

For Lease | Office/Retail Space

NAI 1st Valley



400 N. Telshor Blvd, Suites D & E | Las Cruces, NM 88011

Listing Overview

Lease Rate	\$20.00 SF/yr (NNN)
Suite D	± 1,252 SF
Suite E	± 1,365 SF

- Two spaces available
- Excellent visibility from I-25 and North Telshor Blvd
- Both spaces are well suited for either office or retail use
- Ample parking
- Total Building Size: 6,591 sq ft

For more information:

Cheryl Reome

575.644.9165 | cheryl@1stvalley.com

Jacob Slavec

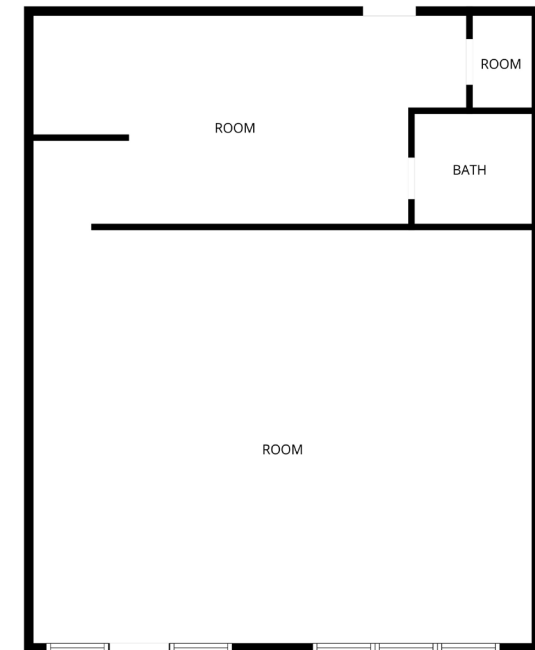
575.644.8529 | jacob@1stvalley.com

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Suite D

Lease Rate	\$20.00 SF/yr (NNN)
Unit Size	± 1,252 SF



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

Floor plan not to scale; for visual aid purposes only

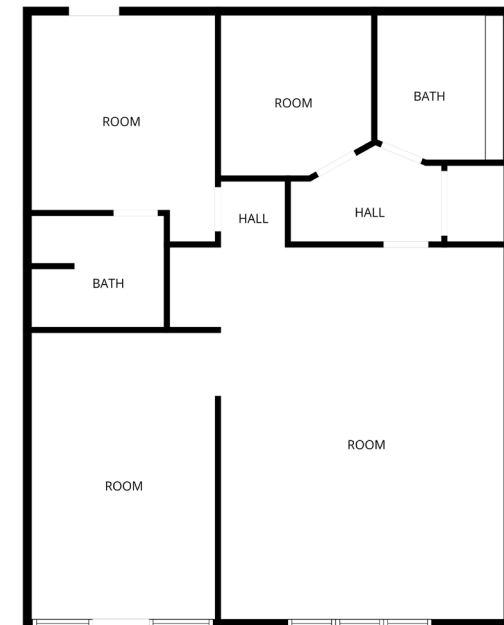
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Suite E



Lease Rate	\$20.00 SF/yr (NNN)
Unit Size	± 1,365 SF



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Map



Nearby Traffic Counts:

N Telshor Blvd 24,856 VPD

Source: NMDOT, 2024

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