



ICONIC BLUE FLAME BUILDING...NOW PRE LEASING FOR OFFICE AND RETAIL SPACE

304 TEXAS AVE
EL PASO, TX 79901

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A photograph of the Blue Flame building at night. The building is a multi-story structure with a prominent central section featuring a grid of windows, some of which are illuminated from within. Above the central section, the words 'THE BLUE FLAME' are written in large, glowing blue letters. On the roof of the building, there is a large, illuminated blue flame-shaped sculpture. The sky is a deep blue, and a street lamp with two white globes is visible in the foreground on the right.

THE BLUE FLAME

Property Summary



OFFERING SUMMARY

Available SF:	1,259 - 30,761 SF
Lease Rate:	\$12.00 - 18.00 SF/yr (NNN for Retail and Full Service for Office Space)
Lot Size:	0.32 Acres
Year Built:	1954
Building Size:	201,960 SF
Renovated:	2018 and 2019
Zoning:	C5
Market:	Downtown

PROPERTY OVERVIEW

Space available for 2020 Delivery in Historic and Completely Renovated Downtown Building. 30,671 SF of Office Space available divisible as small as 1,759 SF. Retail Space is available on the street Level facing Texas and Stanton Avenues. Retail Space totals 6,946 SF and is divisible as small as 1,259 SF.

PROPERTY HIGHLIGHTS

- Iconic Blue Flame Building
- Historic 1950's Character and Completely Renovated in 2018-2019
- Covered Off-Site Parking Available
- Walk Everywhere Downtown
- 2 Minutes to I-10
- Mixed-Use Development: 37,000 SF of Office/Retail plus 120 multifamily apartment units.
- Panoramic Views
- 4 High Speed Passenger Elevators
- Controlled Security Access

