

For Lease | Office Space

NAI 1st Valley



Property Features

Lease Rate \$21.00 psf (NNN)

Available Space 3,011 ± SF

For more information:

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- 3,011 ± SF former dental office, ideal for medical, dental, or professional office users
- Functional layout with multiple exam rooms, reception area, and private offices. May easily be converted to professional office
- Built-in cabinetry, plumbing, and essential infrastructure for a seamless setup
- High-traffic location with excellent visibility and easy access
- Ample parking available for patient and staff convenience

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.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
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2540 N Telshor, Suite E

This 3,011 ± square foot former dental office offers an ideal setup for any medical, dental, or professional business seeking a well-equipped and functional space. The property features multiple exam rooms, a reception area, and private offices, allowing for a seamless patient or client experience. Designed with a practical layout that includes built-in cabinetry, plumbing, and necessary infrastructure, this space minimizes setup costs for a quick start to operations.

Located in a high-traffic area with ample parking and easy access, this office ensures visibility and convenience for patients and staff alike. The flexible lease terms make it suitable for businesses looking to establish or expand their presence in a thriving community.



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Additional Photos

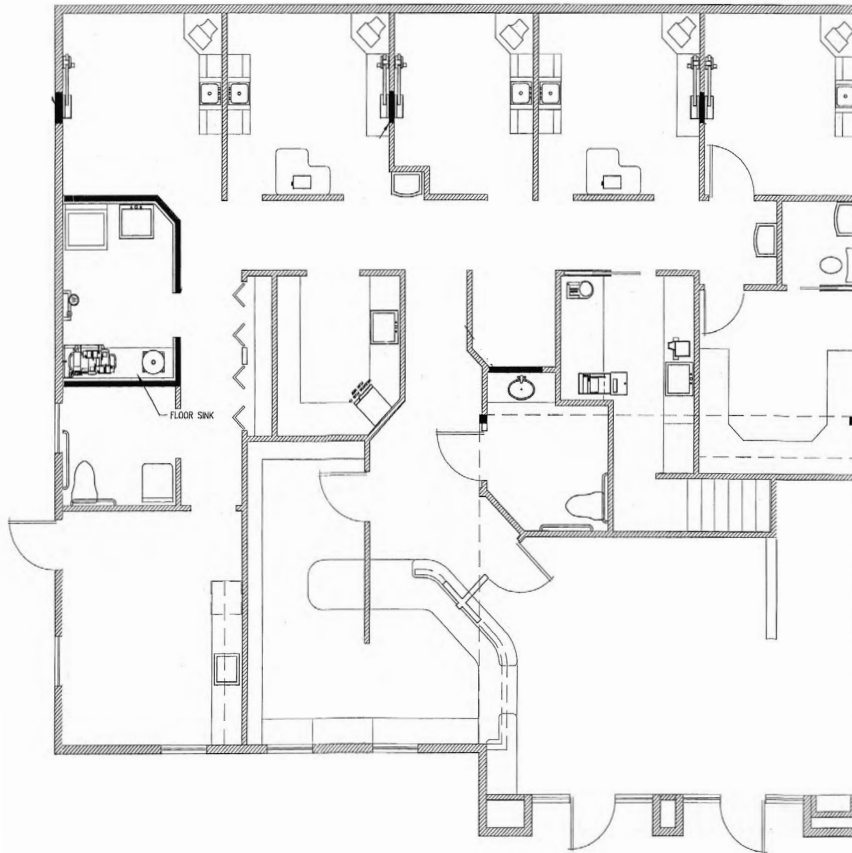


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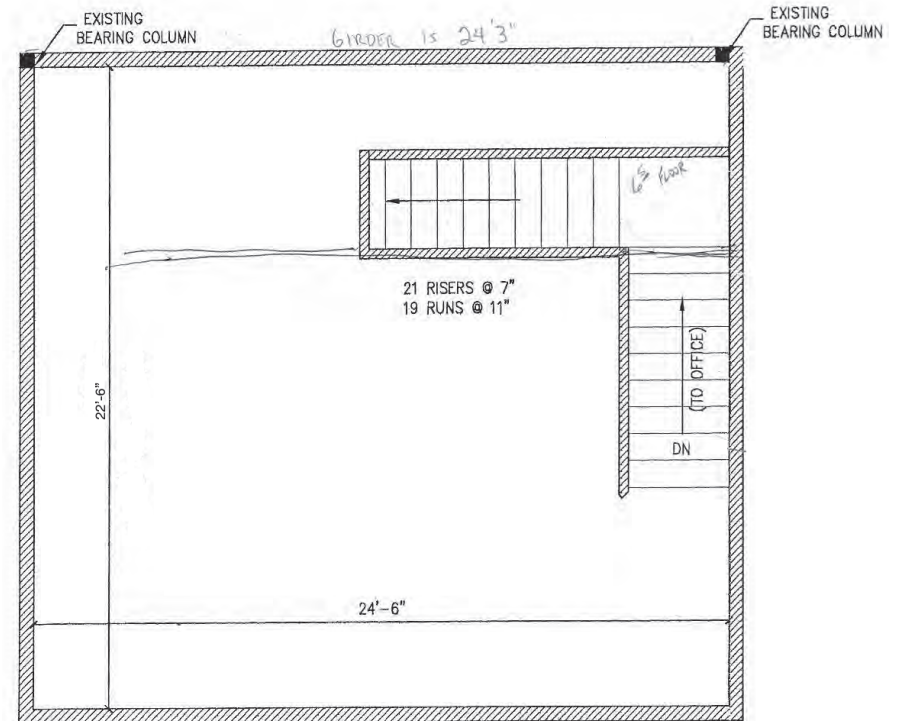
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Floor Plan

