

# For Lease | Office Space

**NAI 1st Valley**



**133 Wyatt Dr, Suite 8 | Las Cruces, NM 88001**

## Listing Overview

<b>Lease Rate</b>	\$950/month
<b>Available Space</b>	± 1,000 SF

For more information:

**Cheryl Reome**

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**Preston Williams**

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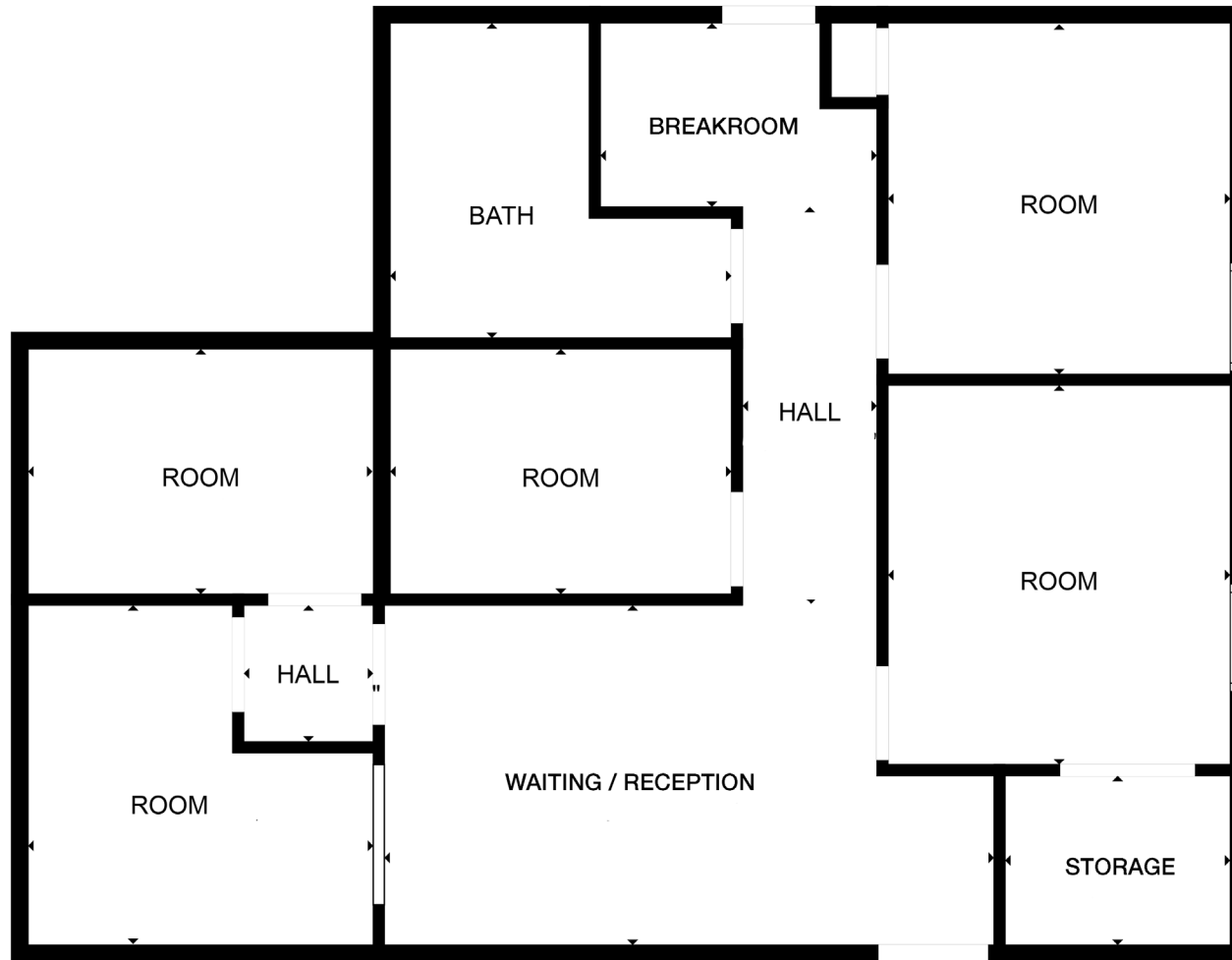
- Office/retail space for lease in downtown Las Cruces
- Previously used as a hair salon, but could easily be used for general office
- Space includes waiting and reception areas, five (5) offices/rooms, break area, and a bathroom

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](http://1stvalley.com)

# Floor Plan

*Floor plan not to scale; for visual aid only*



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# Interior Photos

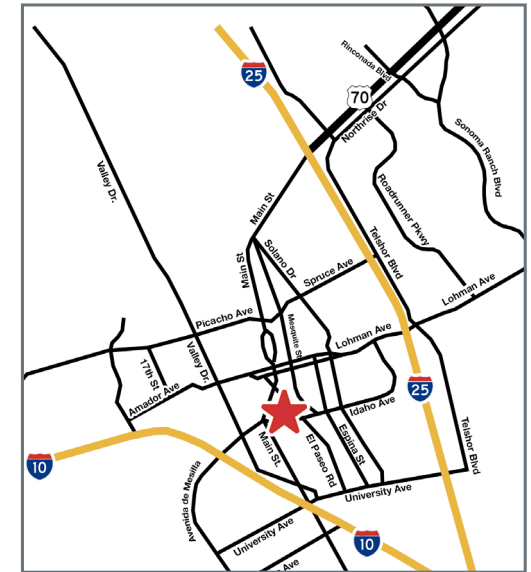


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# Map



## Nearby Traffic Counts:

El Paseo Rd	12,947 VPD
Wyatt Dr	2,218 VPD
S Main St	11,383 VPD

Source: NMDOT, 2024

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