

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	\pm 1,252 SF
Suite E	\pm 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:

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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.

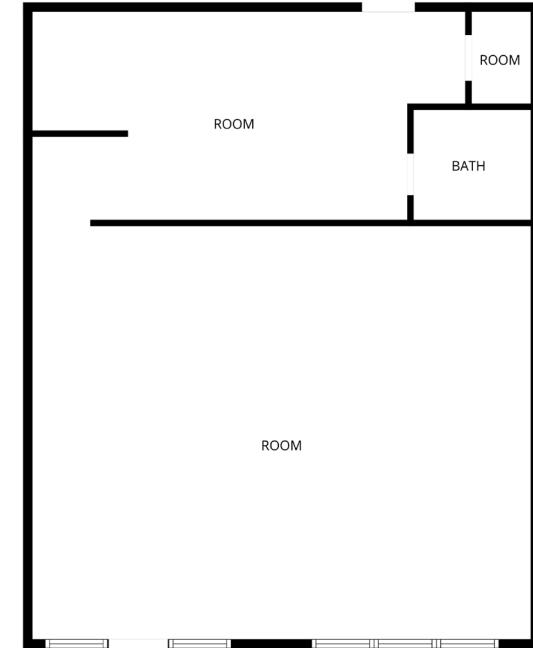
1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com

Suite D

1st Valley
Commercial Real Estate Services, Worldwide.

Lease Rate \$20.00 SF/yr (NNN)

Unit Size ± 1,252 SF



Floor plan not to scale; for visual aid purposes only

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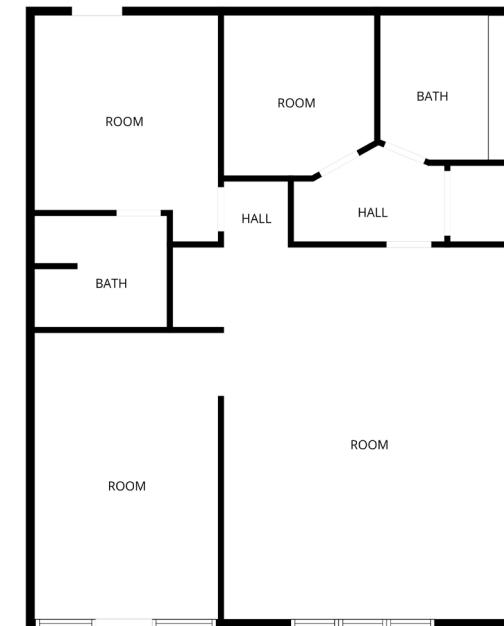
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Suite E

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Commercial Real Estate Services, Worldwide.

Lease Rate \$20.00 SF/yr (NNN)

Unit Size $\pm 1,365$ SF



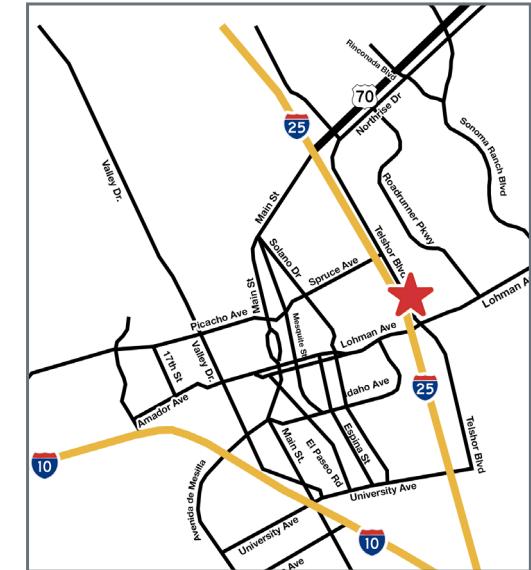
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Map



Nearby Traffic Counts:

N Telshor Blvd

24,856 VPD

Source: NMDOT, 2024

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