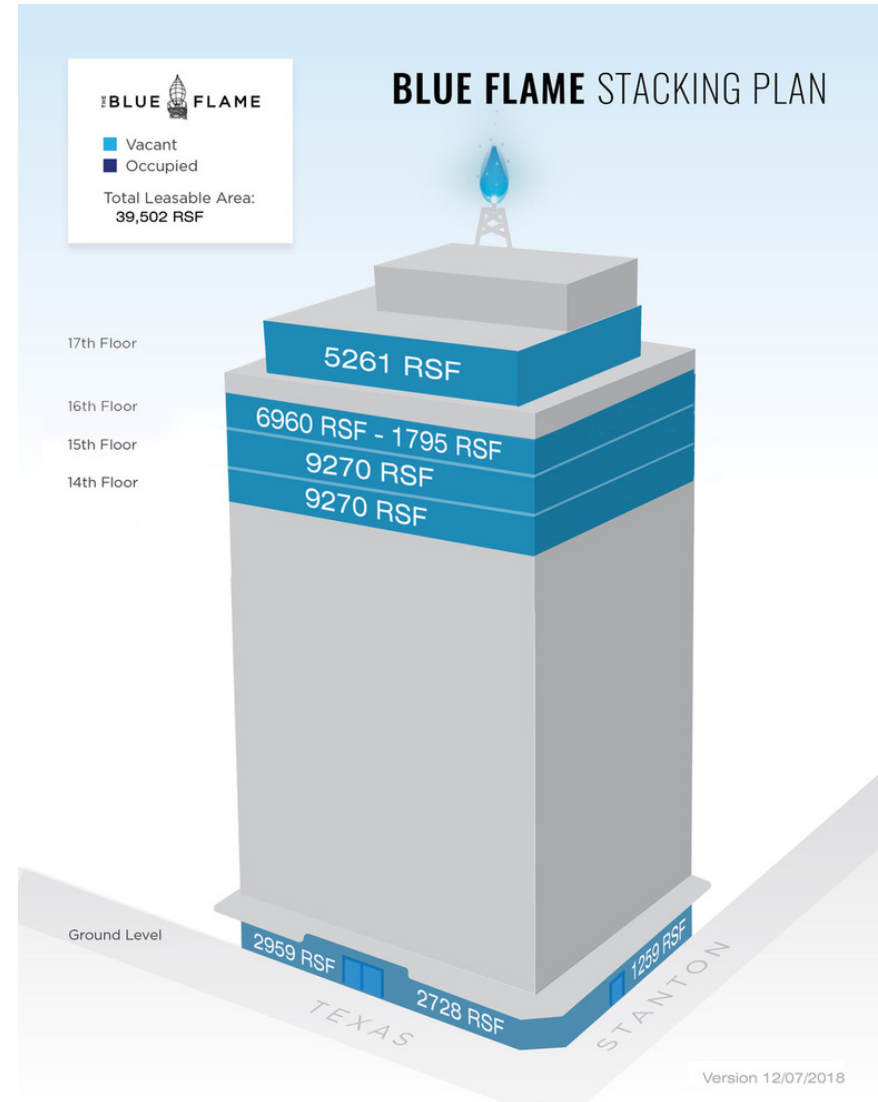
Location Map



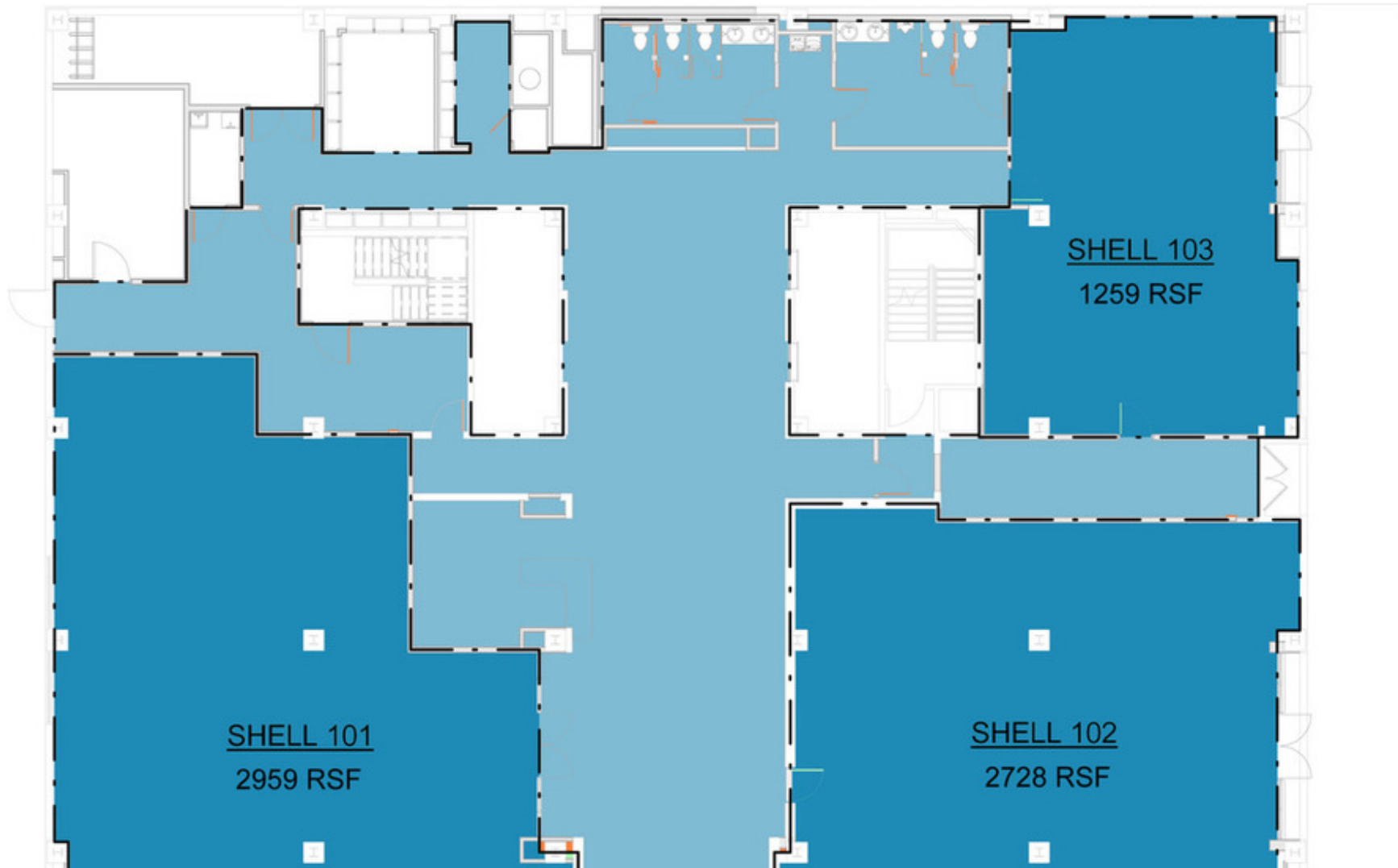
Available Spaces

OFFICE AND RETAIL | Full Service (Office) NNN (Retail) **AVAILABLE SPACE** | 1,070 SF to 30,442 SF
LEASE TERM | Negotiable **LEASE RATE** | \$12.00/SF-Retail- \$18.00/SF- Office

