

1701 BASSETT AVE.
EL PASO, TX 79901



OFFICE SUITES AVAILABLE FOR LEASE

EXCLUSIVELY LISTED BY:

IVANNA H. GALLEGOS
915-503-0314
IVANNA@SHLLCEP.COM

JESSICA RAMIREZ
915-503-5527
OFFICE@SHLLCEP.COM



PROPERTY OVERVIEW

1701 BASSETT AVE.



LOCATION



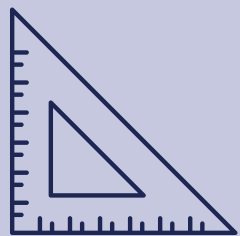
1701 Bassett Ave.
El Paso, TX 79901

PARCEL



PID: C849-999-0630-0100
Zoning: M1

SIZE



Land: 46,431 SF
Building: 42,400 SF

PRICE



±\$19 PSF - ±\$25 PSF
\$450.00 - \$1150.00 Monthly
(Prices Vary Based Upon Floor Plan)

TRAFFIC COUNTS



Bassett Ave: 9,824 VPD
Source: TxDOT2025

IMPROVEMENTS



Year Built: 1916
Year Renovated: 2022
Parking: FREE Ample Parking

3 | AVAILABLE

1701 BASSETT AVE



PROPERTY HIGHLIGHTS

Property Size: 42,400 SF

Lease Type: Full Service Gross Lease

Price Per SF: ±\$19 PSF - ±\$25 PSF

Monthly Price Range Per Floor Plan :	A (1 Room) Ste: \$450 - \$475
	B (2 Room) Ste: \$550 - \$600
	C (3 Room) Ste.: \$730 - \$800
	D (5 Room) Ste: \$ 900- \$1150

PROPERTY INFORMATION

Situated just minutes from Downtown El Paso, the property offers easy access to key destinations throughout the city.

The building offers many amenities including an upscale kitchen/break area, a furnished lobby and 3 conference rooms **FREE** of use to all of our tenants.

Features a strong mix of medical, counseling, and professional service providers, creating a well-rounded tenant base that attracts steady client traffic. The building's current occupants contribute to a professional and welcoming environment, making it an ideal location for additional offices, healthcare practices, or service-based businesses seeking to establish themselves in a thriving community setting.

4 | POTENTIAL FLOOR PLANS

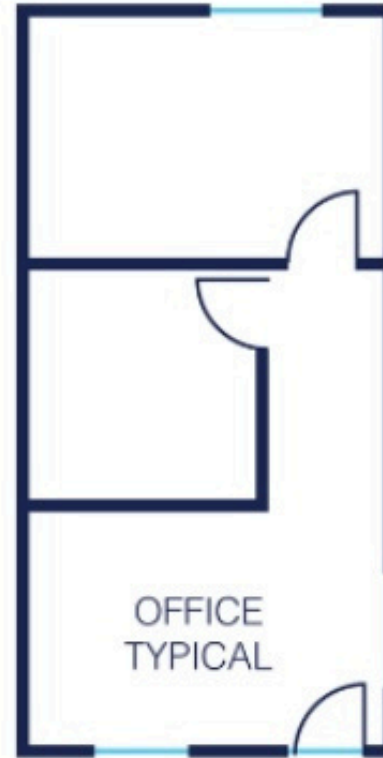
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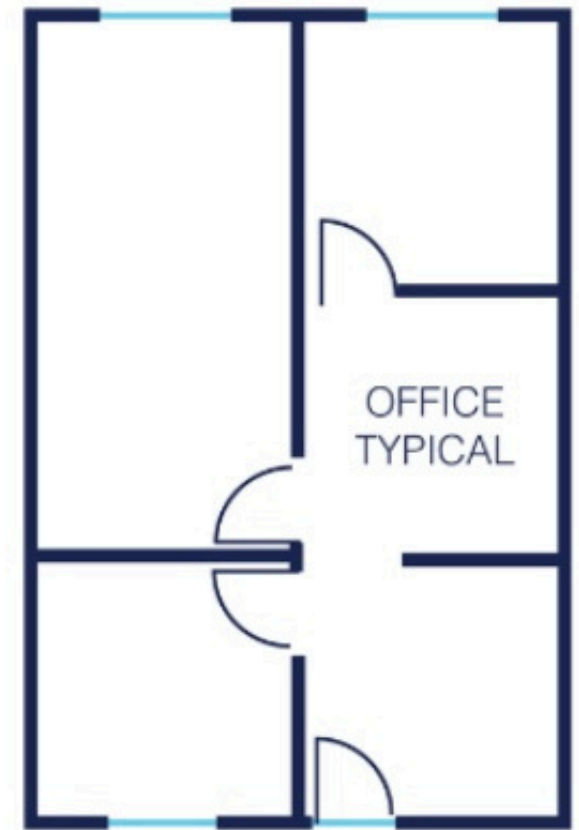
Plan A



