



FOR LEASE

Contact Broker for Pricing (NNN)

SPACE AVAILABLE

±30,000 SF

Medvest Building

Arrowhead Park at NMSU

Located on the New Mexico State University campus, Arrowhead Park is a premier, master-planned tech office complex designed to accelerate technology transfer. Digital operations are backed by a world-class, on-site telecommunications network. Beyond infrastructure, businesses can leverage a built-in talent pipeline of over 23,000 skilled individuals within walking distance. With planned residential and retail amenities on the horizon, the park is a prime destination for rapidly growing regional clusters in aerospace, life sciences, agribusiness, and digital media.

PROPERTY HIGHLIGHTS

- This modern office and laboratory facility presents a premier pre-leasing opportunity for innovative businesses seeking to secure customizable, turn-key spaces ahead of construction completion.
- Features premium office spaces, wet/dry labs, and a spacious lobby that doubles as a dynamic event venue.

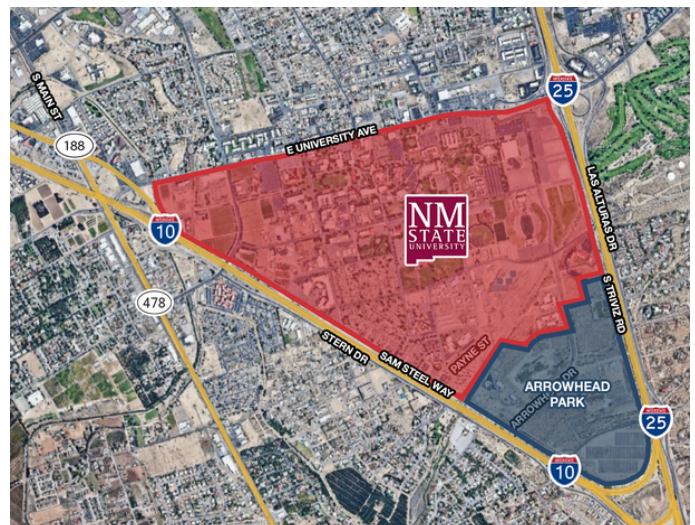
For more information:

Jake Redfearn

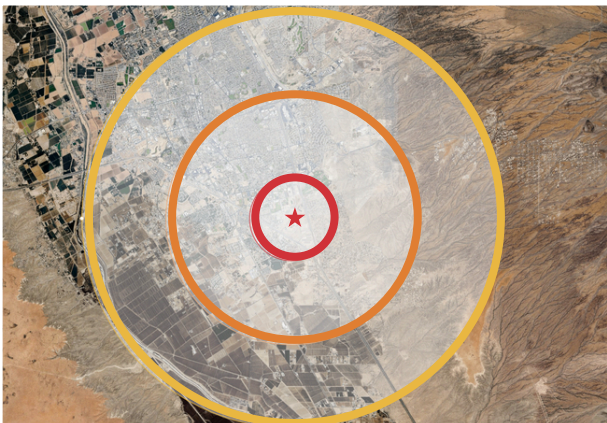
o: 575 635 5895
e: jake@1stvalley.com

Preston Williams

o: 575 621 2445
e: preston@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.



COMPLETION		2026-2027
SPACE TYPE	Office, Wet/Dry Laboratory Facility	
PARKING RATIO	5.0 per 1,000	
DEVELOPER	Capital Growth Medvest, LLC	

Tenants at Arrowhead Park enjoy a distinct competitive advantage through direct access to NMSU’s strategic partners, research resources, and the specialized RenewTech and SPACE Incubators. Furthermore, the facility sits within a highly favorable economic zone, qualifying for Opportunity Zone tax incentives, New Market Tax Credits, New Mexico LEDA incentives, and EB-5 financing. Businesses are also ideally positioned to collaborate with the university on joint grant applications and corporate contracts.

	1 MILE	3 MILES	5 MILES
POPULATION	4,808	41,292	78,304
HOUSEHOLDS	1,170	17,509	33,636
MEDIAN AGE	23.5	32.3	35.9
MEDIAN HH INCOME	\$63,914	\$45,194	\$50,036
DAYTIME POPULATION	8,434	49,388	96,906

