

Sublease | Office Space



576 N Telshor Blvd

Property Highlights

Las Cruces, NM 88011

Offering Summary

| | |
|------------------------|----------------------|
| Lease Rate | Contact Broker (NNN) |
| Building Size | 7,729 ± SF |
| Available Space | 2,668 ± SF |

- Excellent visibility from N Telshor Blvd and I-25
- Fully furnished (furniture can be removed, if desired)
- Space includes four (4) offices, break room, and conference room. Large waiting and reception areas
- The conference room, reception area, and most offices have sliding barn doors
- Three (3) separate entrances
- Space can be combined with 570 N. Telshor for larger unit

For more information:

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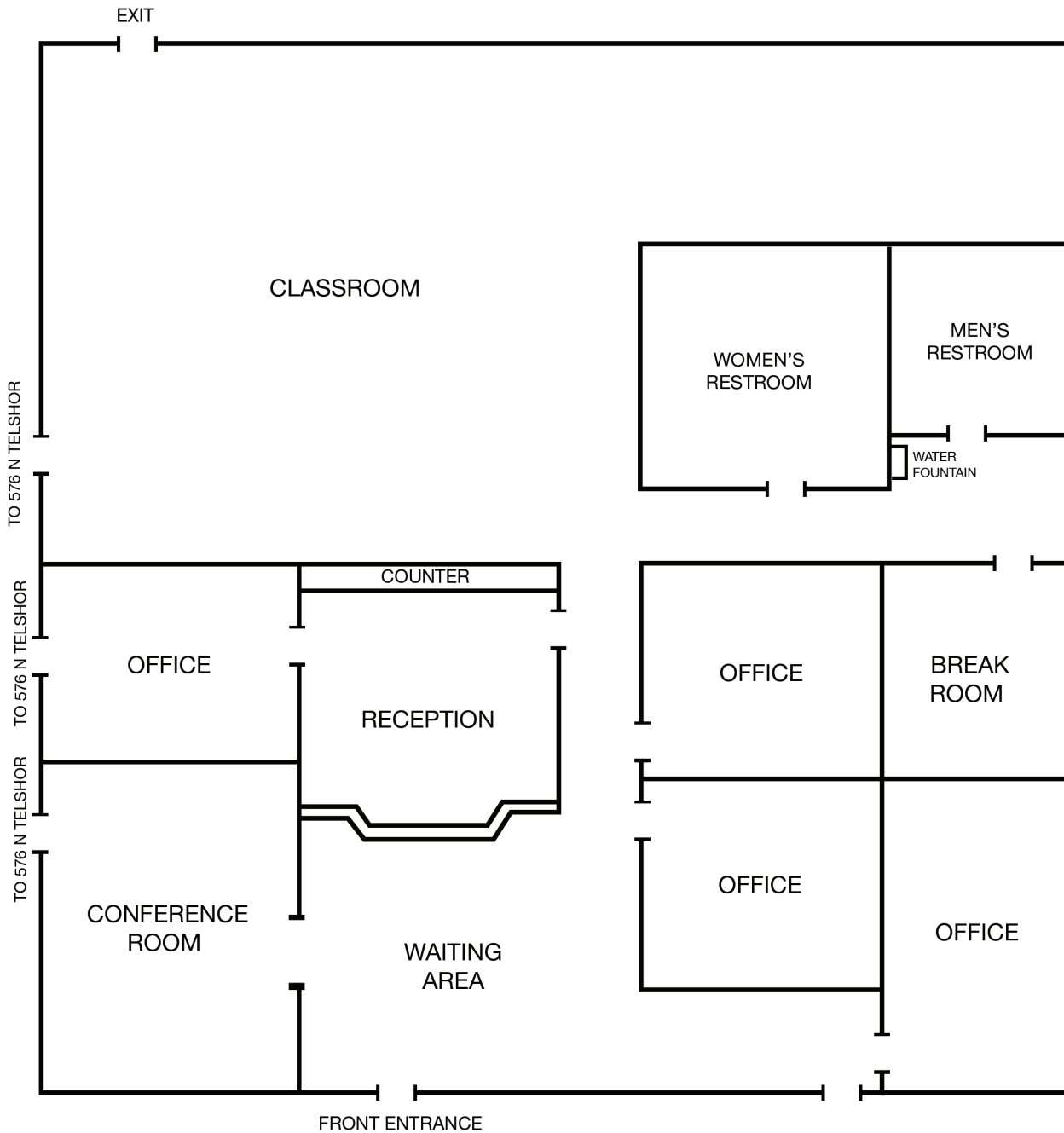
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Floor Plan

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



Additional Photos



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Location



Nearby Traffic Counts

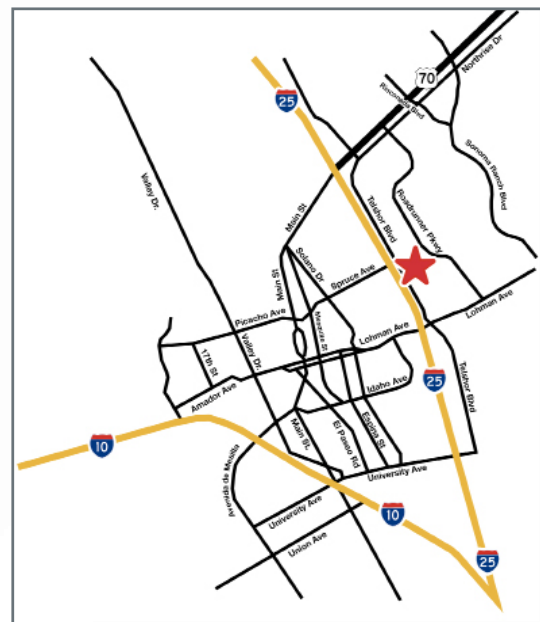
N Telshor Blvd 24,297 VPD
I-25 30,942 VPD

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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