

**1701 BASSETT AVE.  
EL PASO, TX 79901**



**OFFICE SUITES AVAILABLE FOR LEASE**

EXCLUSIVELY LISTED BY:

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# 2 | PROPERTY OVERVIEW

1701 BASSETT AVE.



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## LOCATION



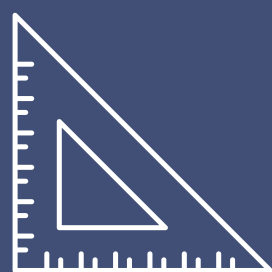
1701 Bassett Ave.  
El Paso, TX 79901

## PARCEL



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

## SIZE



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

## PRICE



±\$19 PSF - ±\$25 PSF Yearly  
\$475.00 - \$1,200.00 Monthly  
(Prices Vary Based Upon Floor Plan)

## TRAFFIC COUNTS



Bassett Ave: 9,824 VPD  
Source: TxDOT2025

## IMPROVEMENTS



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

# 3 | AVAILABILITY

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## PROPERTY HIGHLIGHTS

**Property Size:** 42,400 SF

**Lease Type:** Full Service Gross Lease

**Price PSF Yearly:** ±\$19 PSF - ±\$25 PSF

**Monthly Price Range Per Floor Plan:**

1 Room Suite:	\$475.00 - \$500.00
2 Room Suite:	\$550.00 - \$650.00
3 Room Suite:	\$730.00 - \$850.00
5 Room+ Suite:	\$900.00 - \$1,200.00

