

For Lease | Office/Retail Space

NAI 1st Valley



755 S Telshor Ste D-109 | Las Cruces, NM 88011

Listing Overview

Lease Rate	\$20.00 SF/Yr (NNN)
Building Size	± 12,579 SF
Available Space	± 1,000 - 2,685

Located within Telshor Tower Plaza, this ±1,000 - 2,685 SF professional office suite offers a rare opportunity to establish your business in one of Las Cruces' most desirable corridors. Positioned directly across from Mesilla Valley Mall and surrounded by major retailers, restaurants, and medical facilities, this location provides exceptional visibility, accessibility, and daily traffic exposure.

The suite features a welcoming reception area, multiple private offices, a conference room, and a kitchenette—perfectly suited for medical, legal, financial, or professional service users. Its proximity—just one mile from Mountain View Regional Medical Center and Memorial Medical Center—makes it an ideal choice for healthcare-related tenants seeking a convenient, central location.

For more information:

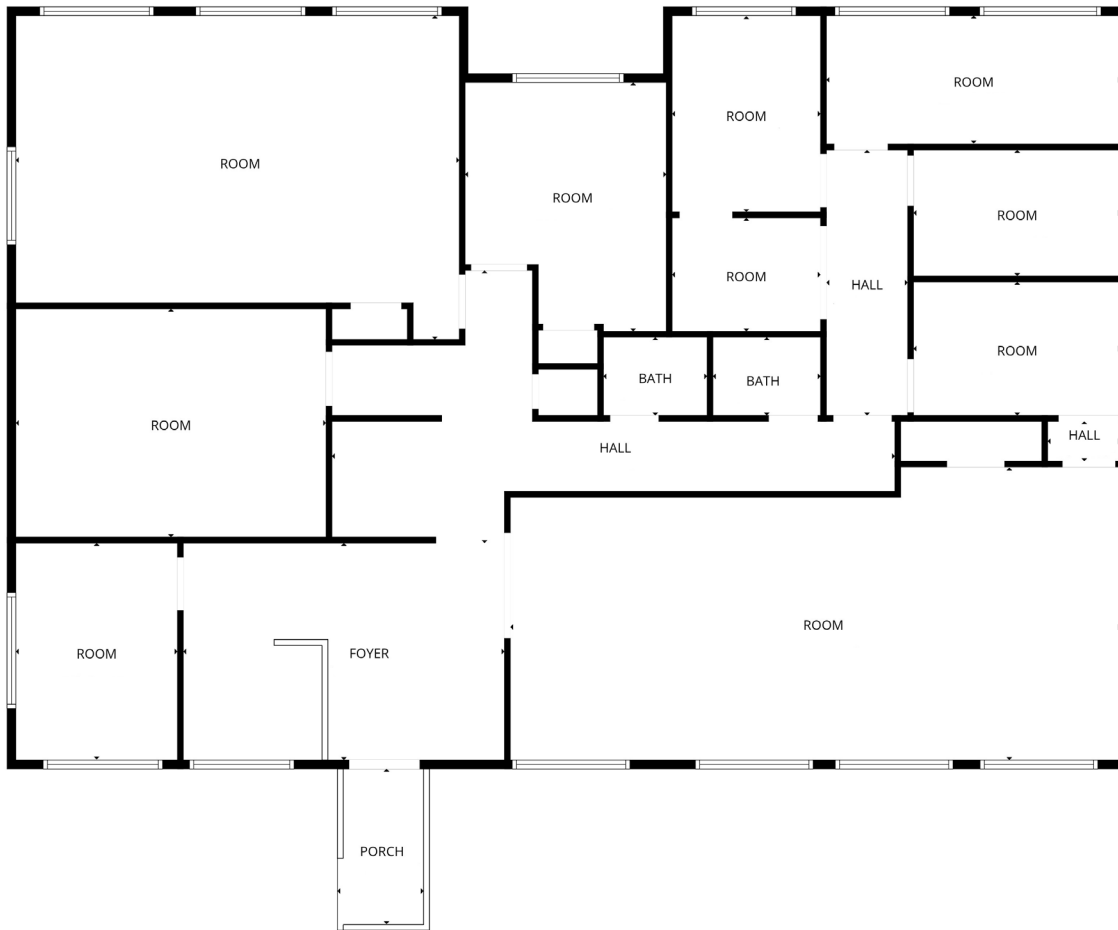
Steve T Mims

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Floor plan not to scale; for visual aid only.



Property Highlights

- Available Space: ± 1,000 - 2,685 SF
- Zoning: Commercial
- Highly Visible Location – Across from Mesilla Valley Mall, one of Las Cruces’ busiest retail destinations
- Prime Corridor – Along South Telshor Blvd, a major commercial and commuter route
- Proximity to Medical Hubs – 1 mile from both Mountain View Regional and Memorial Medical Centers
- Ample Parking and easy access to major roads, shopping, and restaurants
- Ideal for professional, medical, or service-oriented users

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Commercial Real Estate Services, Worldwide.



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Map

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Nearby Traffic Counts:

S Telshor Blvd	18,693 AADT
E Lohman Ave	13,873AADT

Source: NMDOT, 2024

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