



2540 N Telshor Blvd

Las Cruces, NM 88011

FOR LEASE

\$21.00/SF/Yr (NNN)

AVAILABLE SPACE

±1,370 - 3,011 SF

2540 N Telshor Blvd offers versatile medical and professional office suites for lease within a prominent multi-tenant center. Positioned along the high-traffic Telshor corridor, the property provides excellent visibility, convenient regional access, and ample on-site parking, making it an ideal location for medical practices and professional businesses seeking a flexible footprint.

PROPERTY HIGHLIGHTS

- Medical and professional office suites available
- Prominent multi-tenant center along N Telshor Blvd
- High-traffic location with strong visibility
- Ample on-site parking for patients, clients, and staff
- Regional access to Interstate 25 and Highway 70

For more information:

Preston Williams

575.621.2445 | preston@1stvalley.com

Jacob Slavec, SIOR

575.644.8529 | jacob@1stvalley.com



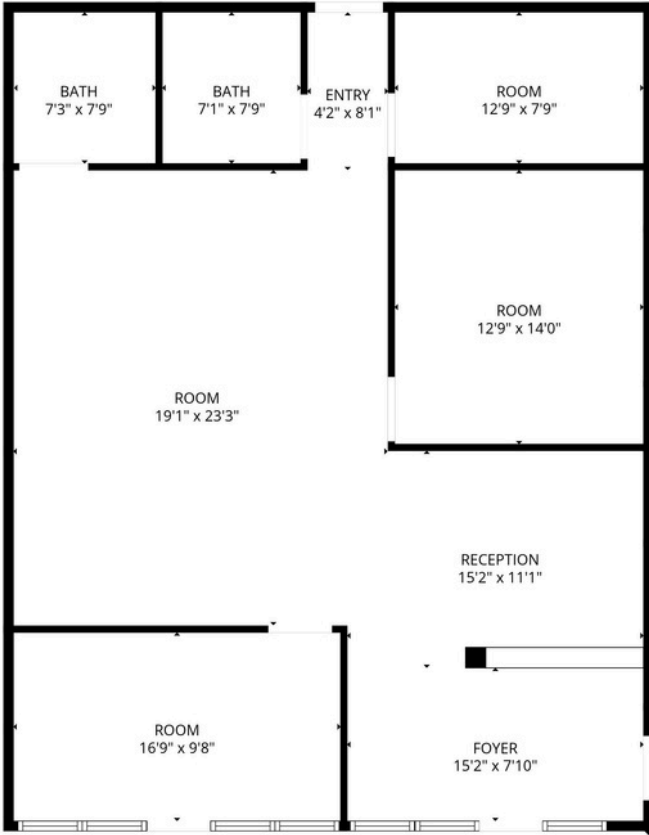
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Suite D

Floorplan not to scale; for illustrative purposes only.

FOR LEASE	\$21.00/SF/Yr (NNN)
AVAILABLE SPACE	± 1,370 SF

- Dedicated Reception & Waiting Areas
- Efficient Layout with Multiple Private Offices
- Combination of Open Work Areas and Enclosed Offices
- Move-In Ready Configuration

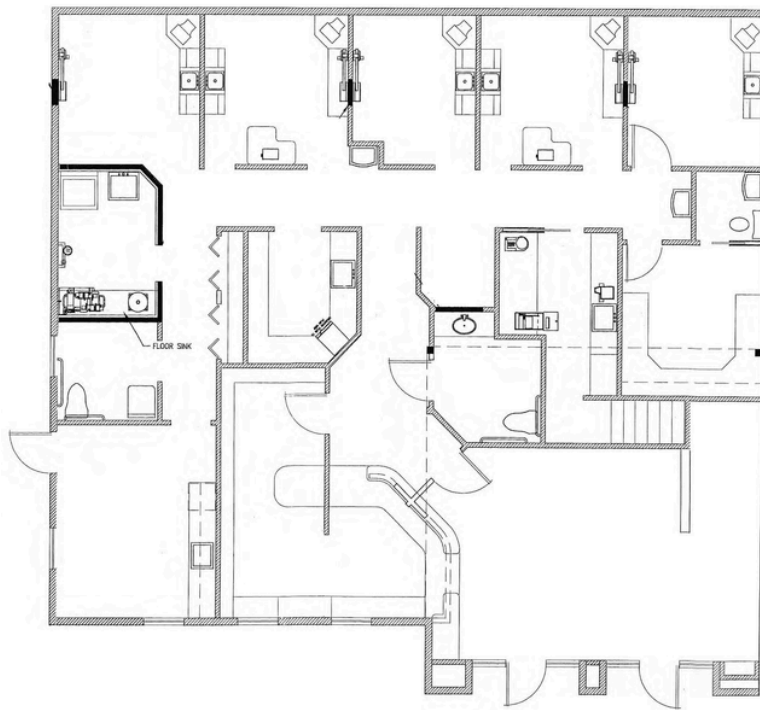


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

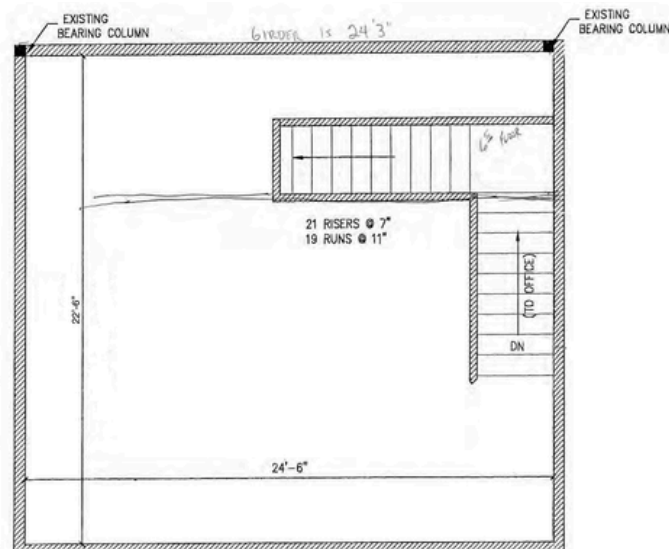
Suite E

Floorplan not to scale; for illustrative purposes only.

