



4119 White Sage Arc

Las Cruces, New Mexico 88012

Property Highlights

- Professional office/medical/retail space
- Three (3) suites available ranging in size from 1,560 +/- SF to 4,806 +/- SF
- Suites can be leased separately or together
- Reasonable buildout included
- Fastest growing sub-market in Las Cruces
- Visibility from Hwy 70 and Northrise Dr.

Offering Summary

Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	9,660 +/- SF
Available SF:	1,560 to 4,806 +/- SF

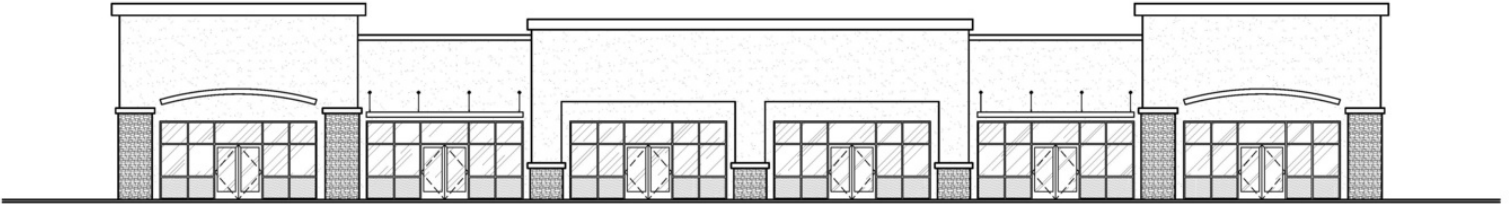
For More Information

Jacob Slavec, SIOR

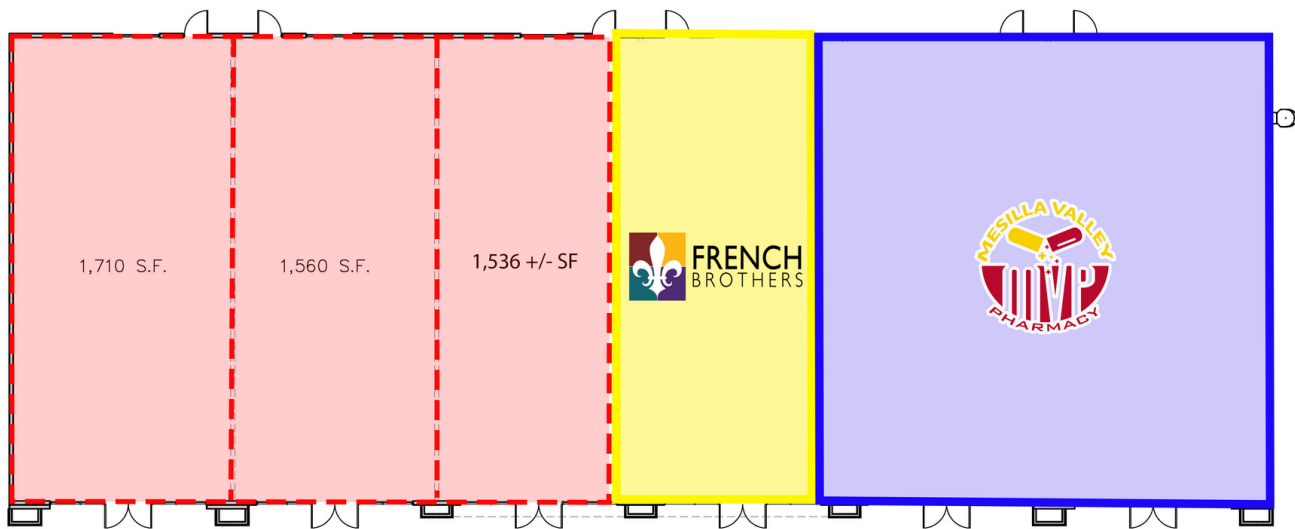
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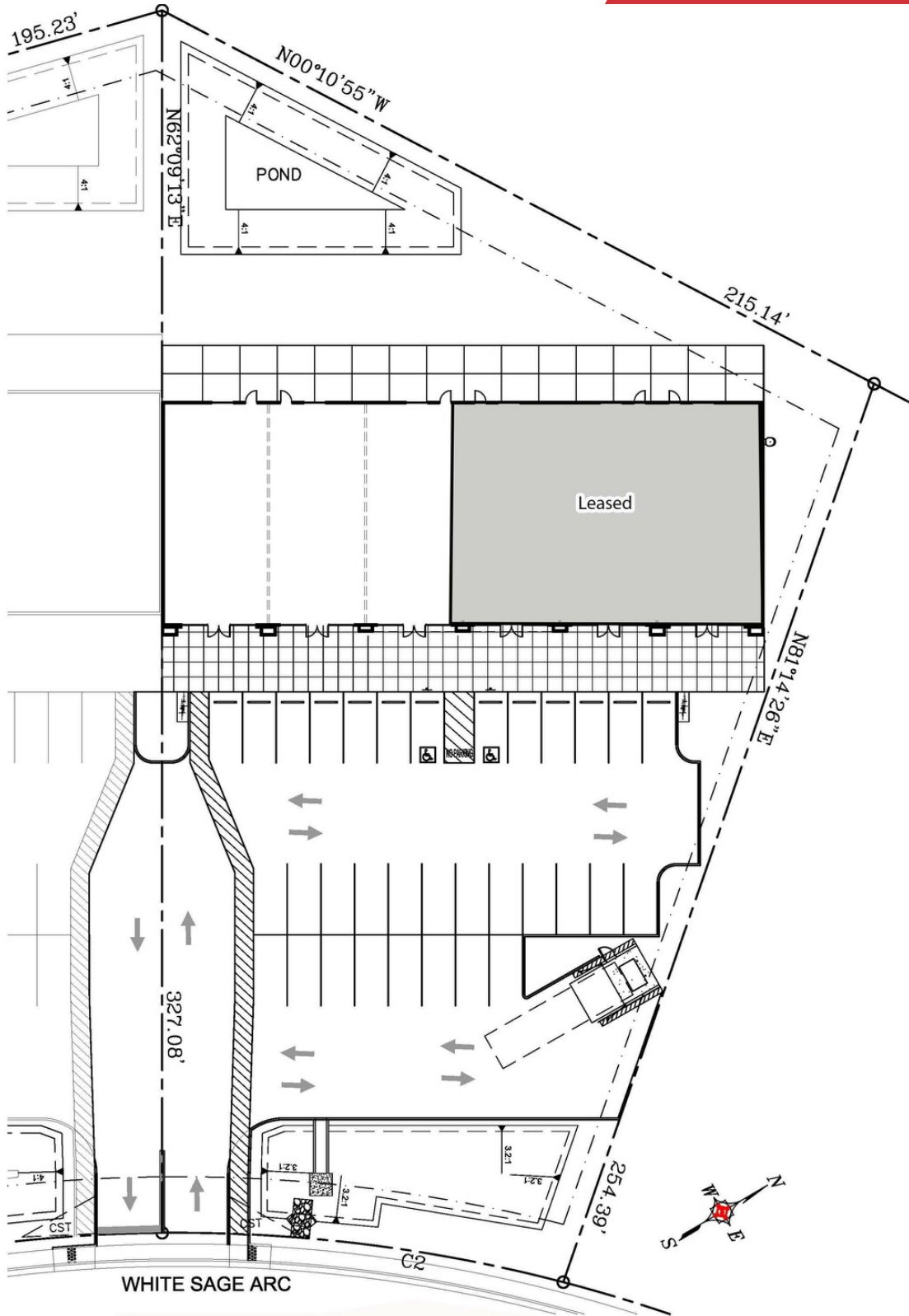
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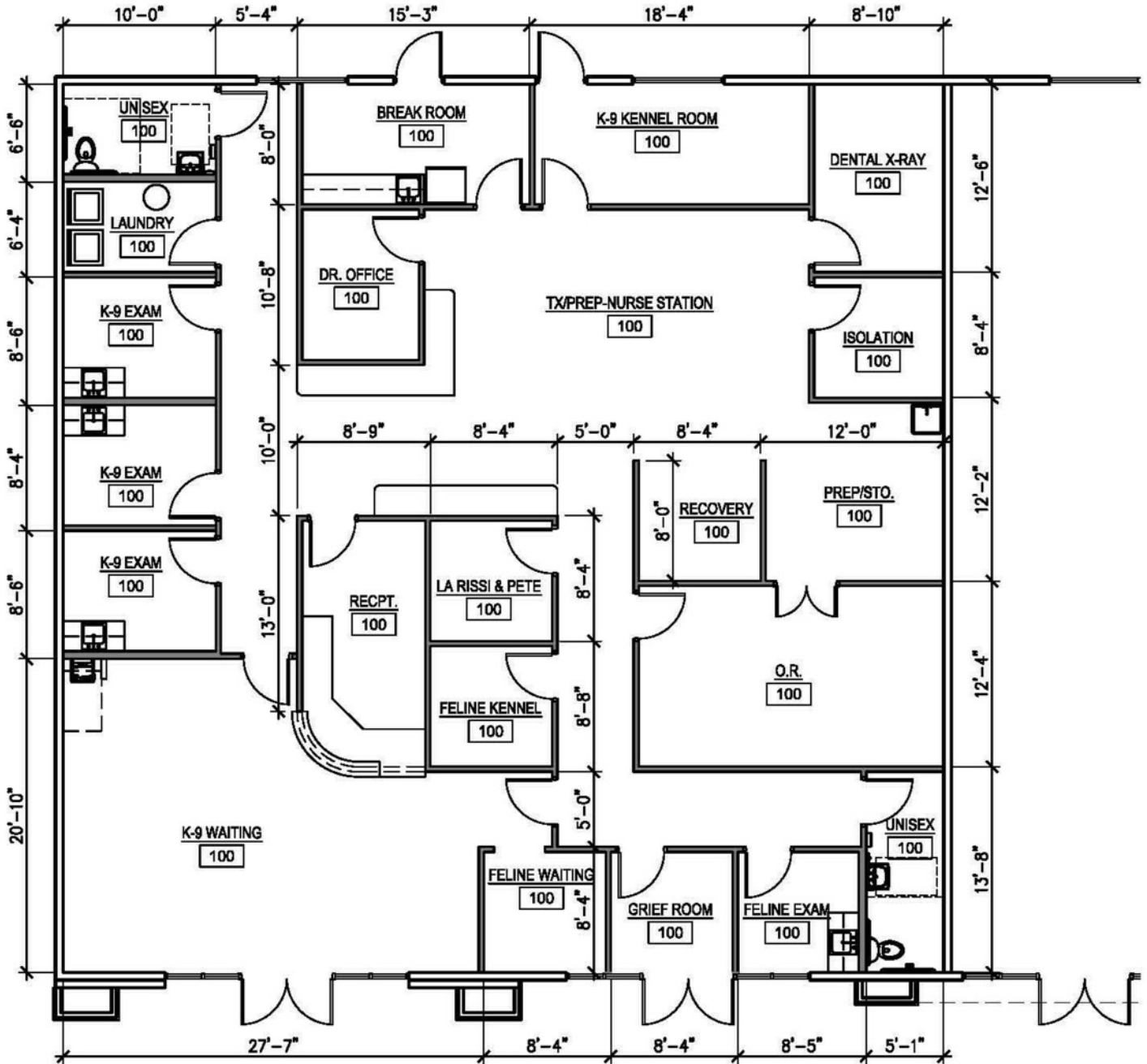


Available Suites
(may be leased individually or combined)



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







Logos for surrounding retailers:

- Sherwin Williams
- Pizza Hut
- Subway
- Nusendr
- T-Mobile
- Great Clips
- Jersey Mike's Subs
- World Peace Smoke Shop
- Twisted Sugar
- Everest Cannabis Co.

Logos for surrounding medical and financial services:

- Esperanza Medical
- Orthodontist
- Edward Jones
- Prosper
- Waterstone Mortgage
- Clear Imaging
- Hair Lounge

Future Home of:

