

# Now Leasing

Bessemer Plaza  
1445 Bessemer  
El Paso Texas

- Courtyard as well as private entrances
- Composed of 5 buildings
- Just off of Lee Trevino
- Near I-10

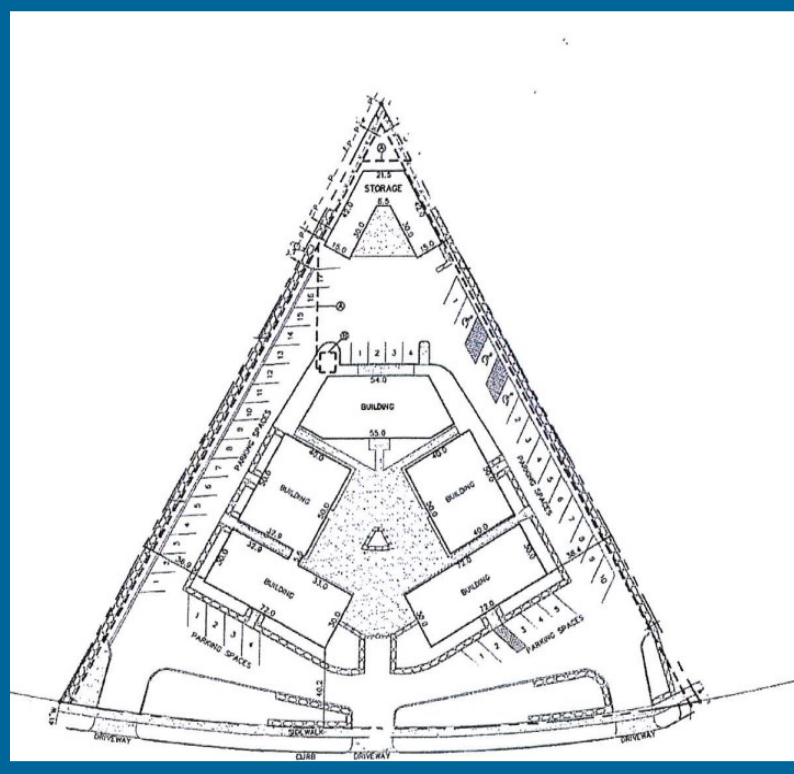


Contact: Molly Chavira Maese at [propertieselp@gmail.com](mailto:propertieselp@gmail.com) 915-820-9998

# BESSEMER PLAZA

1445 Bessemer Drive

## SITE PLAN



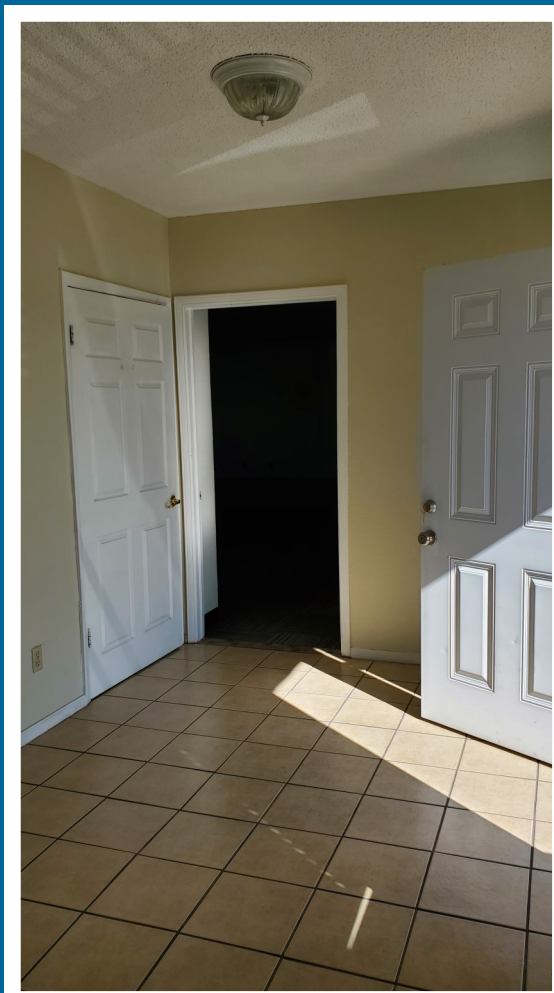
## COURTYARD

Contact:

Molly Chavira Maese  
propertieselp@gmail.com  
915-820-9998



# Bessemer Plaza 1445 Bessemer Building A



Building A  
1445 Bessemer

Contact:

Molly Chavira Maese  
propertieselp@gmail.com  
915-820-9998

# Bessemer Plaza

## 1445 Bessemer, Building A



- **Approximately 2,100 square feet**
- **NNN lease**
- **Base rent is \$14.50/SF or \$2,537.50 monthly**
- **2023 CAM/Operating Expenses \$3.60/SF or \$630 monthly**



### Contact:

Molly Chavira Maese  
propertieselp@gmail.com  
915-820-9998

# Bessemer Plaza, 1445 Bessemer Building A



Contact:

Molly Chavira Maese  
propertieselp@gmail.com  
915-820-9998

- 5 offices
- Open Conference area
- 2 bathrooms



# Bessemer Plaza 1445 Bessemer Building E



Building E  
1445 Bessemer

Contact:

Molly Chavira Maese  
propertieselp@gmail.com  
915-820-9998

# Bessemer Plaza, 1445 Bessemer Building E



## Building E

- 7 private offices
- 1 kitchen area
- 1 reception area with privacy window
- 2 bathrooms

### Contact:

Molly Chavira Maese  
propertieselp@gmail.com  
915-820-9998

# Bessemer Plaza

1445 Bessemer, Building E

- Approximately 2,160 square feet
- NNN lease
- Base rent is \$14.50/SF or \$2,250.00 monthly
- 2023 CAM/Operating Expenses \$3.60/SF or \$630



Contact:

Molly Chavira Maese  
propertieselp@gmail.com  
915-820-9998



# Bessemer Plaza

## City Facts

- El Paso is a five-time All-American City Award winner, with the latest being 2021
- Consistently ranked in the top-three safest large cities in the United States
- Home to new Amazon 625,000 square foot fulfillment center
- Top 29 Metropolitan Areas by Change in Prosperity (Brookings Metro Monitor, 2019)
- Top 17 gross metro product of large US cities (Brookings Metro Monitor, 2019)
- 6th largest city in the state of Texas and the 23rd largest in the United States
- El Paso Tri-county Population of 2.5 million people (also known as the Borderplex)
  - Estimated population of El Paso Texas/Las Cruces New Mexico 1,060,397 million
  - Estimated population of Ciudad Juarez, Chih, Mexico 1,400,000 million
- Home to over 100,000 college students: University of Texas at El Paso, Texas Tech University Health Science Center at El Paso, Paul L. Foster School of Medicine, El Paso Community College, New Mexico State University
- Military presence with Fort Bliss, William Beaumont Army Medical Center, and Biggs Army Airfield. In 2013 Fort Bliss was chosen as the new U.S. Air Force Security Forces Regional Training Center adding 8,000-10,000 Air Force personnel annually
- Large federal presence including Homeland Security, FBI, DEA, U.S. Border Patrol and more