First Floor



Second Floor



FOR LEASE

\$21.00/SF/Yr (NNN)

AVAILABLE SPACE

± 3,011 SF

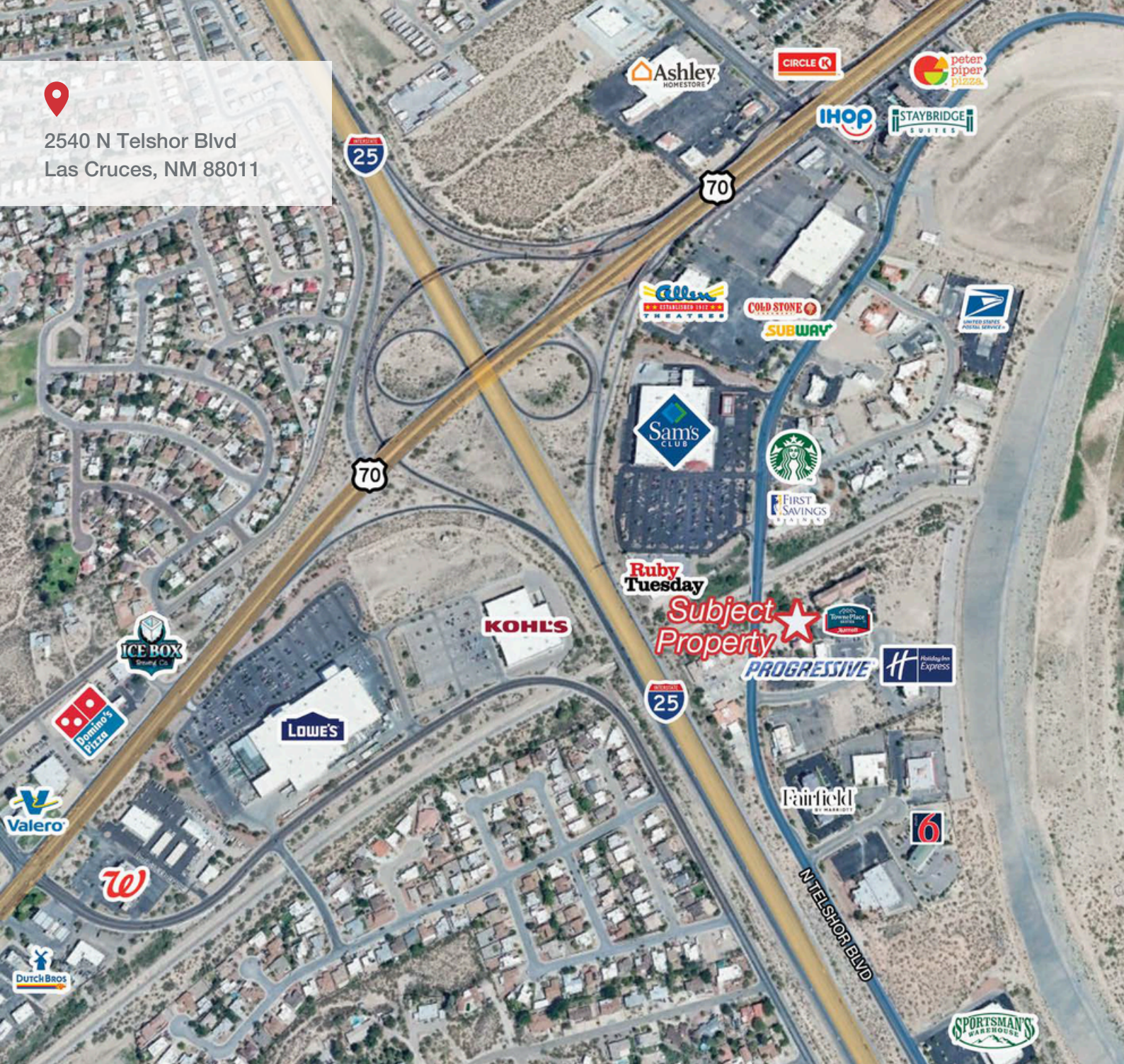
- 3,011 ± SF former dental office, ideal for medical, dental, or professional office users
- Functional layout with multiple exam rooms, reception area, and private offices. May easily be converted to professional office
- Built-in cabinetry, plumbing, and essential infrastructure for a seamless setup



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.



2540 N Telshor Blvd
Las Cruces, NM 88011



NEARBY TRAFFIC COUNTS

N TELSHOR BLVD	13,022 AADT
INTERSTATE 25	20,568 AADT
HIGHWAY 70	37,215 AADT

LAS CRUCES DEMOGRAPHICS

POPULATION	116,978
NUMBER OF HOUSEHOLDS	47,517
MEDIAN HOUSEHOLD INCOME	\$ 55,422

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.