

# TRI-STATE PLAZA

6090 Surety Dr.

EL PASO, TX 79905



OFFICE SUITE AVAILABLE FOR LEASE

EXCLUSIVELY LISTED BY:

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# 2 | SUITE 200 FLOOR PLAN

6090 SURETY DR.



SEVERO HUGHSTON



Description	Suite 200
Available	±1,610 Sq. Ft.
Lease Type	Full Service Gross
Price	\$2,482.08 Monthly

3 | PHOTOS  
6090 SURETY DR.



EST 2006  
SEVERO HUGHSTON



# 4 | FEATURED AMENITIES

6090 SURETY DR.



SEVERO HUGHSTON



**EASY LEASE  
TERMS**



**UTILITIES  
INCLUDED**



**24/7 ACCESS**



**FREE WI-FI**



**FREE  
SIGNAGE**



**ELEVATOR  
ACCESS**



**AMPLE  
PARKING**



**DIGITAL  
DIRECTORY**

5 | **AVAILABLE**  
**6090 SURETY DR.**



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## SUITE HIGHLIGHTS

Price PSF:	\$20.87 PSF
Lease Type:	Full Service Gross Lease
Property Size:	58,000 SF
Suite Size:	±1,610 SF

## PROPERTY INFORMATION

Tri-State Plaza is a ±58,000 SF, four-story professional office building offering a range of suite sizes designed to accommodate both small and mid-sized office users in a central El Paso location.

Direct access to I-10 and Highway 54, just 2.5 miles from El Paso International Airport and near the Medical Center of the Americas. The property is surrounded by a variety of restaurants, hotels, and retail amenities.

Tenants benefit from 24/7 secure access, ample parking, and a professional tenant mix that includes healthcare, legal, financial, and government services.