* For visual representation only



First Floor

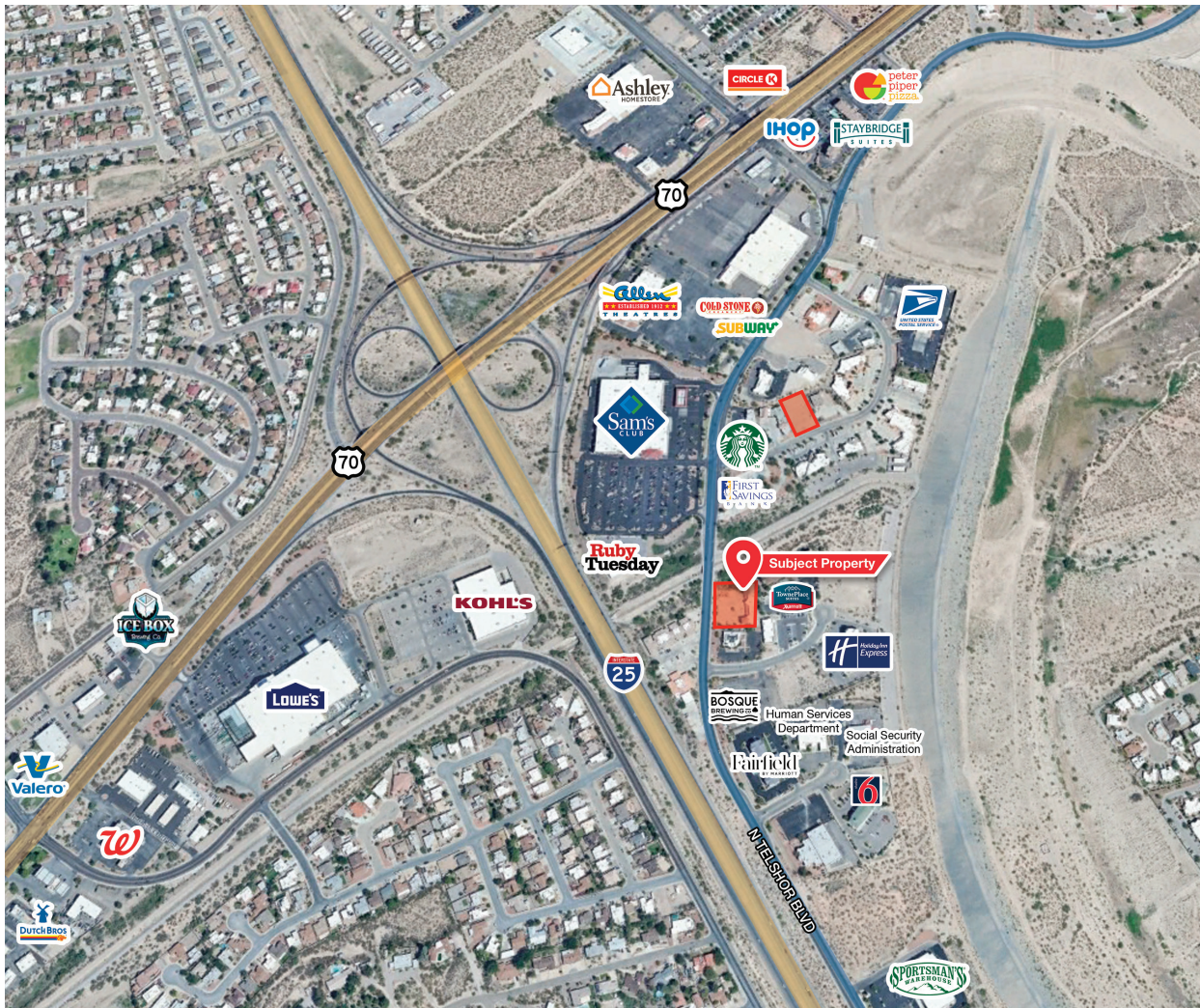


Second Floor

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Location Overview



Nearby Traffic Counts:

N Telshor Blvd 24,297 VPD

Source: NMDOT, 2023

