

For Lease | Office/Retail Space

NAI 1st Valley



Listing Overview

Lease Rate	\$17.50 (NNN)
Available Space	863 ± SF
Building Size	6,459 ± SF

Stephanie Maddox

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**3780 Foothills Rd, Suite D
Las Cruces, NM 88011**

Small office complex located in central Las Cruces; located near one of the busiest intersections in Las Cruces

- Must see for small office use
- Perfect for insurance, accounting, or other small office users
- Easy access
- Expanding area of town with significant growth of retail & office sectors
- Nearby shopping & restaurants

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
1stvalley.com

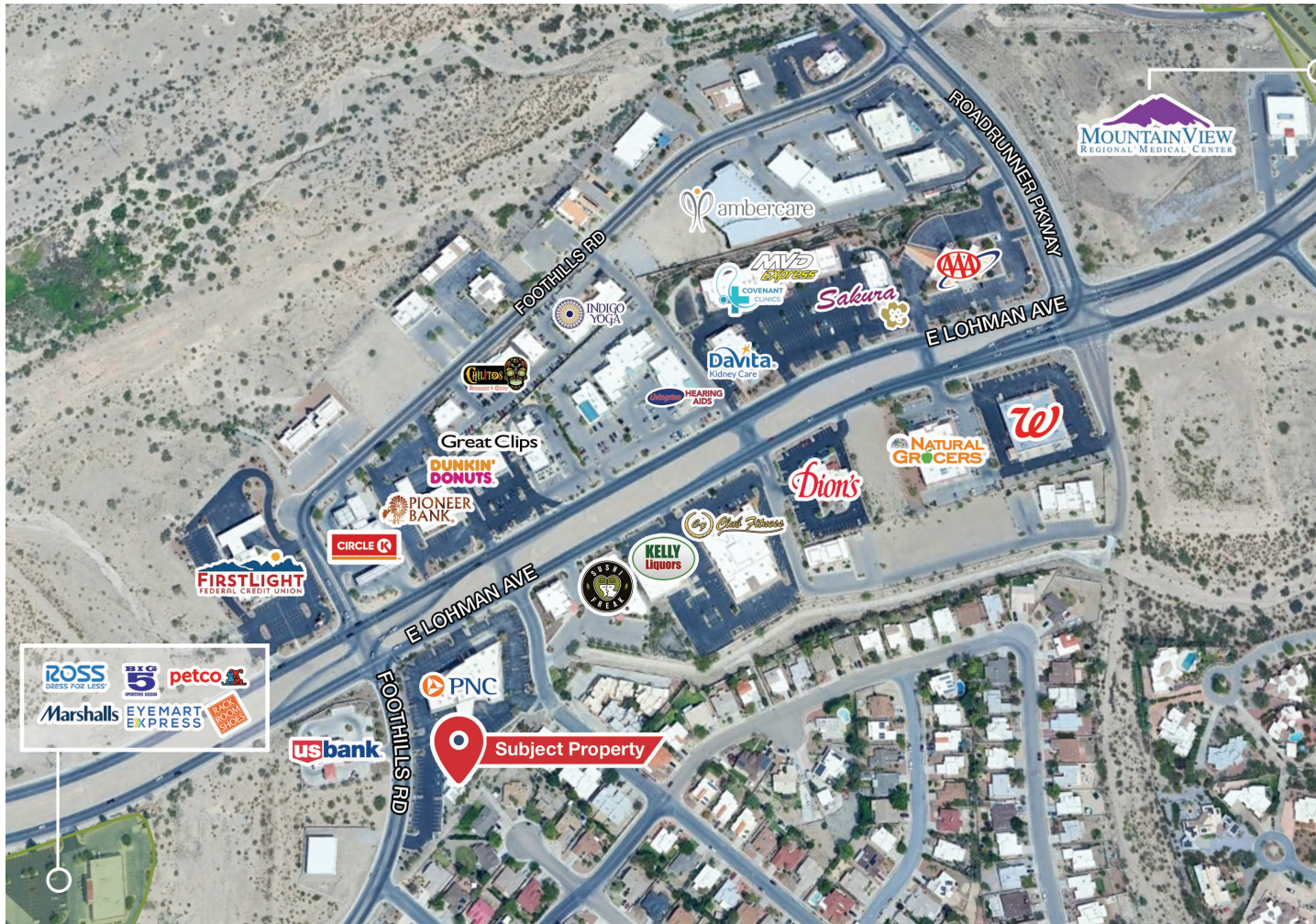
Floor Plan



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Location Overview



Nearby Traffic Counts:

E Lohman Ave	10,735 VPD
Foothill Rd	5,915 VPD

Source: NMDOT, 2023

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