



The Cortez on the Plaza

Leasing Information



**Highly Functional Downtown Office Property**

Spanning an Entire City Block | Iconic Historic Building with Attached Garage

Located in the heart of Downtown El Paso, The Cortez on the Plaza is a distinguished multi-tenant office building offering prestige, functionality, and rich historical character. Spanning an entire city block, this iconic property combines classic architecture with modern infrastructure and unparalleled convenience—making it one of the city's most recognizable professional destinations.

Originally constructed in 1926 as a hotel, the Cortez was first converted into a professional office building in the mid-1980s, with a major renovation in 1984–1985. A comprehensive modernization was completed in 2012, ensuring the building retains its historic charm while meeting contemporary workplace standards. The attached multi-level parking garage, known as the *Cortez Annex*, was built in 1985 and also underwent upgrades in 2010 to improve lighting and other features. Additionally, the HVAC systems for the property just underwent a major upgrade as of 2024.

The Cortez offers breathtaking views of the surrounding city, including direct views of San Jacinto Plaza—Downtown El Paso’s central square—and sweeping vistas to both the north and south of the urban skyline.

<i>Location</i>	310-330 North Mesa El Paso TX 79901
<i>Number of Buildings</i>	One Ten Story Office and a Five Story Parking Garage
<i>Building Area</i>	156,684 Gross Sq Ft plus 112,918 Sq Ft Parking Garage
<i>Date of Completion</i>	Built in 1926, Parking Garage Completed In 1985

Unparalleled Location | Overlooking the Renowned San Jacinto Plaza

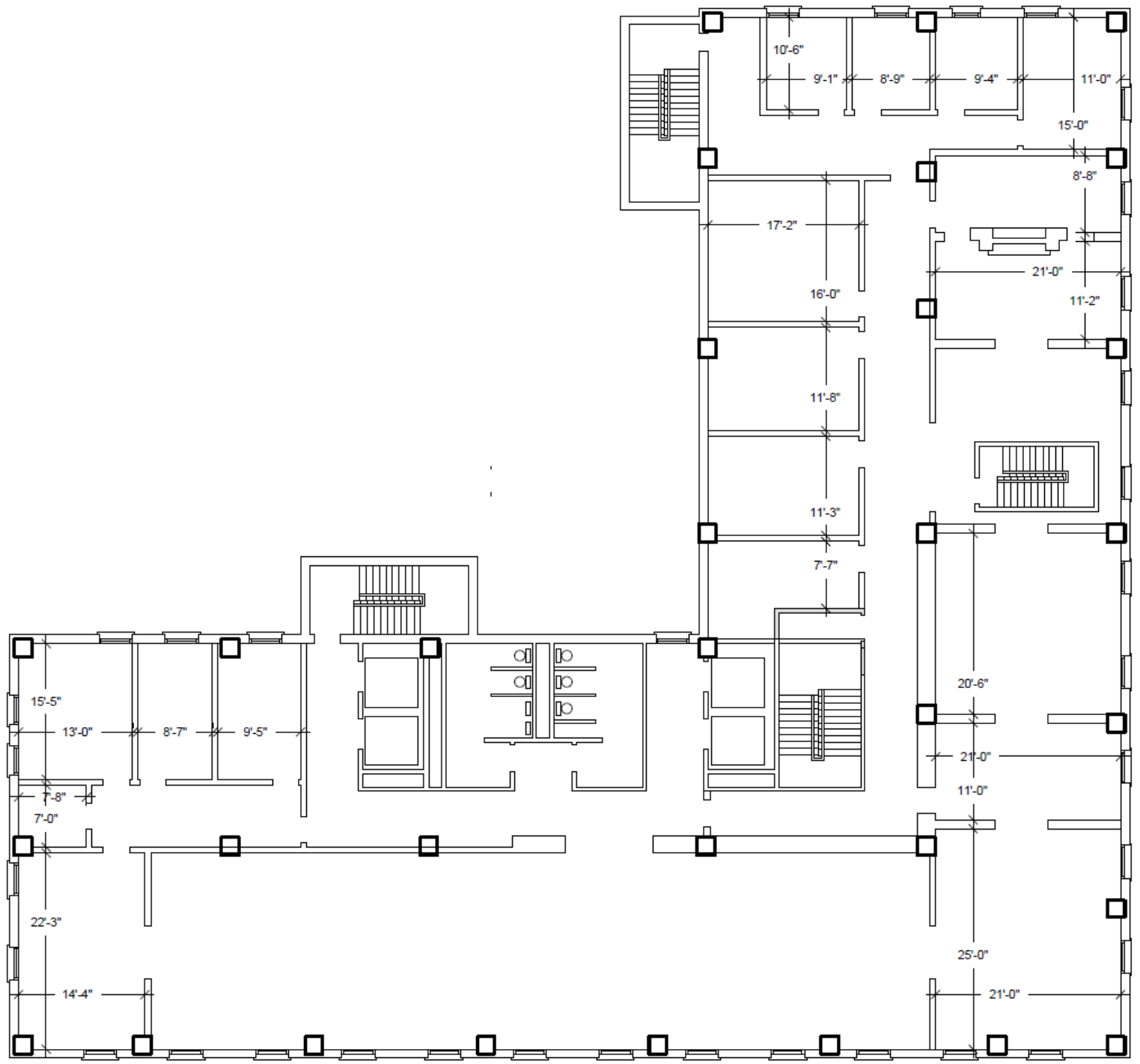
Situated directly on San Jacinto Plaza, this property enjoys one of the most prominent and desirable locations in Downtown El Paso. Overlooking the city’s central park, which was recently revitalized by the City of El Paso, the area serves as a vibrant hub for community events, festivals, and year-round activity.

