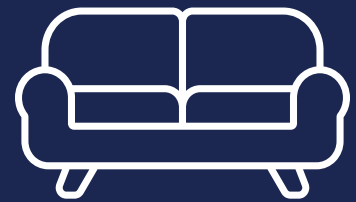
CONFERENCE ROOM WITH SMART TV



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

# 4 | SECOND LEVEL FLOOR PLAN

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CLICK FOR  
FLOOR PLAN.

# 5 | VIRTUAL TOUR

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CLICK FOR  
VIRTUAL TOUR.

# 6 | PROPERTY OVERVIEW

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## LOCATION



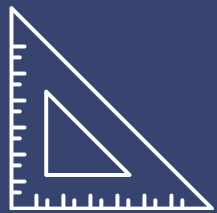
11680 Montana Ave.  
Building B – Second Level  
El Paso TX, 79936

## ZONING



Zoning: C-4

## SIZE



Building B – Second Level: 8,000 SF  
Office Suites: 100 SF- 700 SF

## LEASE



Lease Type: Full Service  
Price: Contact Us

## TRAFFIC COUNTS



Montana: 33,522 VPD  
Saul Kleinfeld: 10,020 VPD  
*Source: TxDOT2025*

## IMPROVEMENTS



BRAND NEW  
Move-in Ready 04/2026  
Ample Parking