**Available Suites:** Contact Us

## 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.

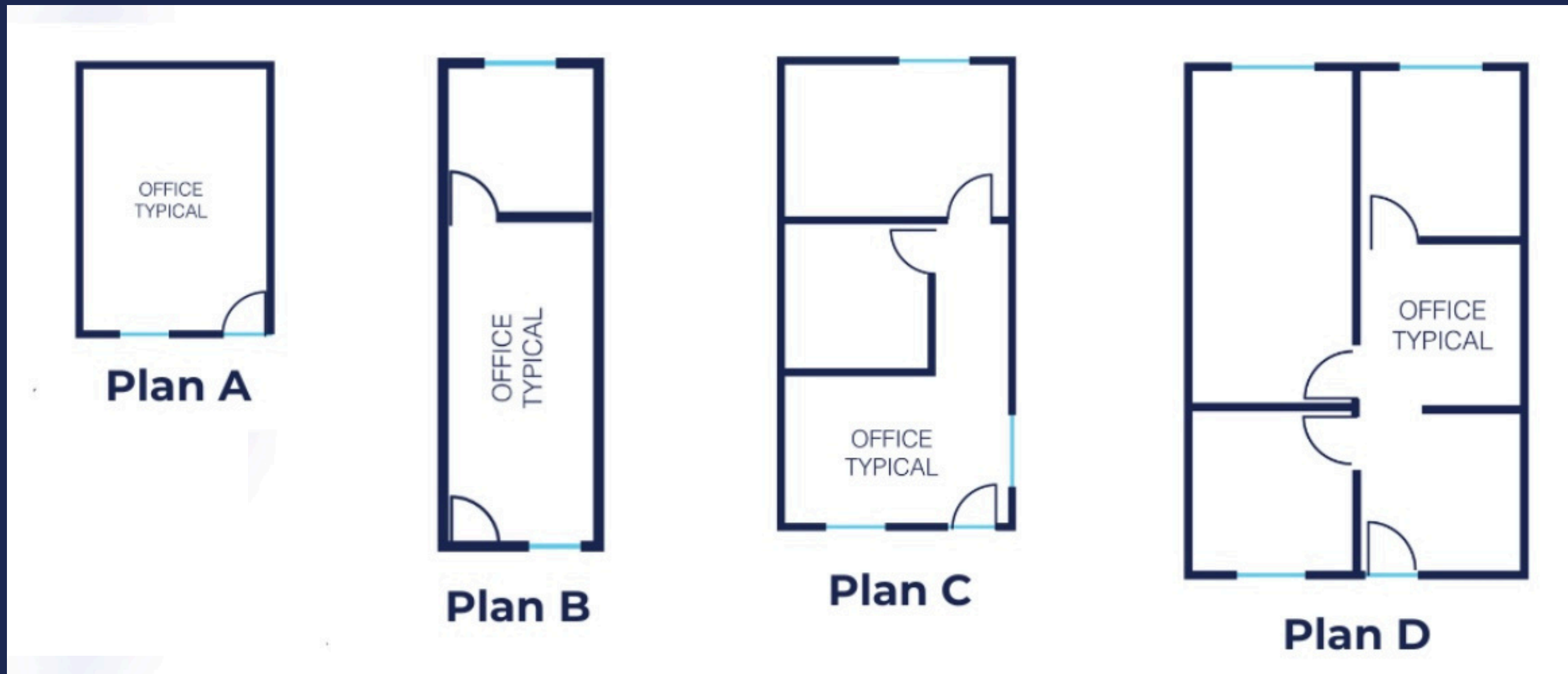
# 4 | FLOOR PLANS/AMENETIES

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THE FOLLOWING ARE POTENTIAL FLOOR PLANS, CONTACT US FOR MORE OPTIONS.



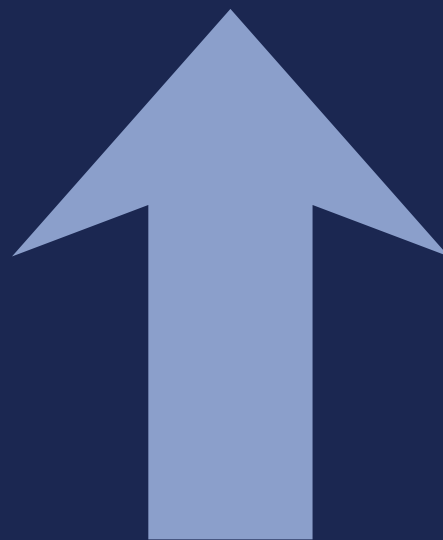
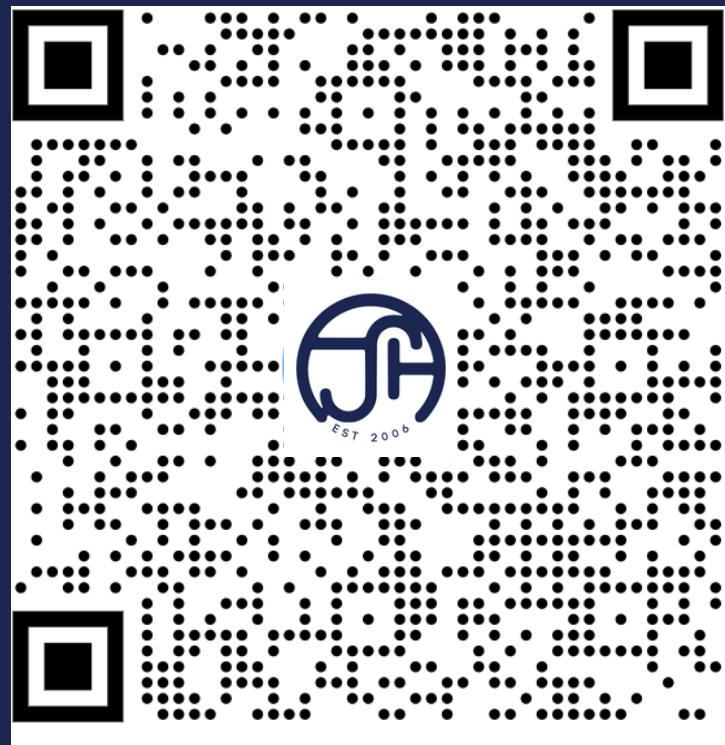
- FLEXIBLE LEASE TERMS
- 24/7 SECURE ACCESS
- FREE WI-FI & UTILITIES INCLUDED
- UPSCALE KITCHEN/BREAK AREA
- FURNISHED LOBBY/WAITING AREA
- 3 CONFERENCE ROOMS FREE OF USE TO TENANTS
- MONTH TO MONTH LEASE TERMS AVAILABLE

# 5 | PROPERTY PHOTOS

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SCAN OR CLICK  
FOR VIRTUAL TOUR

