



4115 White Sage Arc

Las Cruces, New Mexico 88011

Property Highlights

- New Construction
- Pre-leasing
- Spaces can be leased together or separately
- Excellent visibility from Hwy 70
- Reasonable build-out included
- Located in one of the most active retail/office areas of Las Cruces
- Over 70% of new residential permits last year were for homes in the two neighboring subdivisions: Sonoma Ranch and Metro Verde

Offering Summary

Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	8,320 +/- SF
Available SF:	1,450 - 8,320 +/- SF

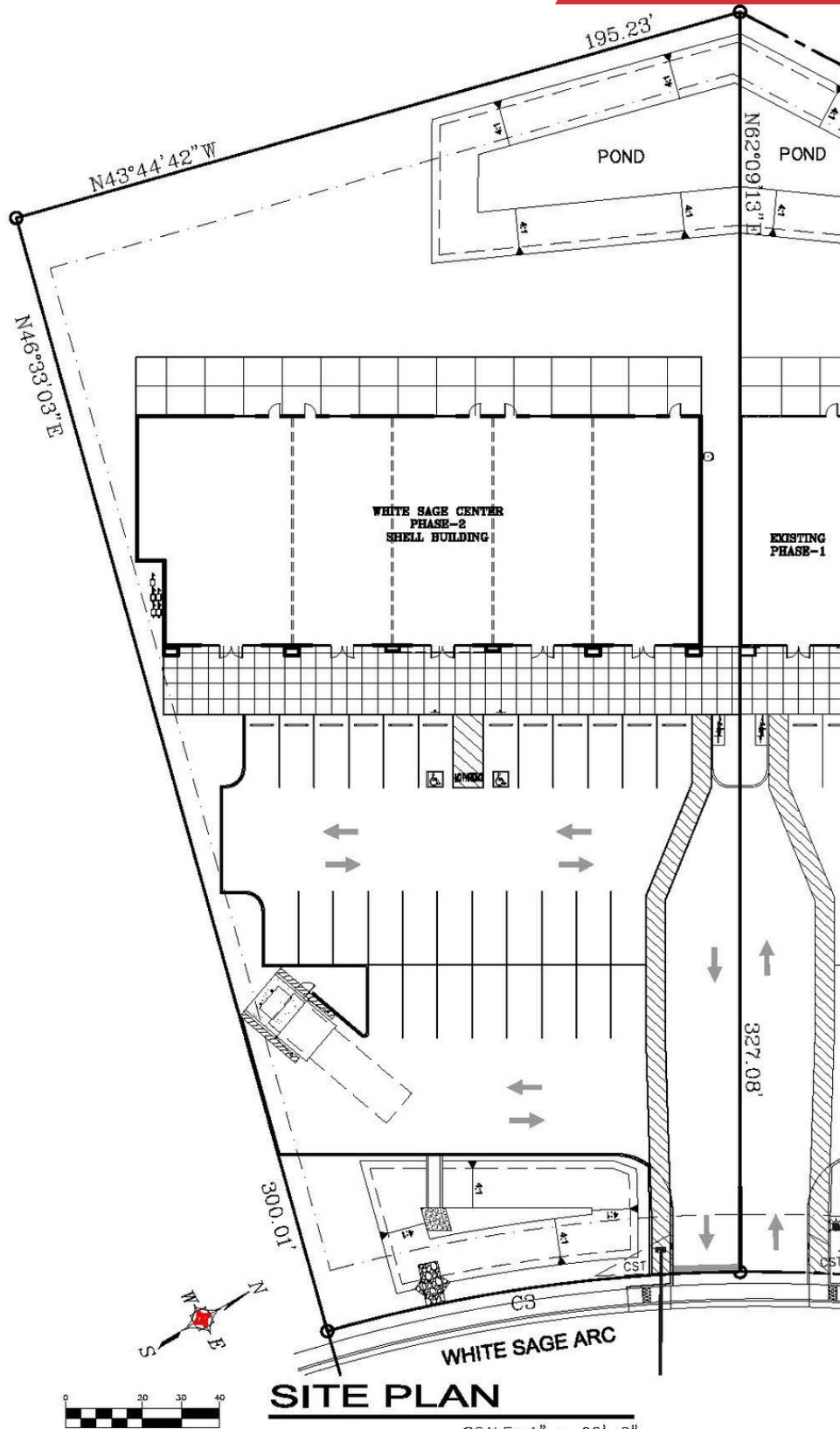
For More Information

Jacob Slavec, SIOR

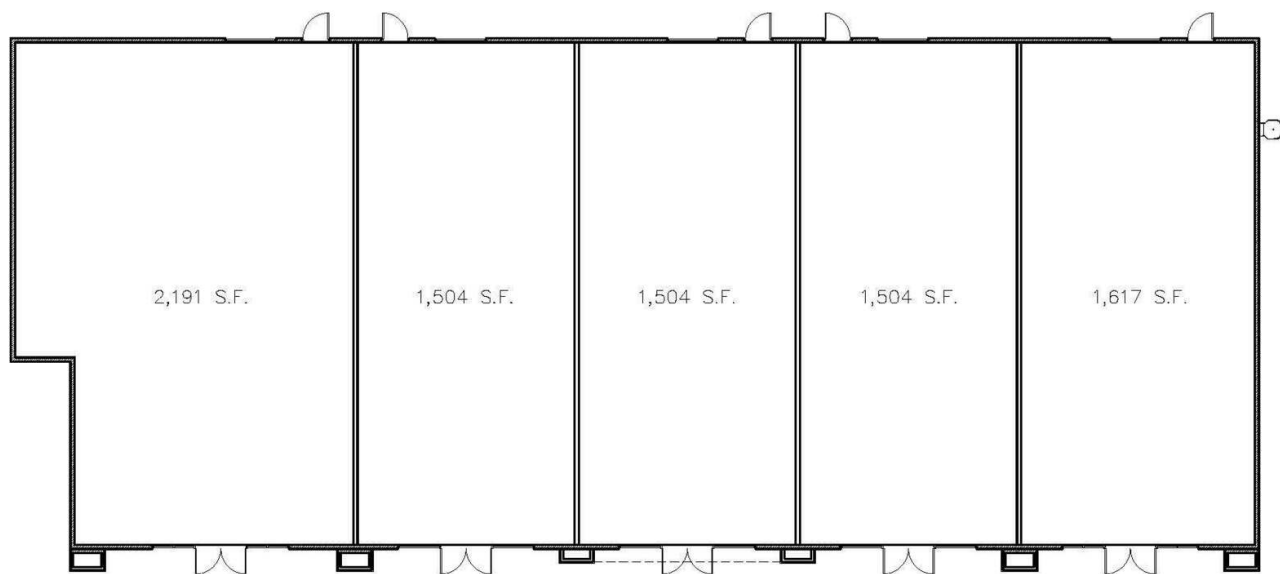
O: 575 521 1535
jacob@1stvalley.com

Cheryl Reome

O: 575 521 1535
cheryl@1stvalley.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



  **FLOOR PLAN**
SCALE: 1/8" = 1'-0"

