

For Lease

Office Space

NAI 1st Valley



2540 N Telshor Blvd, C&D | Las Cruces, NM 88011

Listing Overview

Lease Rate \$21.00 SF/Yr (NNN)

Building Size ± 29,260 SF

Total Available SF ± 3,165 SF

- Efficient Layout with Multiple Private Offices
- Dedicated Reception & Waiting Areas
- Combination of Open Work Areas and Enclosed Offices
- Abundant Natural Light Throughout Select Offices
- Move-In Ready Configuration
- Ample On-Site Parking
- Excellent Accessibility and Visibility along N Telshor Blvd and I-25
- Ideal for Professional or Service-Oriented Users

For more information:

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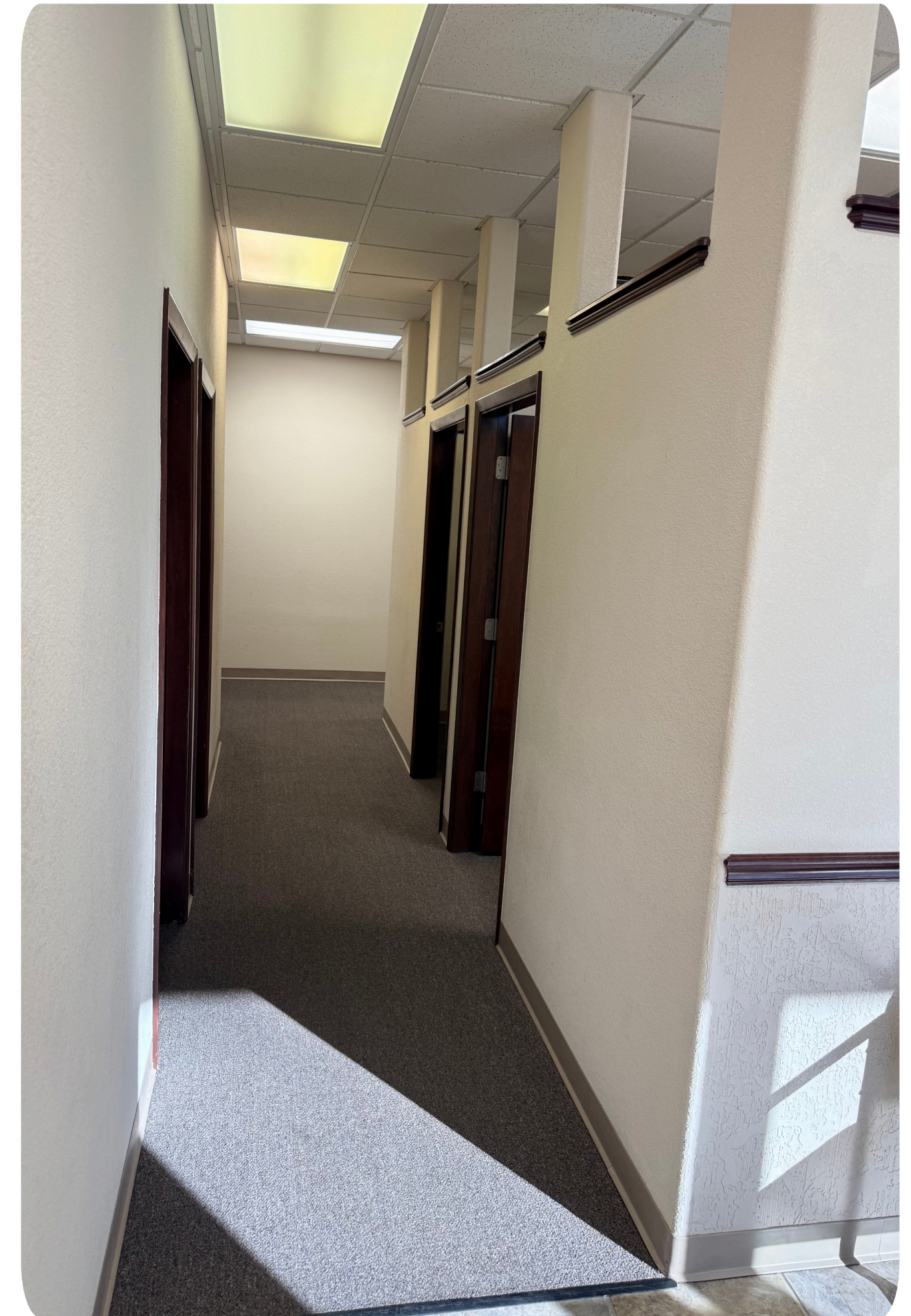
Additional Photos