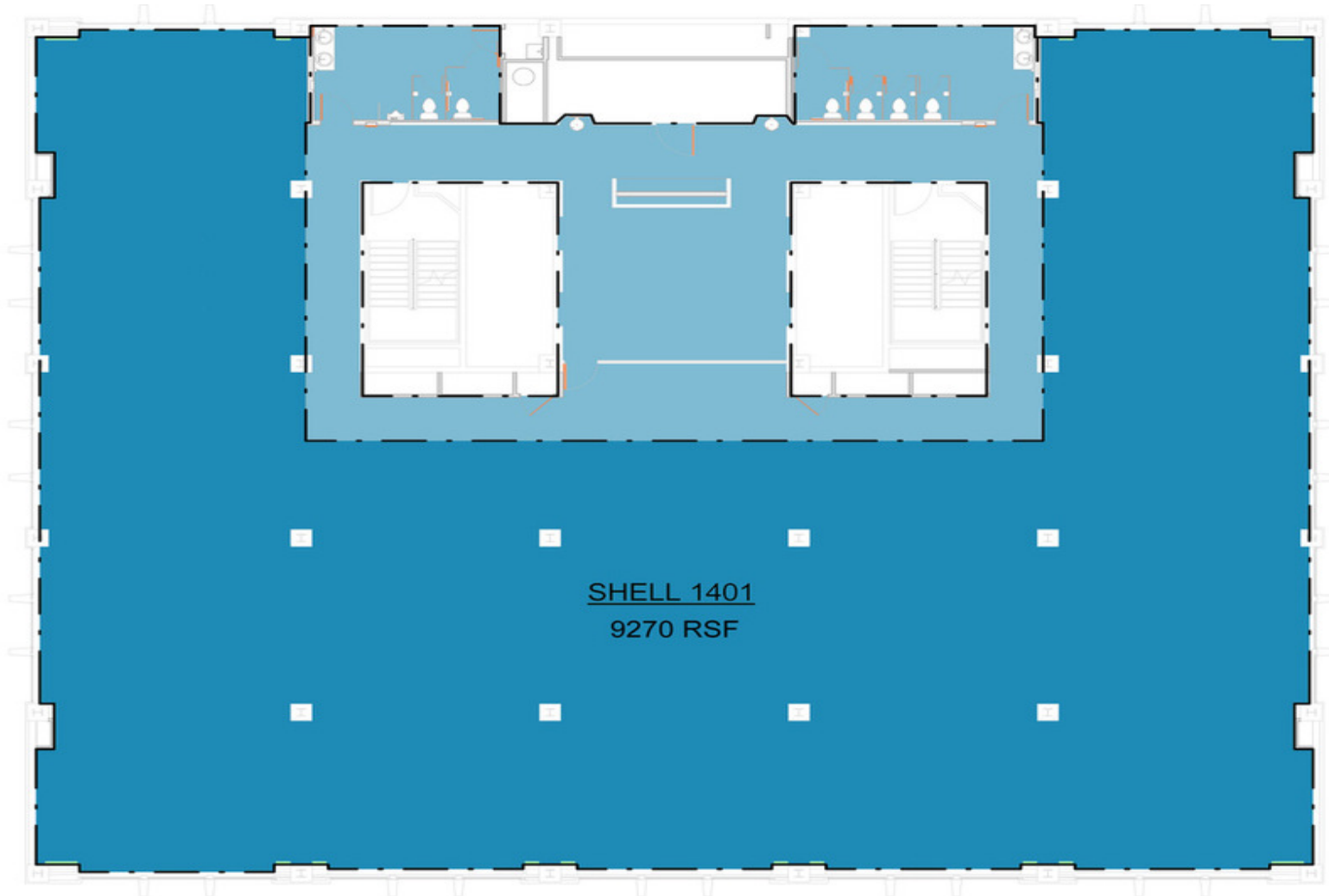
SUITE	SPACE	SIZE (SF)	OFFICE AND RETAIL	LEASE RATE	DESCRIPTION
Floors 14-17	Available	1,795 - 30,761 SF	Full Service	\$18.00 SF/yr	Office
Street Level	Available	1,259 - 6,946 SF	NNN	\$12.00 SF/yr	Retail