# 6 | PROPERTY OVERVIEW

6090 SURETY DR.



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## LOCATION



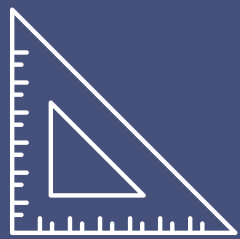
6090 Surety Dr.  
El Paso, TX 79905

## PARCEL



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

## SIZE



Land:	111,837 SF
Building:	58,000 SF
Suite 200:	± 1,610 SF

## LEASE



Lease Type: Full Service Gross  
**\$2,800.00 Monthly**

## TRAFFIC COUNTS



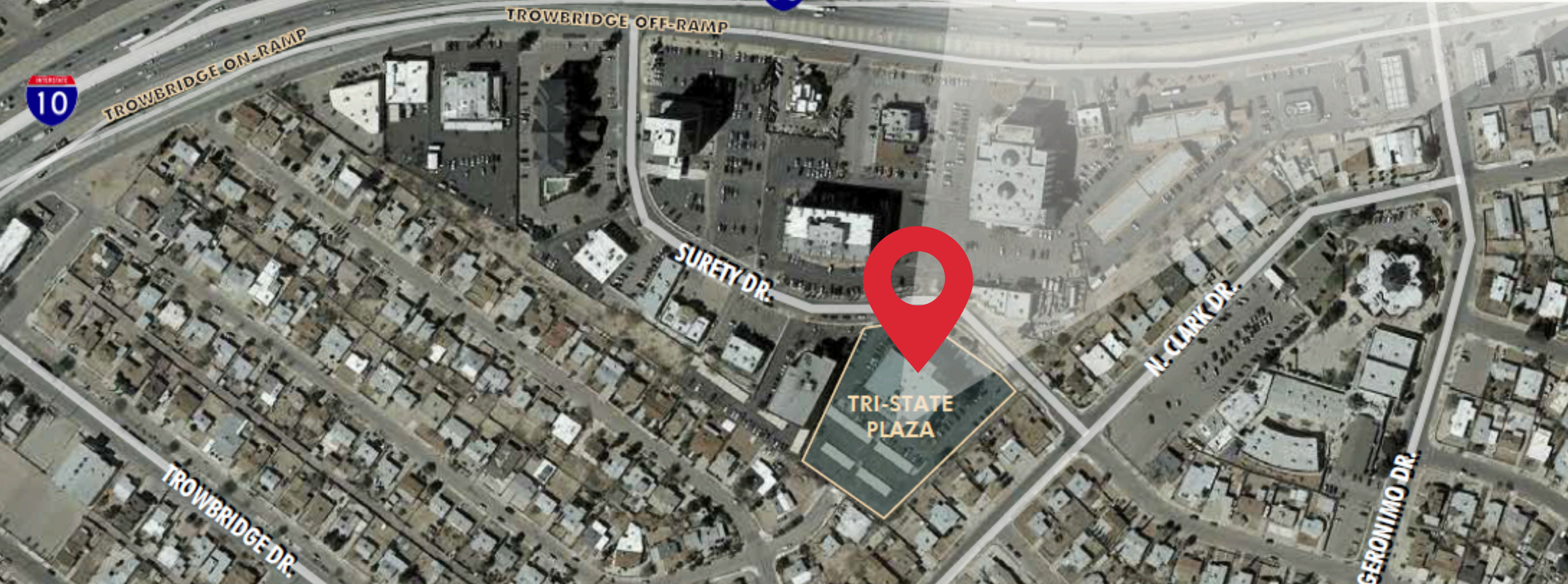
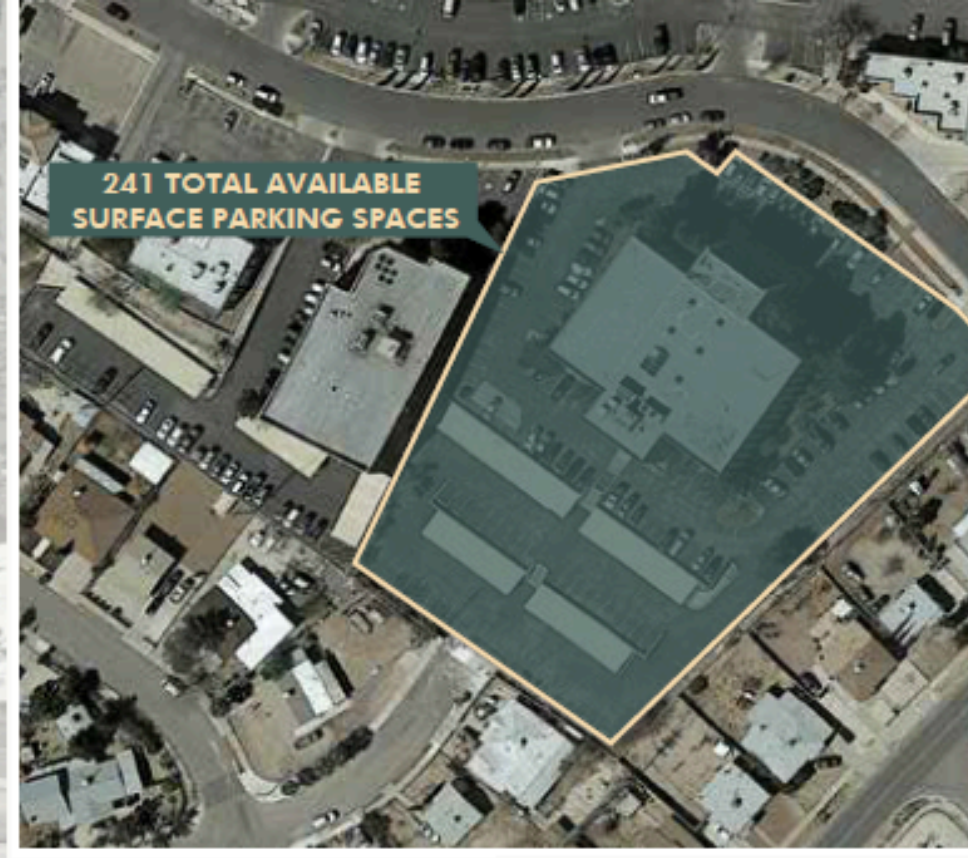
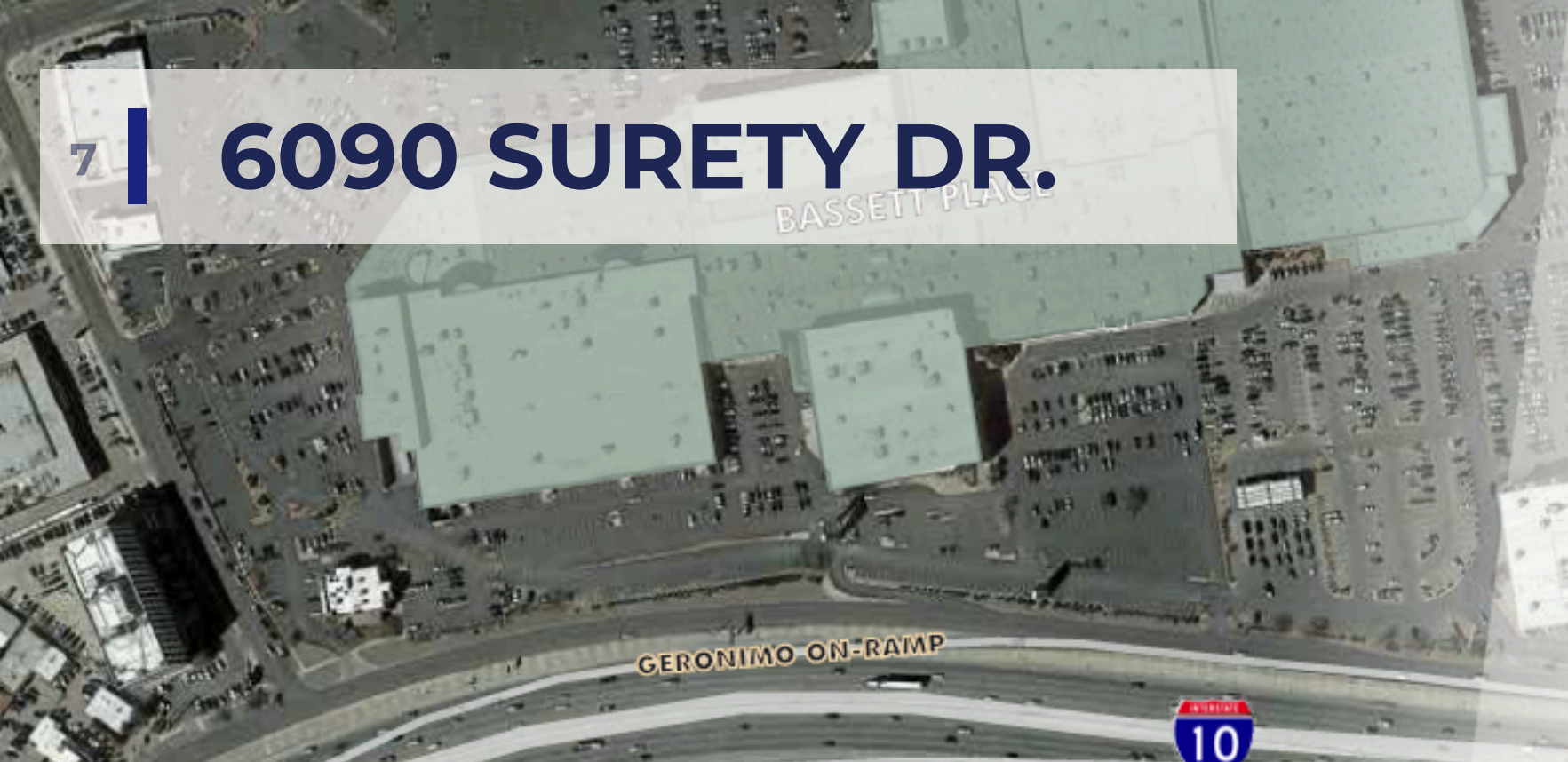
Gateway Blvd E Frontage  
Road: ±35,000 VPD  
*Source: TxDOT2025*

## IMPROVEMENTS



Year Built: 1980  
Year Renovated: 2023  
Parking: Ample Parking

7 | **6090 SURETY DR.**



# 8 | CONTACT US



## 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.

## CLICK TO SCHEDULE A TOUR



**Ivanna Gallegos**  
Director of Marketing  
& Leasing



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**ivanna@shllcep.com**



**www.shllcep.com**

## VIRTUAL TOUR





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