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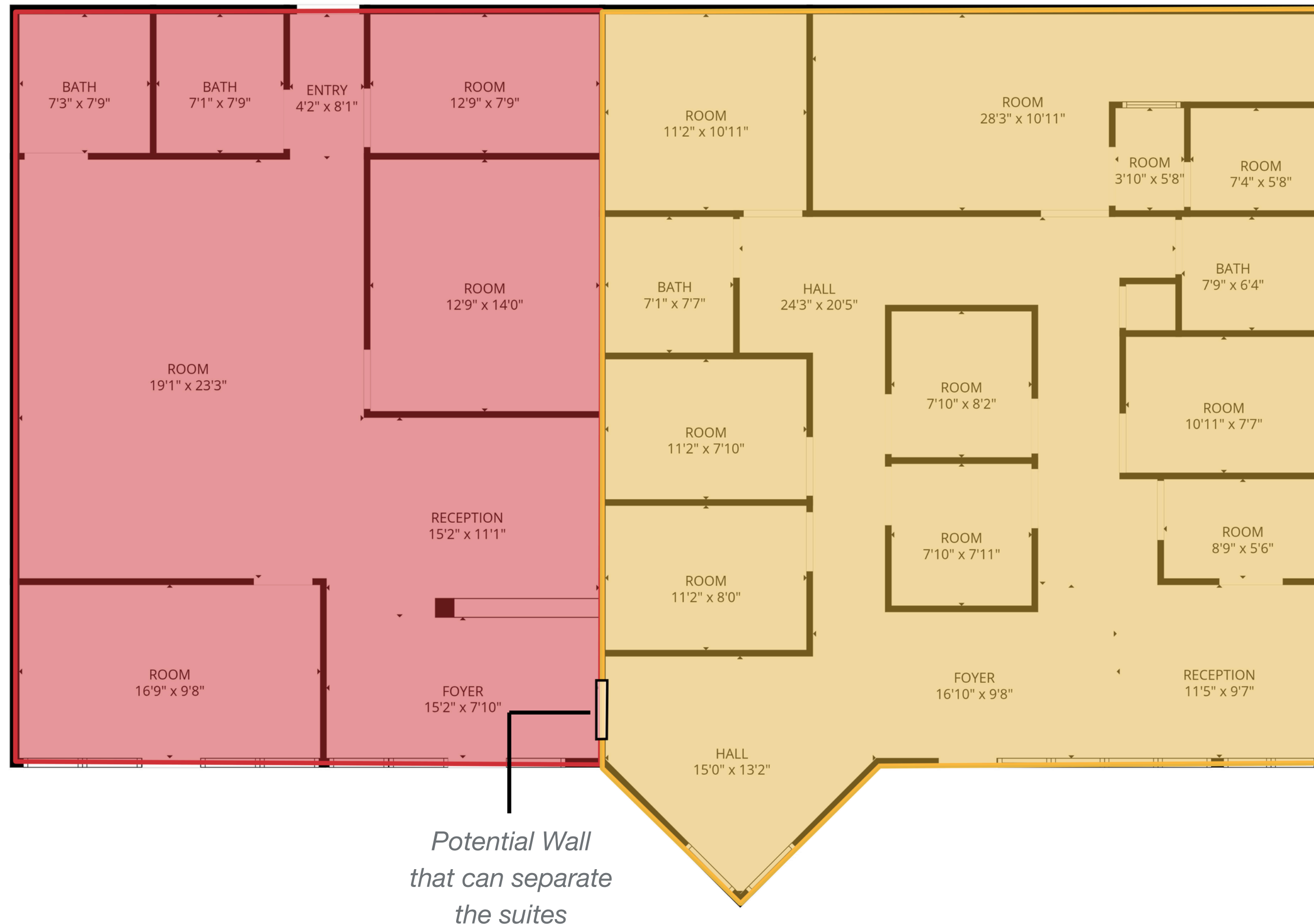