At the heart of the plaza stands a striking fiberglass sculpture by renowned artist Luis Jiménez, commemorating El Paso’s colorful past—when real alligators once inhabited the plaza’s fountain. The park, located at the corner of Oregon and Mills Street, has been thoughtfully redesigned to blend cultural heritage with modern urban amenities. It now features beautifully landscaped paths and bridges, outdoor gaming areas for ping-pong, chess, and washoes, as well as a café offering local snack favorites.

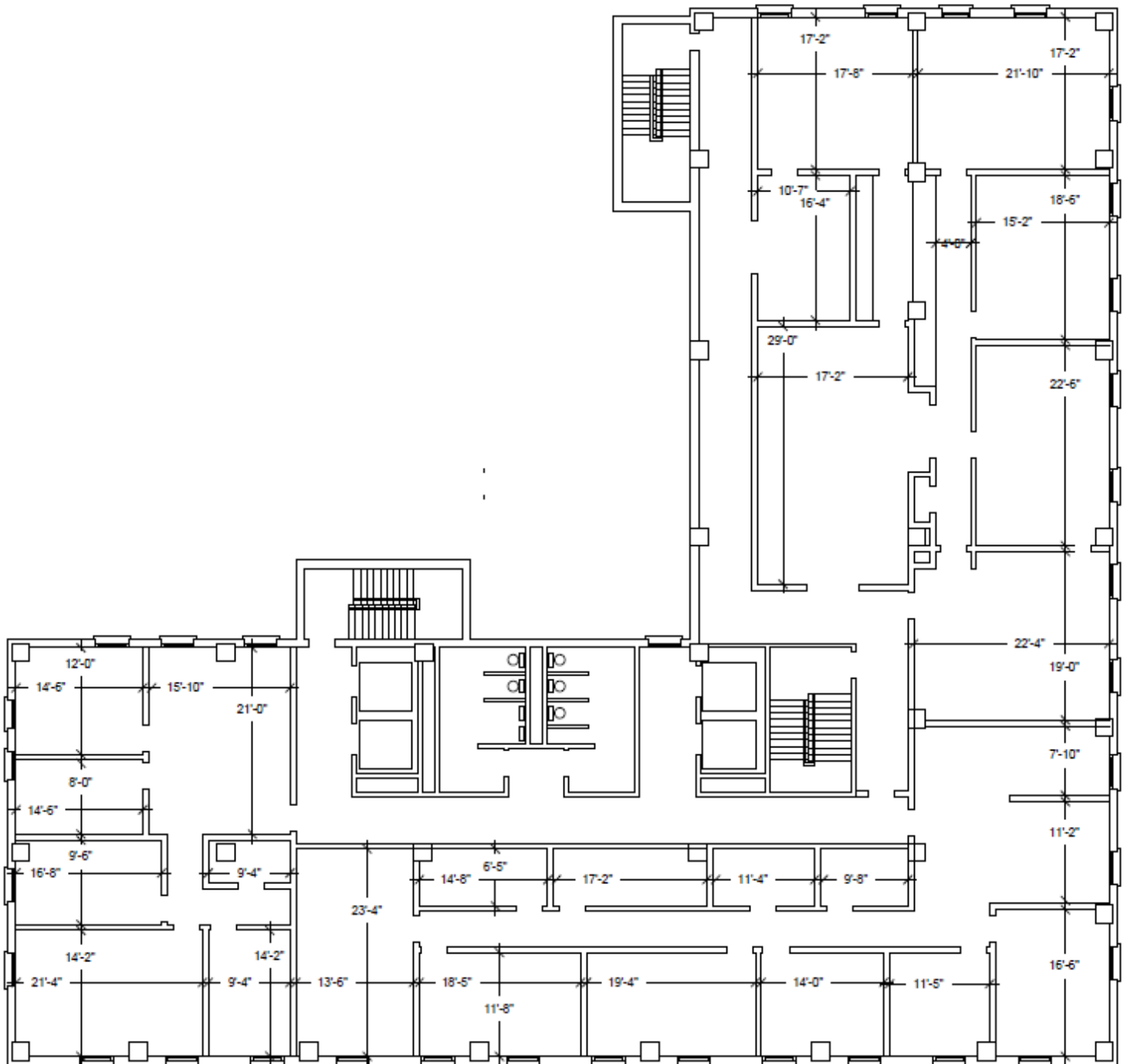
As a central gathering space that reflects the spirit of El Paso, San Jacinto Plaza adds unmatched value, energy, and visibility to this already exceptional downtown property—making it ideal for businesses seeking a dynamic and prestigious address.