Plan B



Plan C



Plan D

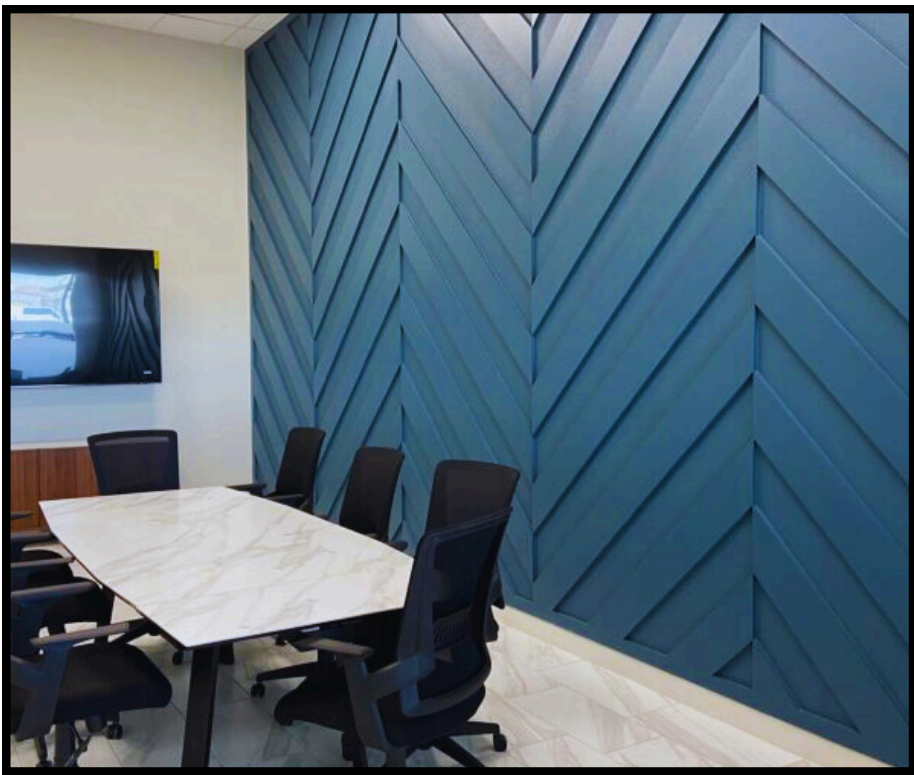
FEATURED AMENITIES

1701 BASSETT AVE.

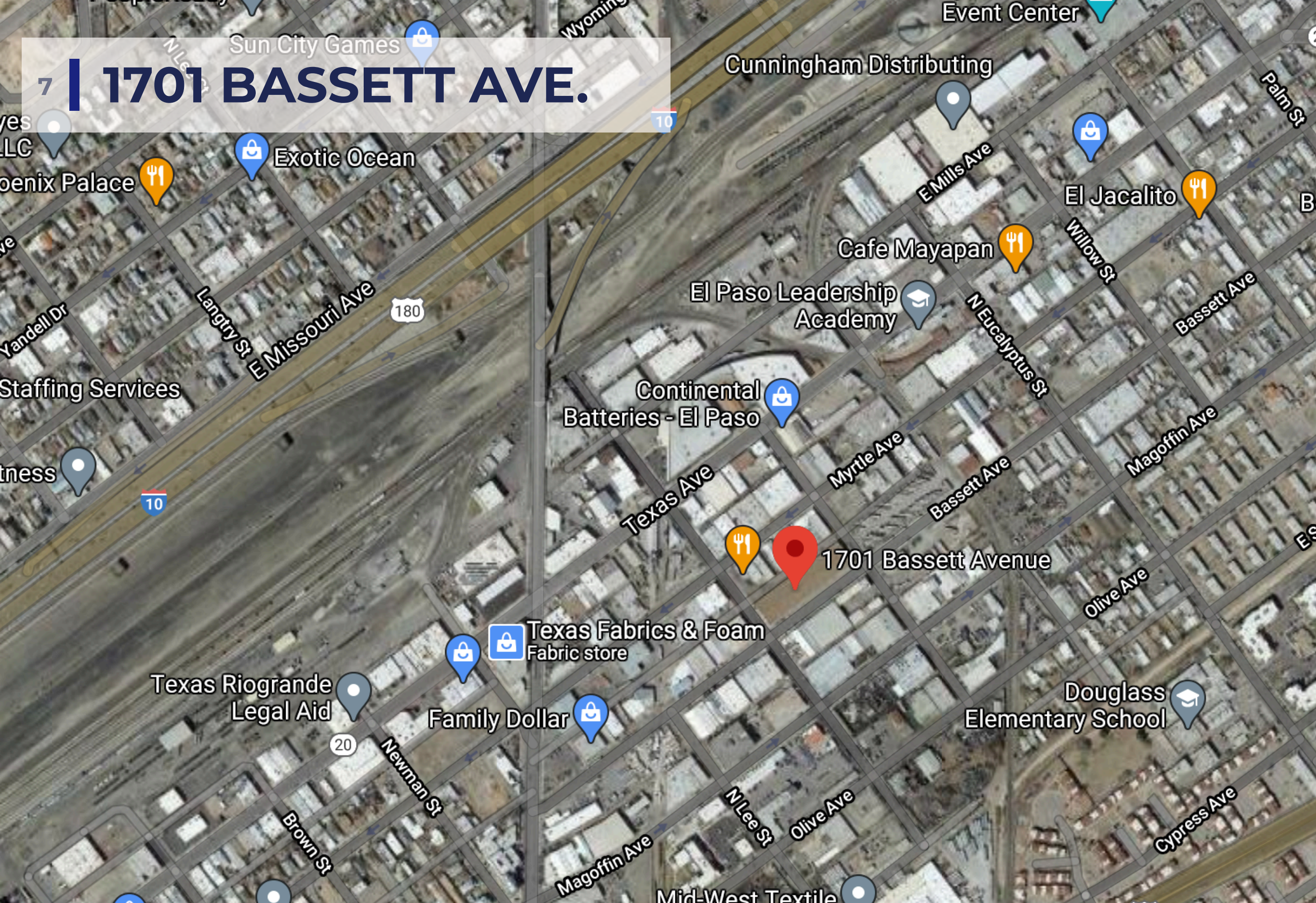


- **EASY LEASE TERMS**
- **24/7 ACCESS**
- **FREE WI-FI & UTILITIES INCLUDED**
- **UPSCALE MODERN KITCHEN/BREAK AREA**
- **UPSCALE LOBBY/WAITING AREA**
- **FREE SIGNAGE**
- **MONTH TO MONTH LEASE TERMS AVAILABLE**

6 | **PROPERTY PHOTOS**
1701 BASSET AVE.



7 | **1701 BASSETT AVE.**





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



915-503-0314



ivanna@shllcep.com



www.shllcep.com



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