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Floor Plan

Suite D
± 1,370 SF



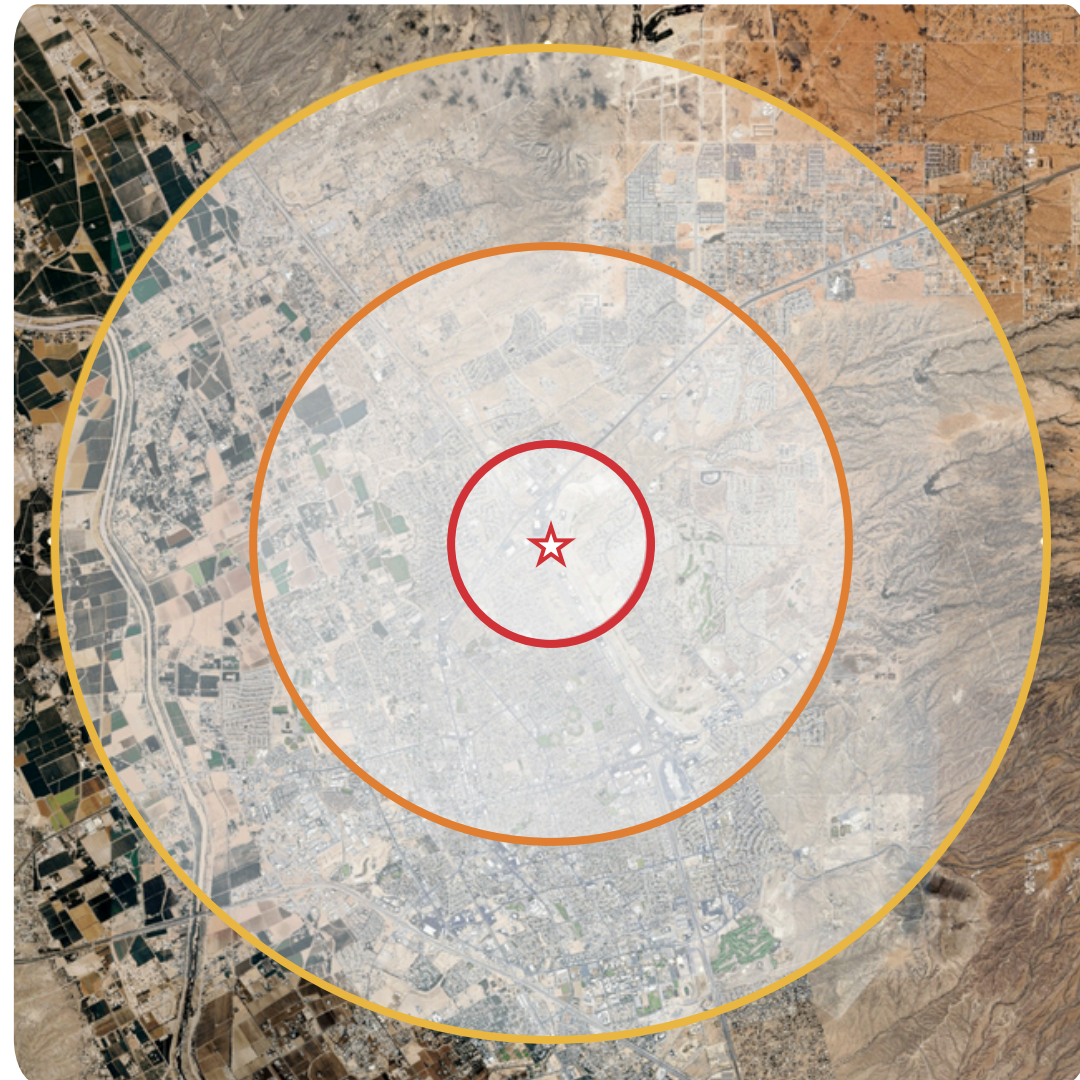
Suite C
± 1,741 SF

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

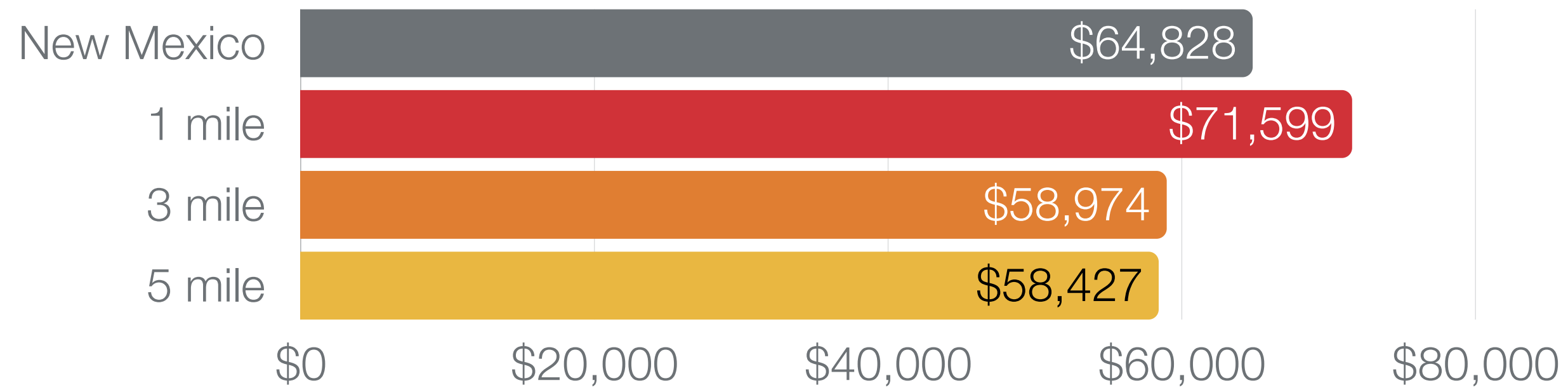
** Images are not to scale; for visual aid only*

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Median Household Income