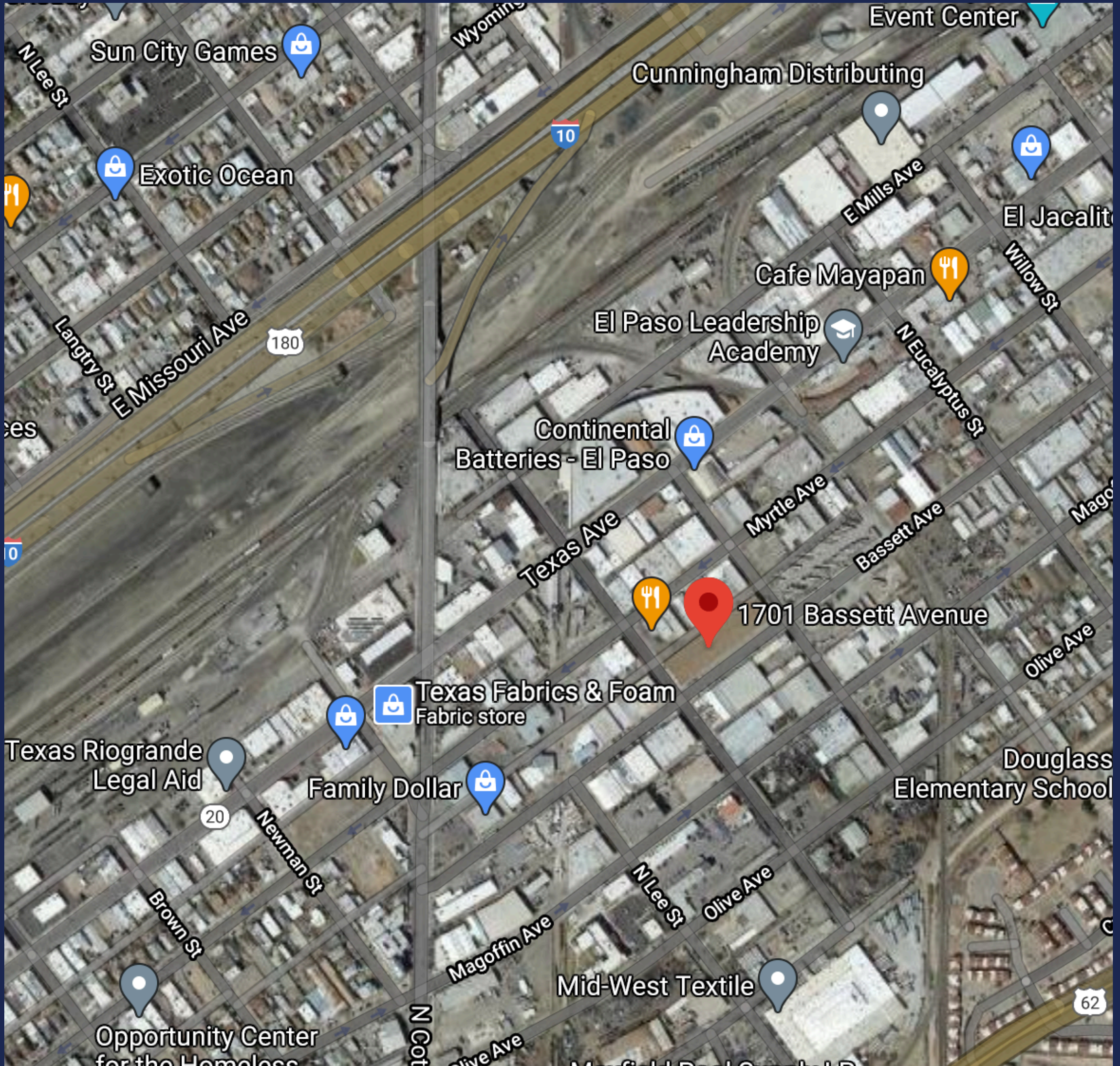


# 6 | MAP VIEW

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# 8 | CONTACT US

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.

## TO SCHEDULE A TOUR CONTACT



**Ivanna Gallegos**  
Director of Marketing  
& Leasing

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 **www.shllcep.com**



**SCAN TO VISIT OUR WEBSITE**