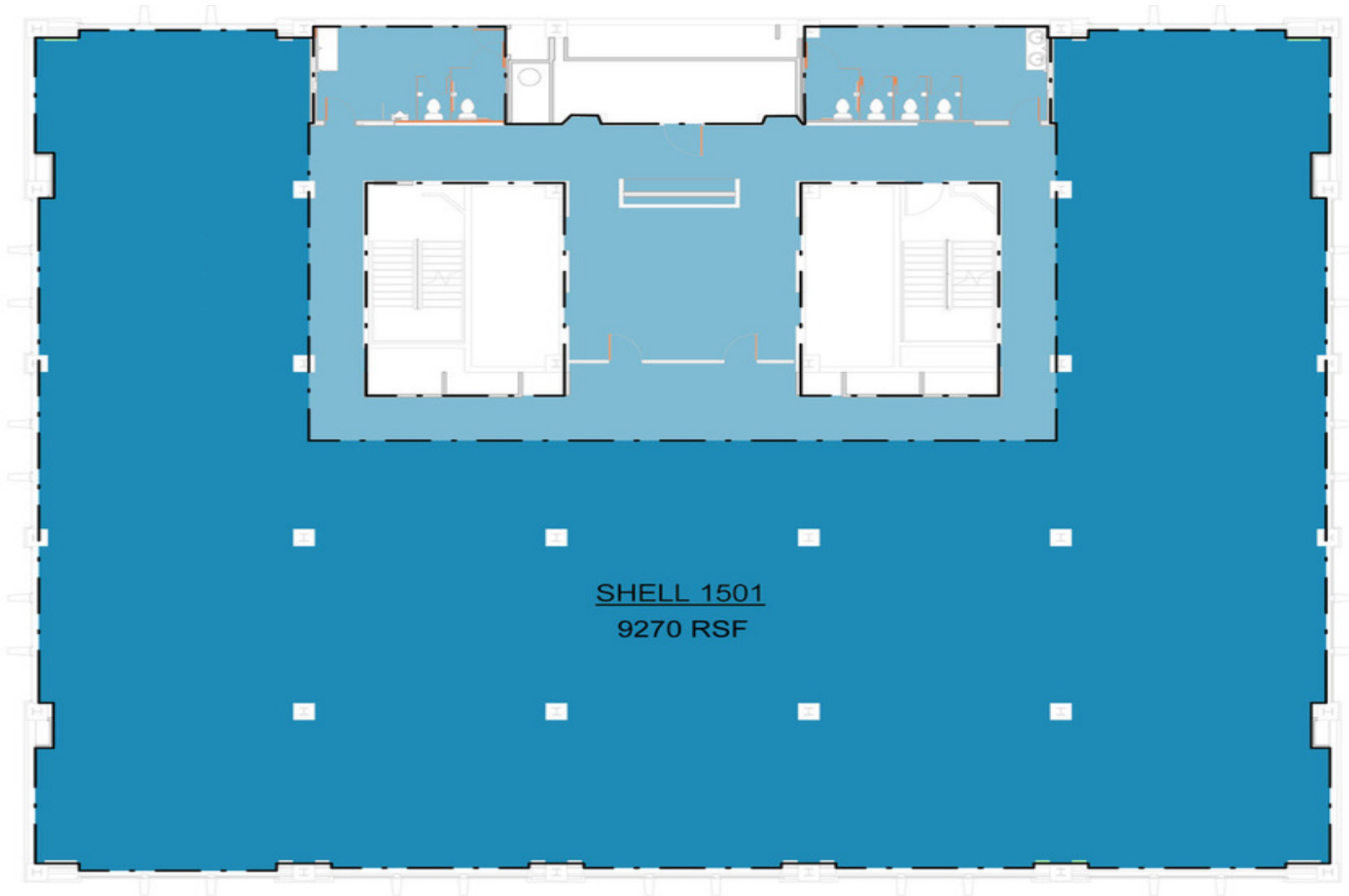
Ground Floor Plan