When it comes to shopping, they often visit large retail establishments for food and home supplies.



This segment tends to stick to the same foods, stores, and brands. They often buy American-made products and domestic vehicles.

About This Area

HOUSEHOLD TYPE

Single Family

MEDIAN AGE

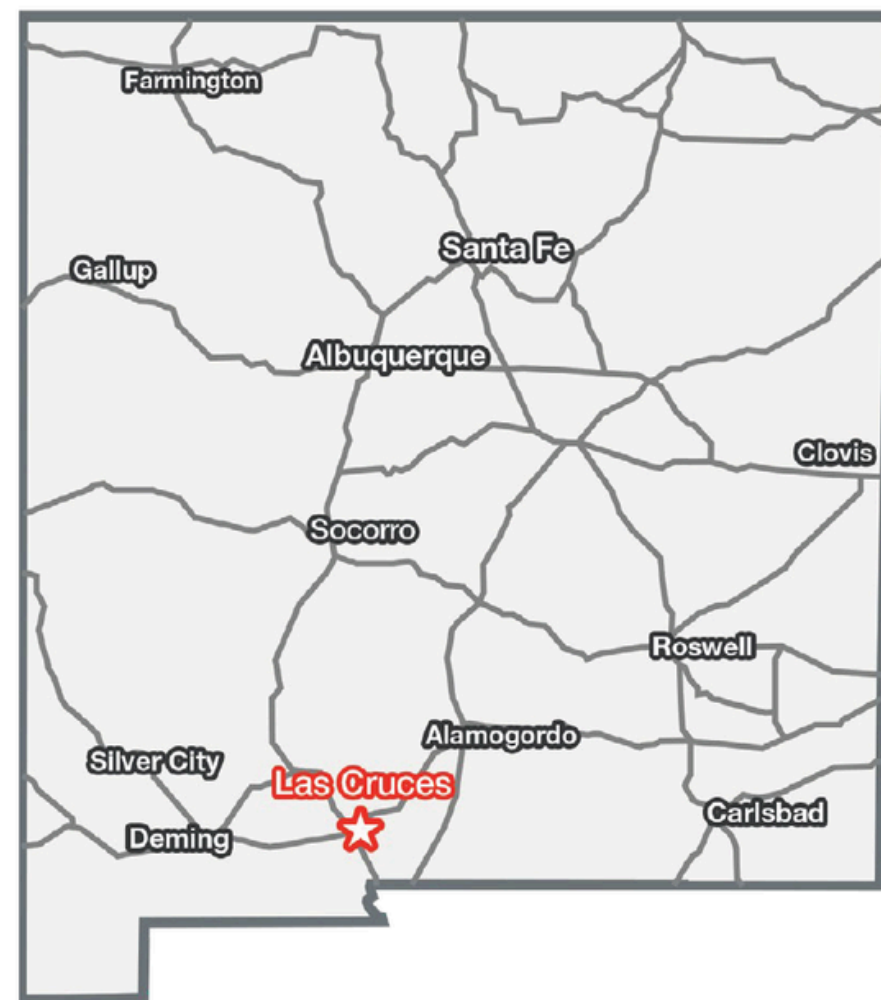
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EMPLOYMENT

