

1609 Texas Ave.
El Paso, TX 79901



SECOND LEVEL OFFICES AVAILABLE FOR PRE-LEASE

REPRESENTED BY:

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SEVERO HUGHSTON

2 | OVERVIEW

1609 TEXAS AVE. | SECOND LEVEL | EL PASO TEXAS 79901 | OFFICES FOR LEASE



LOCATION



1609 Texas Ave.
Second Level
El Paso TX, 79901

SURROUNDINGS



- Central El Paso TX
- Crossing Street: Cotton

LEASE



Lease Type: Full Gross
Lease Rate: Call for rate

SIZE



Property: ±33,486 SF
2ND Level: ±16,743 SF
Offices: ±100 SF - ±500 SF

BUILDING



Zoning M1
Year Renovated: 2026
100 Parking Spaces

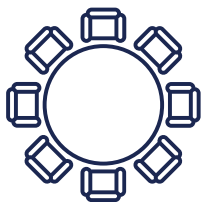
OFFICE AMENITIES



Utilities & Wi-Fi included
Free Conference room
24/7 secure access

3 | FEATURES & AMENITIES

1609 TEXAS AVE. | SECOND LEVEL | EL PASO TEXAS 79901 | FOR LEASE



CONFERENCE ROOM
WITH SMART TV



COMPLIMENTARY
COFFEE



COMPLIMENTARY
FILTERED WATER



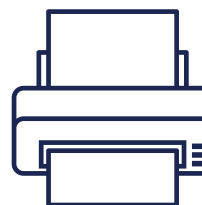
FURNISHED
LOBBY



ELEVATOR
ACCESS



FURNISHED
BREAK AREA



FREE PRINTING/
SCANNING SERVICES



DIGITAL
DIRECTORY



AMPLE
PARKING



FREE
WI-FI



24/7 SECURE
ACCESS



COMPLIMENTARY
OFFICE SIGNAGE

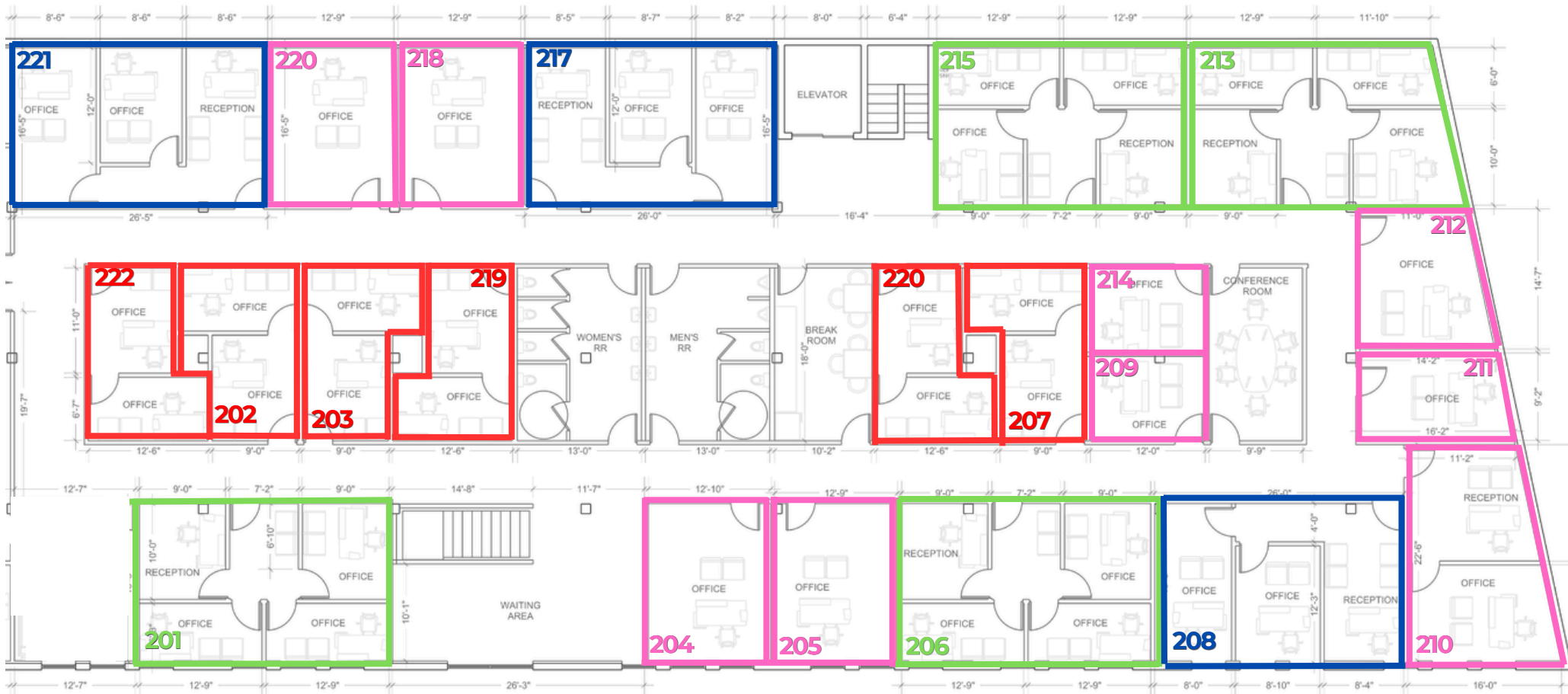
SECOND LEVEL FLOOR PLAN

1609 TEXAS AVE. | SECOND LEVEL | EL PASO TEXAS 79901 | OFFICES FOR LEASE



- FLOOR PLAN A
- FLOOR PLAN B
- FLOOR PLAN C
- FLOOR PLAN D

Estimated Completion: January 2027



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