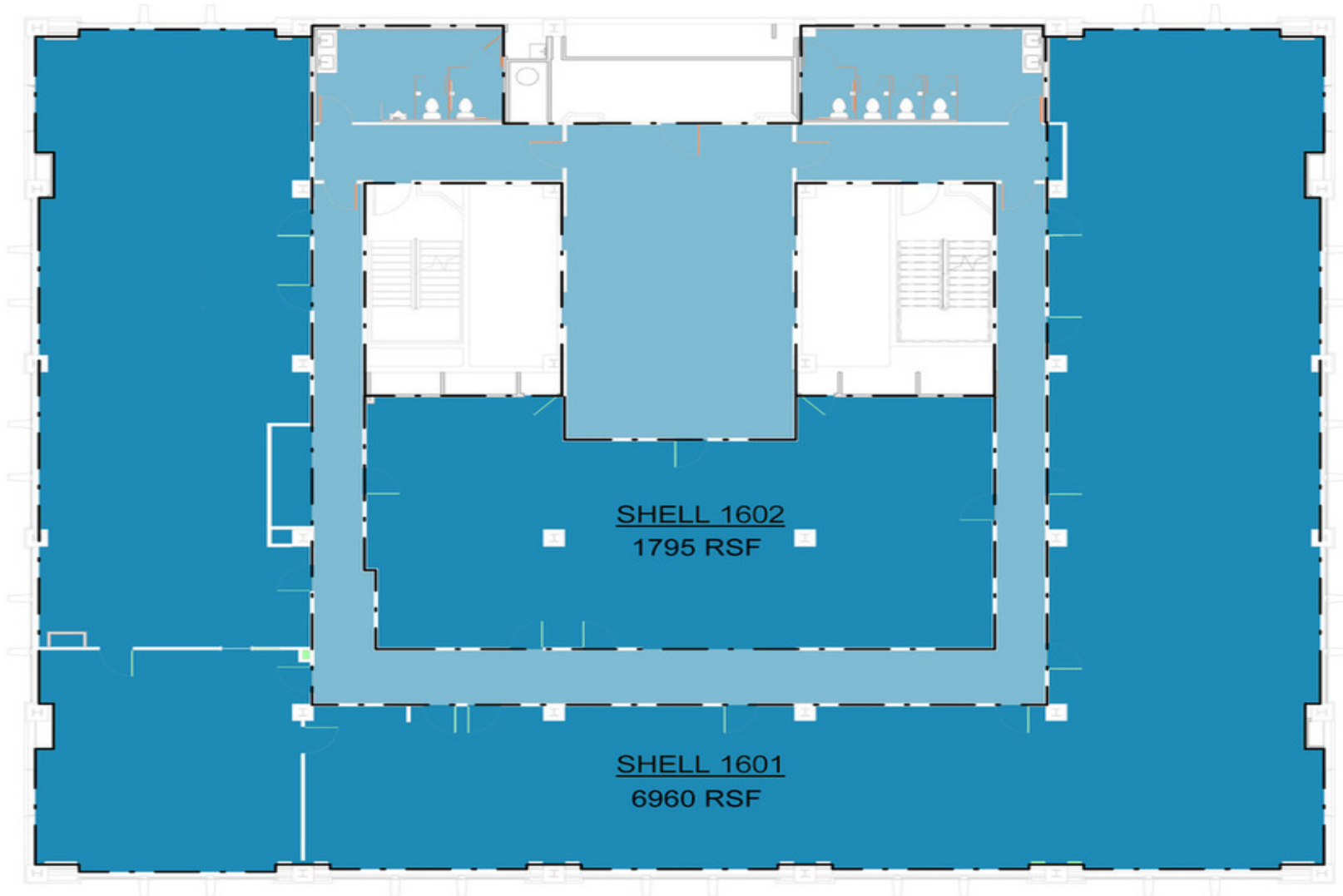
14th Floor



15th Floor



16th Floor



17th Floor

