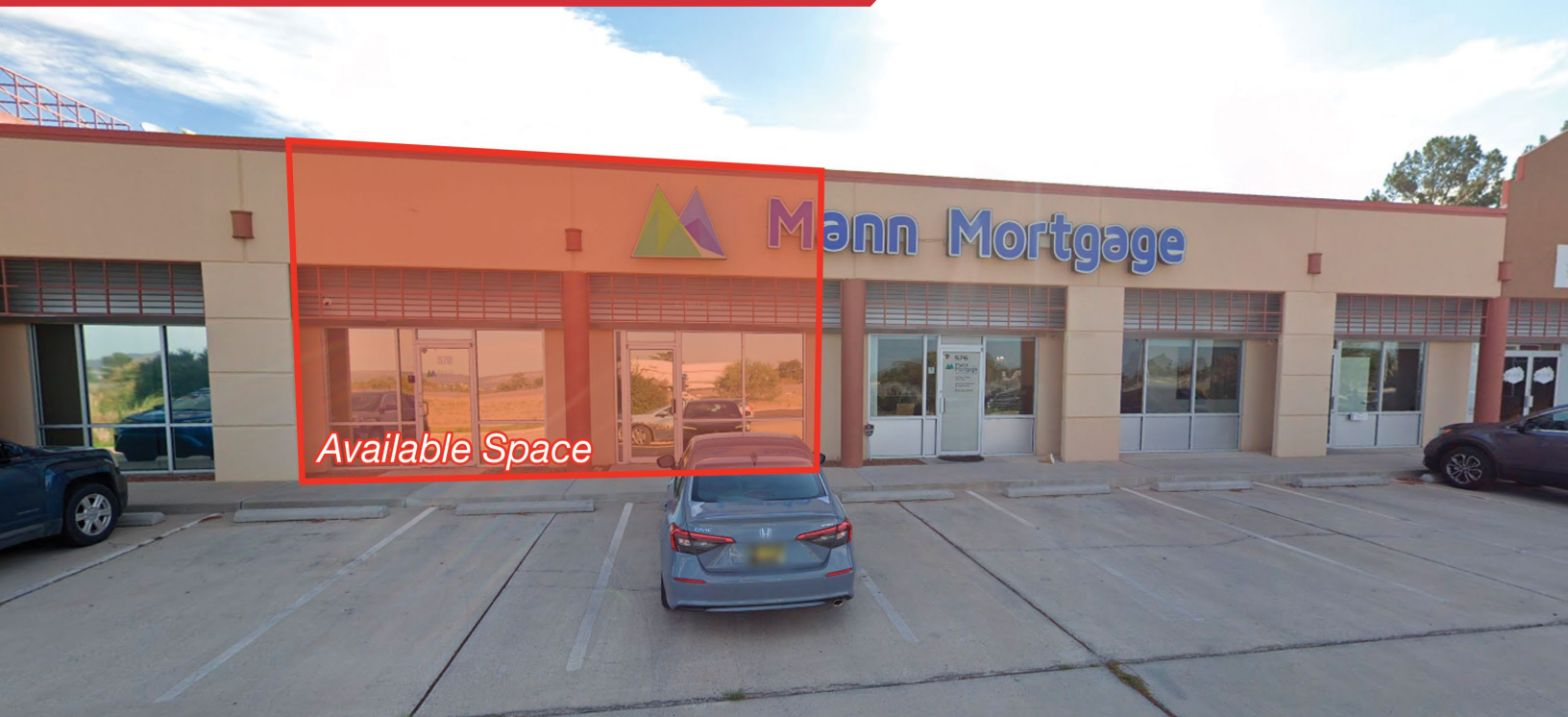


For Lease | Office Space



570 N Telshor Blvd

Property Highlights

Las Cruces, NM 88011

Offering Summary

Lease Rate	\$18.75/sf (NNN)
Building Size	7,729 ± SF
Available Space	1,198 ± SF

- Excellent visibility from N Telshor Blvd and I-25
- Fully furnished (furniture can be removed, if desired)
- Two (2) offices
- Large waiting and reception areas
- Great space for 2-3 person business

For more information:

Cheryl Reome

575.644.9165

cheryl@1stvalley.com

Stephanie Maddox

575.639.3504

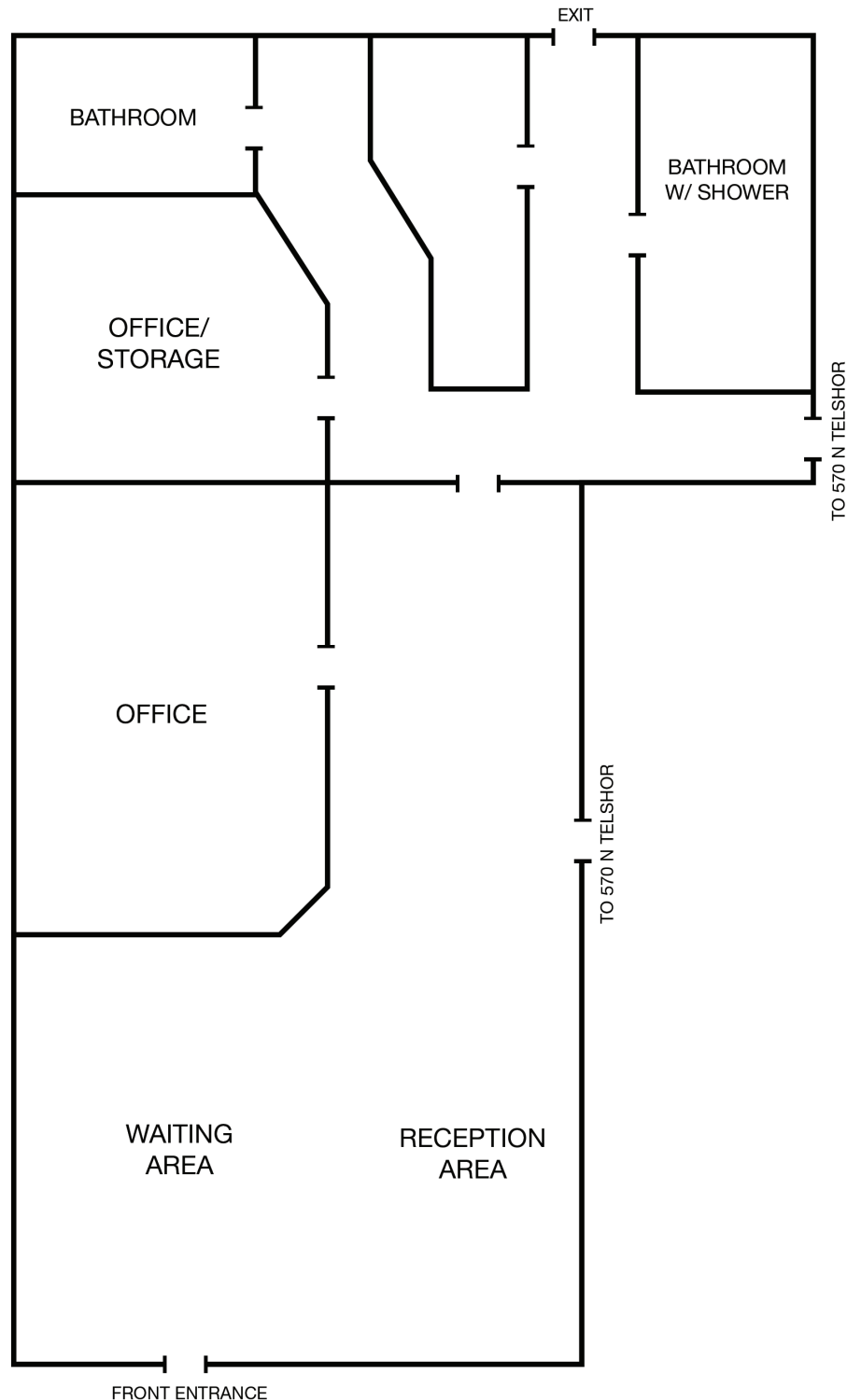
stephanie@1stvalley.com

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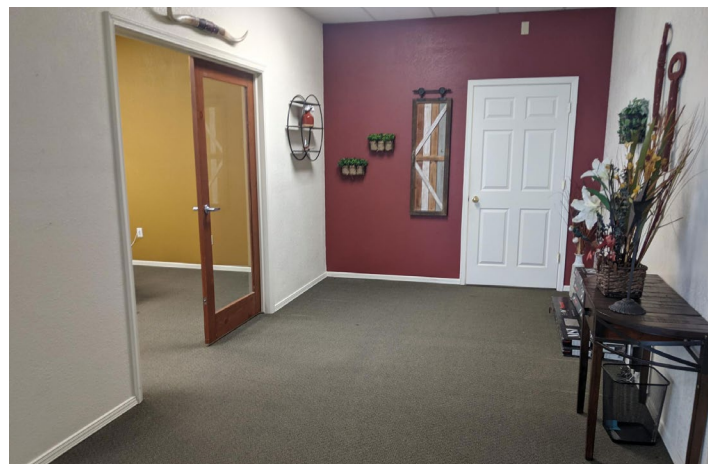
1155 S Telshor Blvd
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com

Floor Plan

** Not to scale. For visual aid purposes only.*



Additional Photos



Location



Nearby Traffic Counts

N Telshor Blvd 24,297 VPD

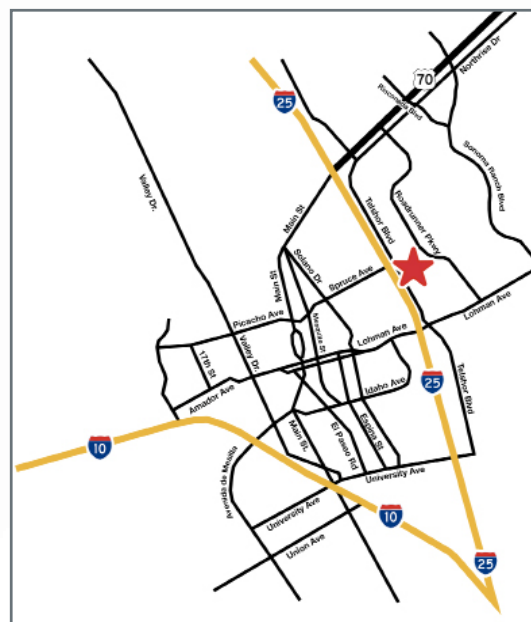
I-25 30,942 VPD

Source: NMDOT, 2023

Las Cruces Demographics

Population	113,881
Total Households	47,379
Average HH Income	\$50,372

Source: US Census Bureau, 2022



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