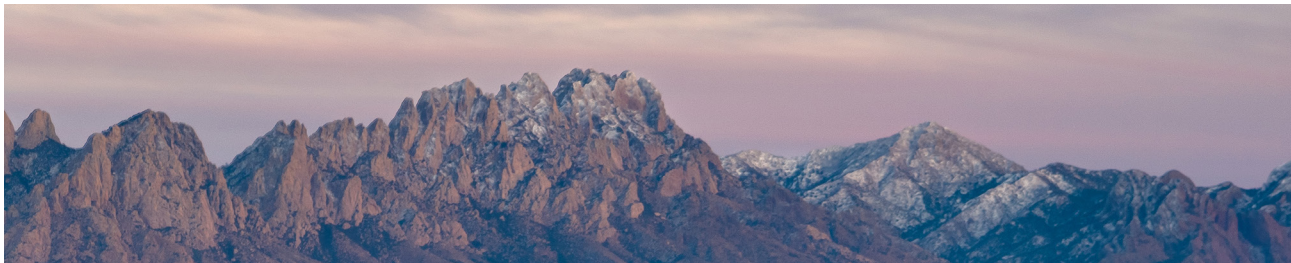
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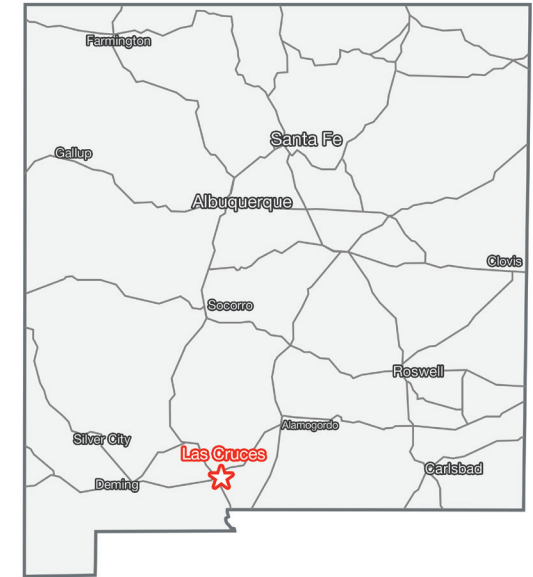
Location Overview

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022

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