Prof, Industrial, Sales/Admin

EDUCATION

53.9% College degree (2+ years)



Source: ArcGIS Tapestry

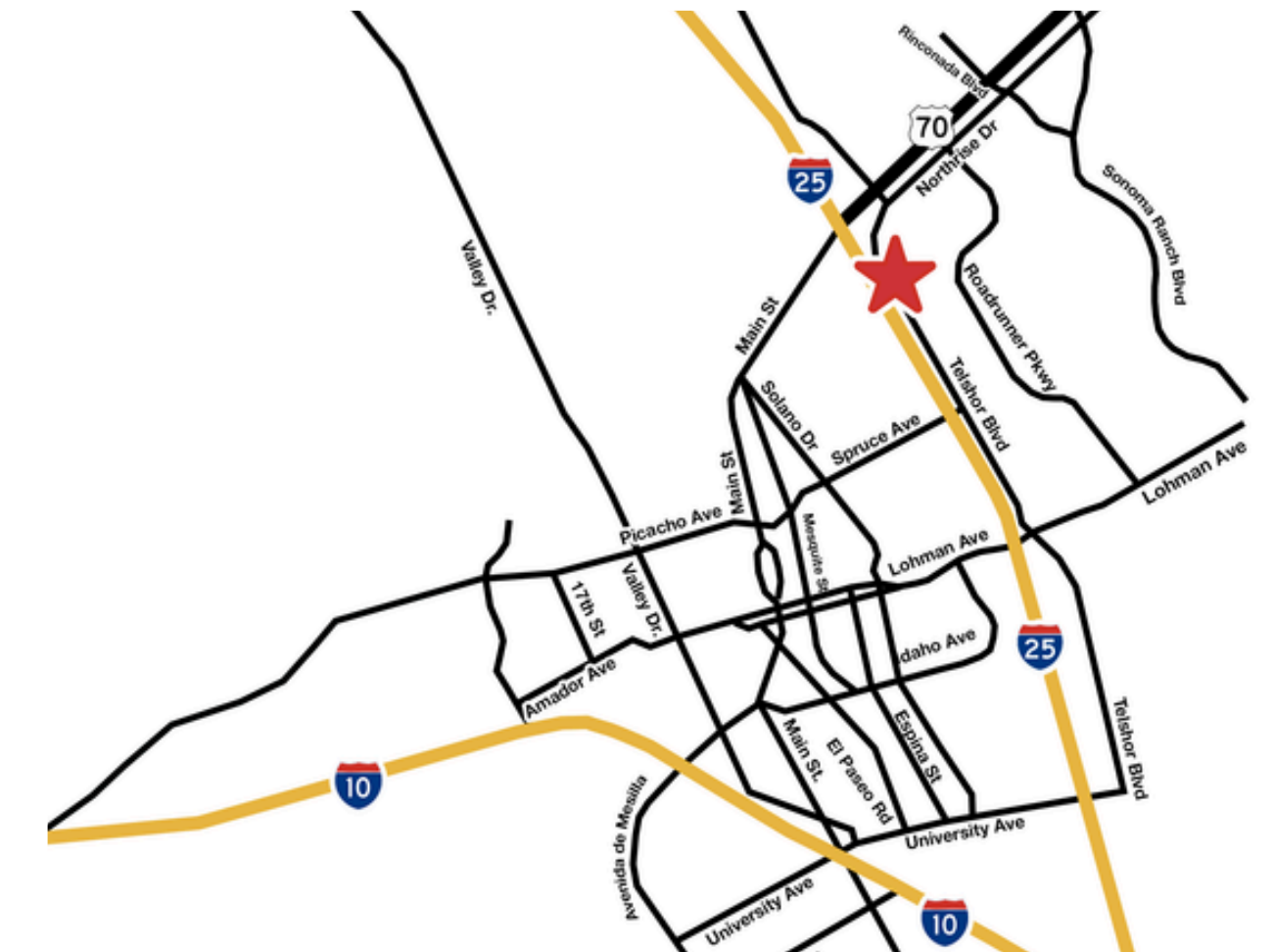
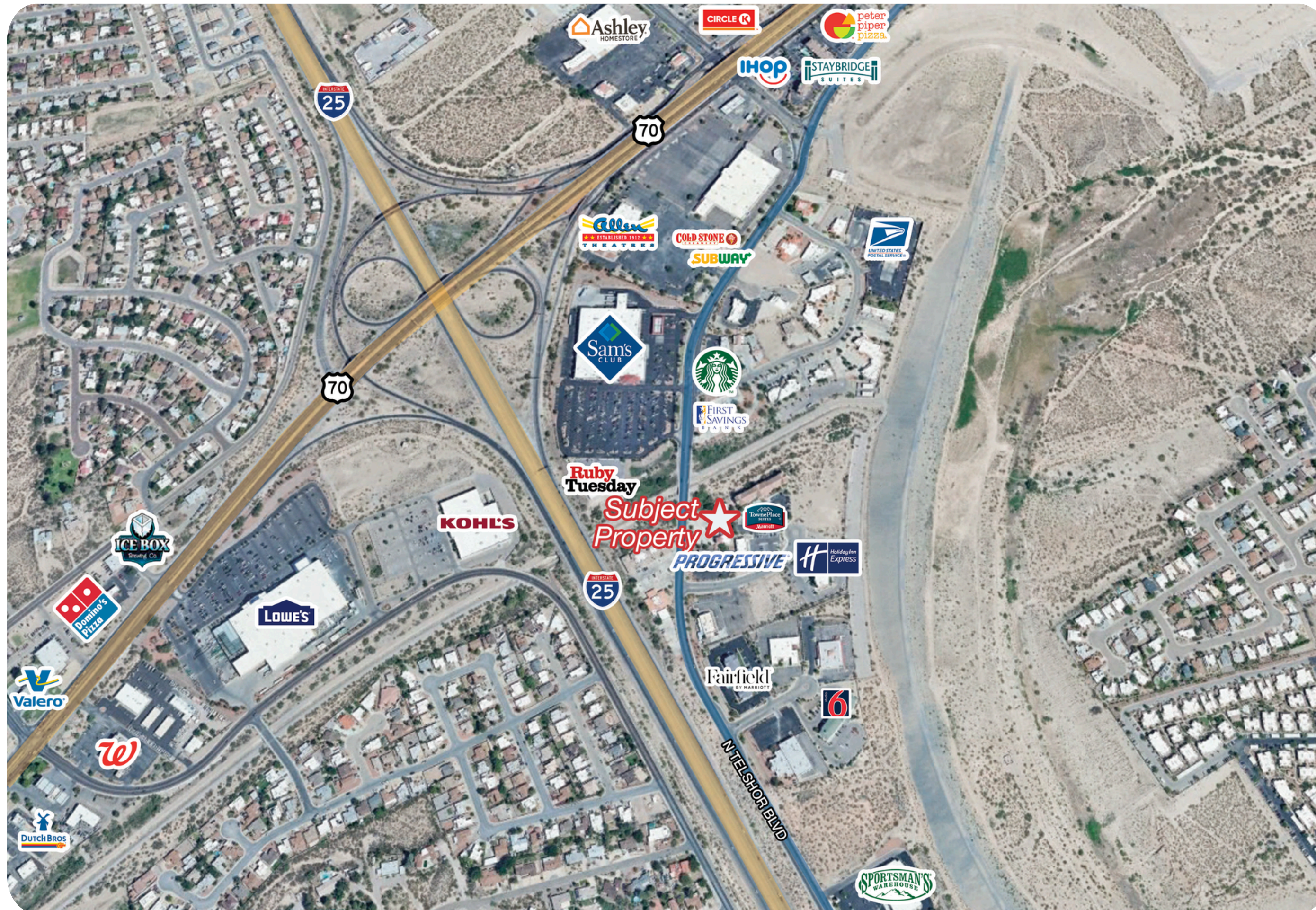
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Map

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Commercial Real Estate Services, Worldwide.



Nearby Traffic Counts:

N Telshor Blvd	13,388 AADT
Bataan Memorial E	6,107 AADT
Del Rey Blvd	9,400 AADT

Source: NMDOT, 2024

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