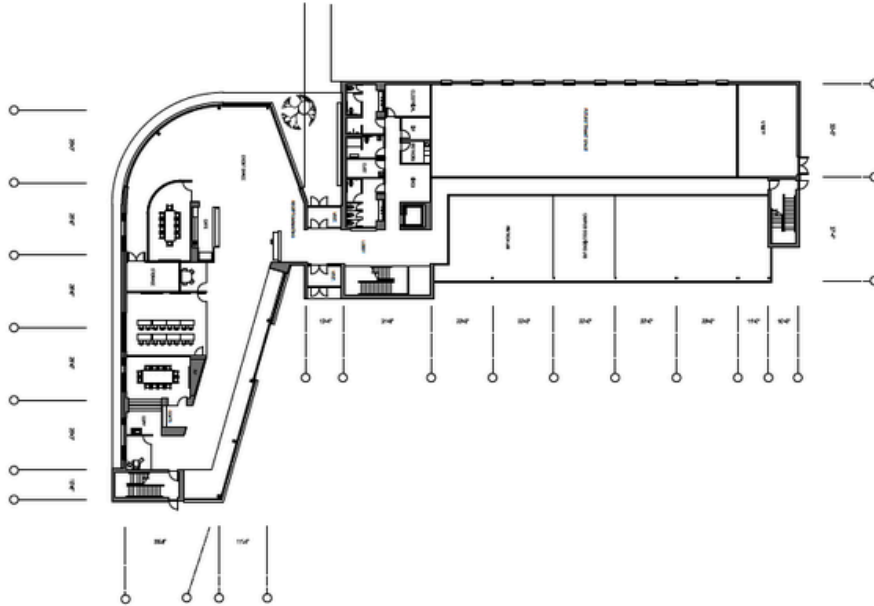
Data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

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.

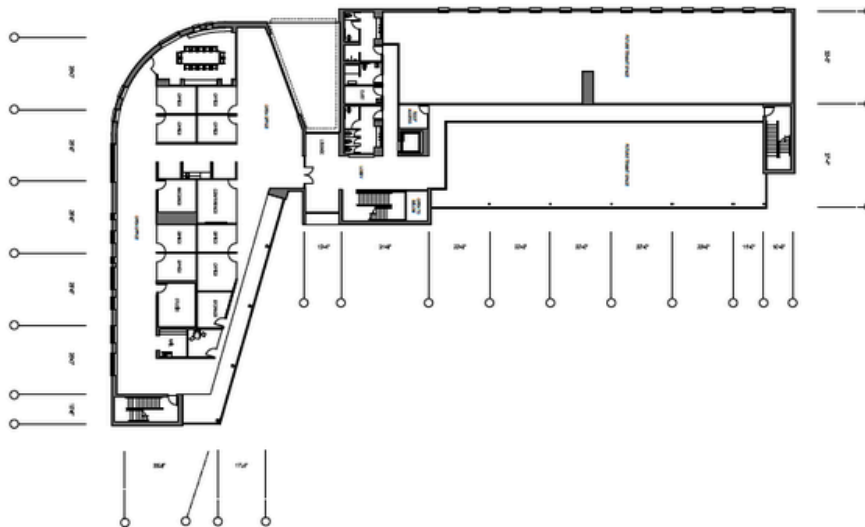
Floorplans

Floorplan not to scale; for illustrative purposes only.

FIRST FLOOR



SECOND FLOOR



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.


Survey

Survey not to scale; for illustrative purposes only.



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.




Medvest Building
 at Arrowhead Park
 Las Cruces, NM 88003

LOCATION HIGHLIGHTS

Growth-Ready Site

Located near future retail amenities and residential areas, perfectly positioned for life sciences, aerospace, agribusiness, and digital media clusters.

Interstate Access

Situated within NMSU's 200-acre Arrowhead Research Park, offering direct visual exposure and effortless access to I-25 and I-10.

University Synergy

Seamless access to NMSU resources, strategic partners, and collaborative R&D opportunities.

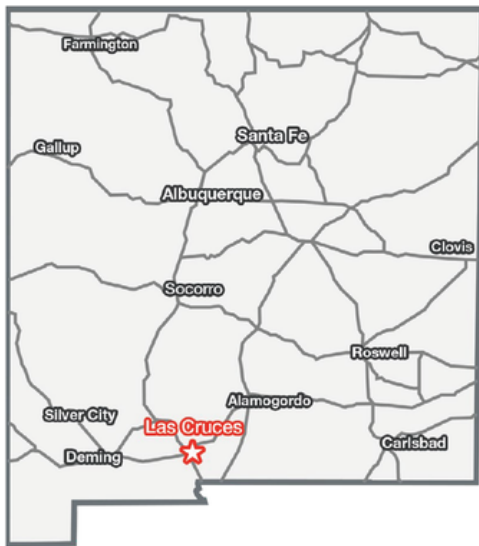
NEARBY TRAFFIC COUNTS

I-25	32,552 AADT
I-10	31,586 AADT
S TRIVIZ RD	4,732 AADT

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.



Las Cruces, New Mexico



Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.

The city has a population of 114,891 residents and is the county seat of Doña Ana County (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

MAJOR EMPLOYERS

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

AWARDS & RECOGNITION

- America's Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: www.visitlascruces.com

DOÑA ANA COUNTY

POPULATION	229,091
MEDIAN HH INCOME	\$56,848
# OF HOUSEHOLDS	84,889



Home to New Mexico State University, with ±36.7% of residents holding a Bachelor's degree or higher.



A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.



Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.



Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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.