<u>Term and Rates</u>	<u>10 Year Lease Term</u> <u>10,000 – 20,000 SF Divisible</u>
Flat Rental Rate	\$20 PSF Full-Service Gross Rate Optional Daily Janitorial for \$1.00 PSF
10 th Floor	10,000 Sq Ft +-
7 th Floor	8,500 Sq Ft +-
Ground Floor (330 N Mesa Former BOA)	10,000 Sq Ft +-
Annual Inflation Adjustment	CPI Increase Limited to 3.5% Annually
Renewal	10 Year Term Renewal at Same Terms and Conditions



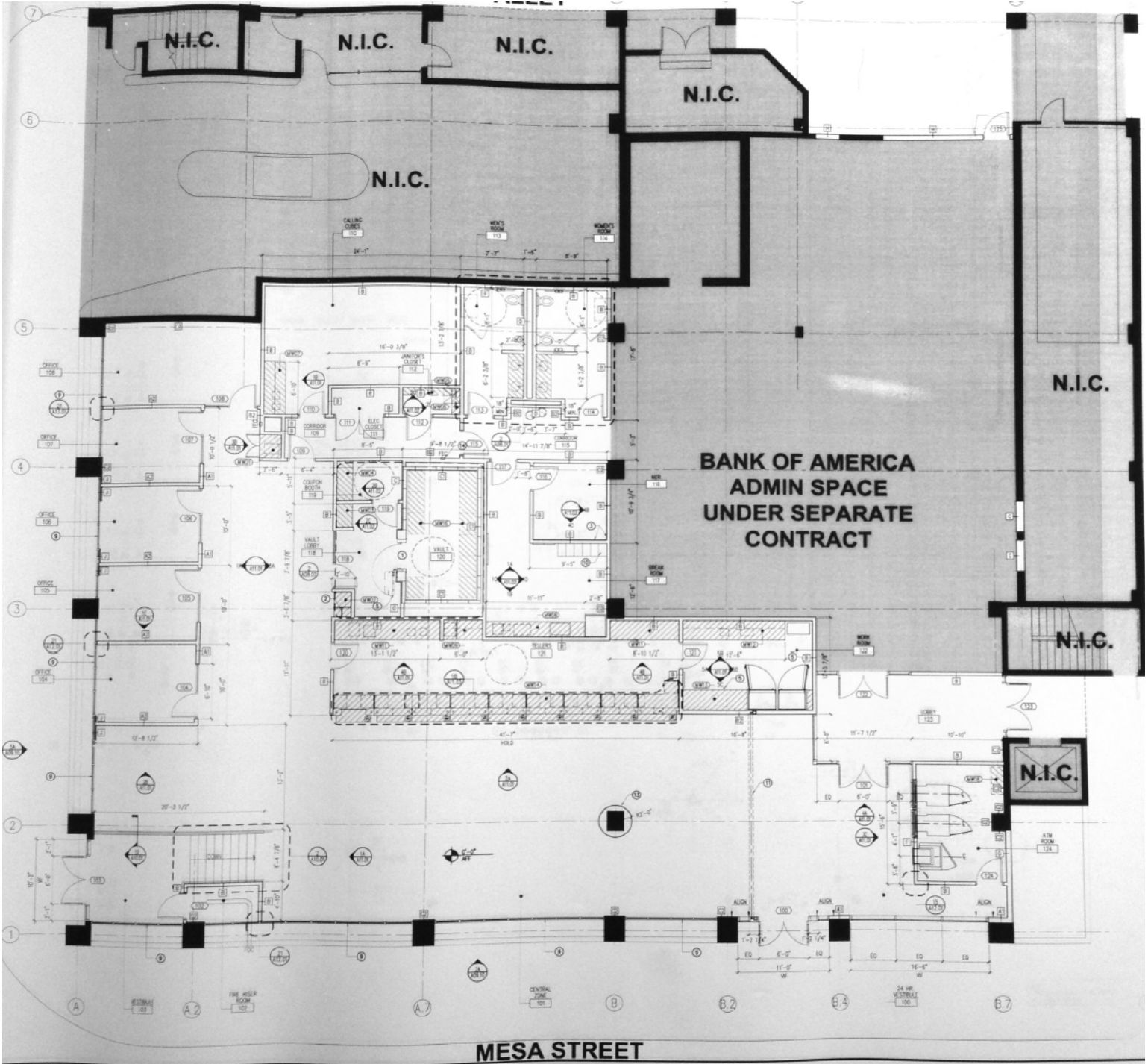
TENTH FLOOR
SCALE $\frac{1}{8}"=1'-0"$

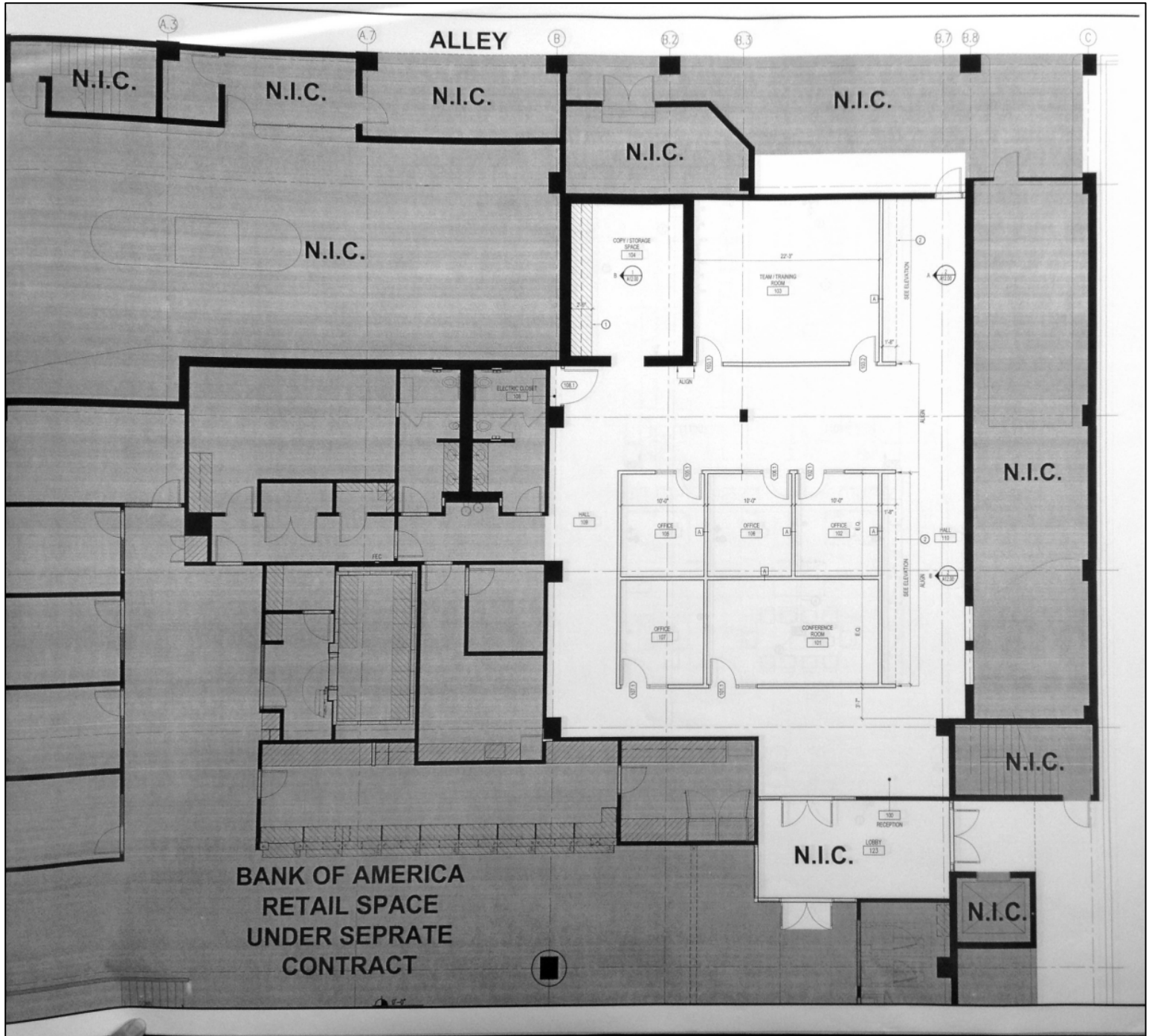


SEVENTH FLOOR
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Ground Floor

Cortez Trust LLC













Presented By:



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