

SUN RIDGE PLAZA

1478 George Dieter Dr | El Paso, TX 79936

AVAILABILITY

- **Suite B:** 3,000 SF
\$13.00/psf (\$3,250.00/month)
- **Suite K1/K2:** 3,600 SF
\$13.00/psf (\$3,900.00/month)

ZONING

- C-4 (Commercial)

TAX, INSURANCE & CAM (ESTIMATED - 2026)

- \$5.50 p.s.f./annum

TENANT IMPROVEMENT ALLOWANCE

- Yes; to be amortized over the base lease term at 11% interest, subject to landlord approval of tenant financials

BASE TERM

- Three (3) Year minimum

COMMENTS

- Great location for retail or office

FOR MORE INFORMATION PLEASE CONTACT:

CHRISTOPHER STANLEY
EpTex Real Estate Partners, Inc.
214 E. Baltimore Dr.
El Paso, TX 79902

C | (915) 241-0459
O | (915) 544-8131
F | (915) 544-8135
chris@eptexas.com



SITEPLAN



CLOSEUP AERIAL



PENDALE RD



GEORGE DIETER DR



PELLICANO DR



MARKET AERIAL

