



## Listing Overview

Lease Rate	\$16.45 SF/Yr (Full Service)
Unit Size	1,605 ± SF

- Space includes five (5) offices, one (1) breakroom, and ample storage
- Landlord pays all utilities except internet and phone.
- Located in the heart of Las Cruces' Downtown District, near Main & Griggs Street - access from Main St
- Walking distance to shopping, restaurants, and government services
- Close proximity to Plaza de Las Cruces and the Farmer's & Crafts Market of Las Cruces.

125 S Main St | Las Cruces, NM 88001

**Steve T Mims, CCIM**

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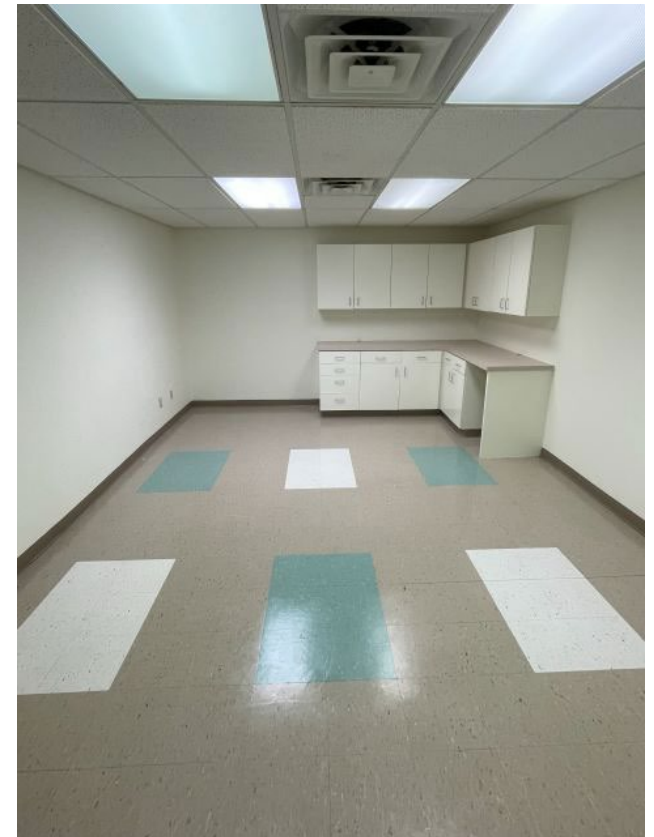
# Additional Photos



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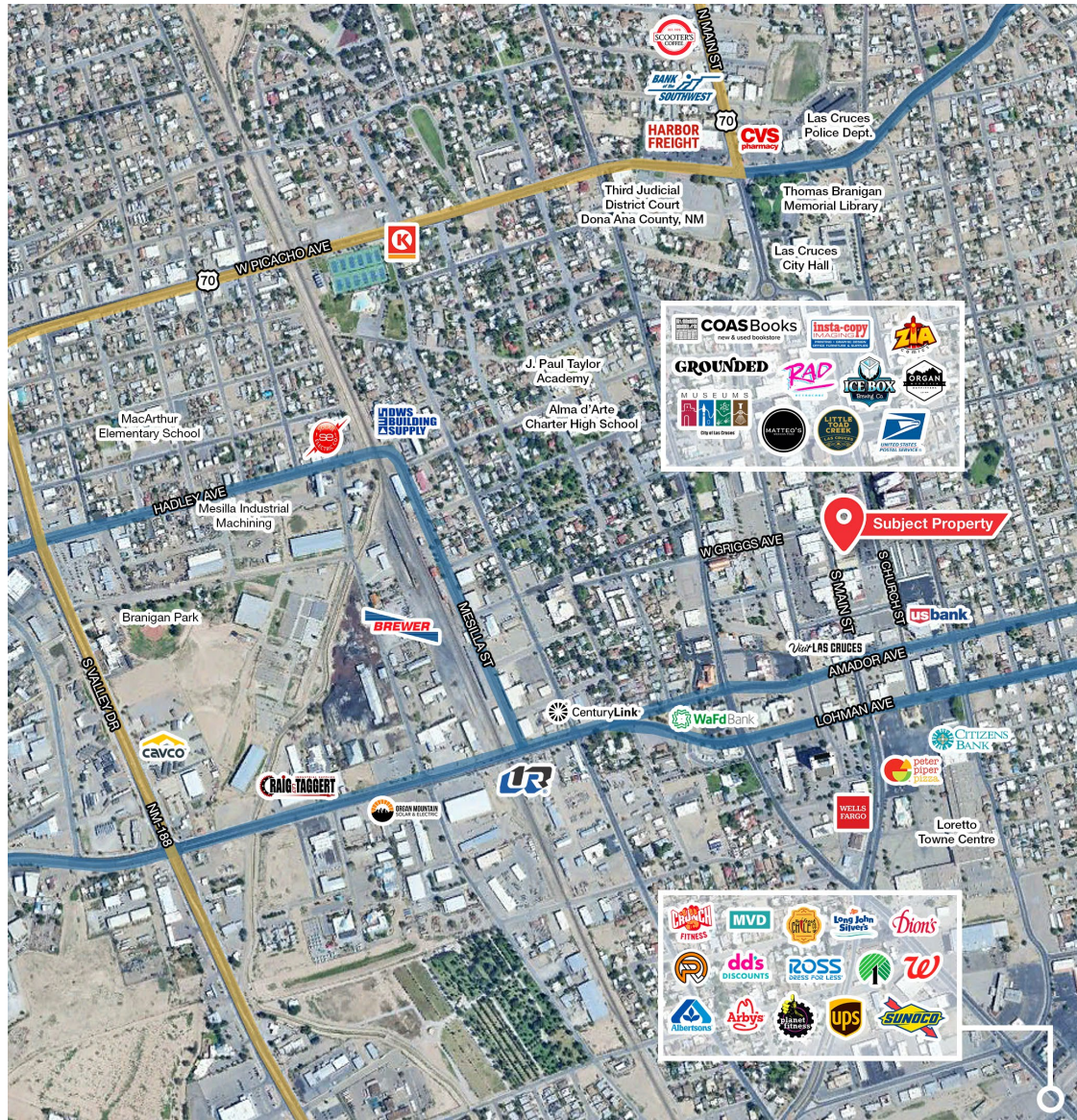
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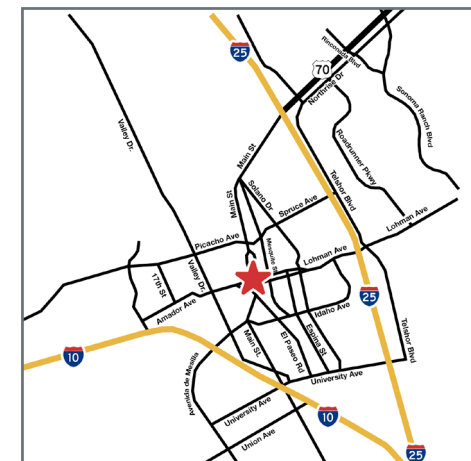
# Location Overview



## Nearby Traffic Counts:

S Main St	13,030 VPD
S Church St	5,524 VPD

Source: NMDOT, 2023



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