For Lease

CLASS A OFFICE SPACE



STEINBORN
COMMERCIAL REAL ESTATE
575-532-2345

2730 E Northrise Dr. Las Cruces, NM 88011

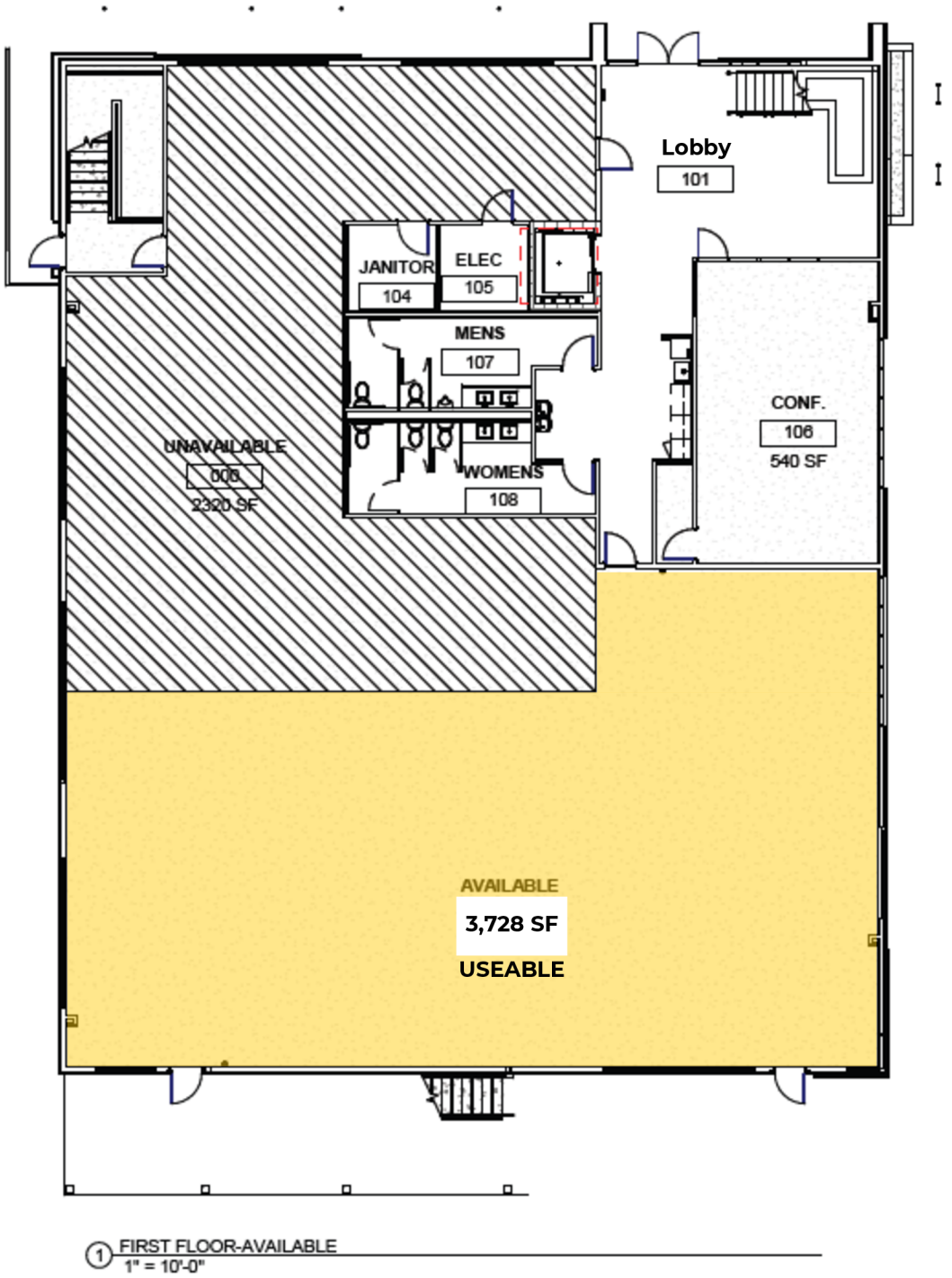
TCN WORLDWIDE REAL ESTATE SERVICES

Steinborn/TCN Commercial Real Estate
Bill Shattuck
141 Roadrunner Pkwy, Ste. 141
575.546.1995 | billshattuck1995@outlook.com

Property Features

Lease Rate	$30.00/SF Plus Full Service Charges
Available Space	3,728 +/- SF Useable 4,394 +/- SF Rentable

- Ground floor
- New building
- Back patio area
- Monument signage available
- Space in “warm shell” condition
- Tenant improvement allowance of $100.00/SF
- Uses of conference room
- Space be demised into two
- All utilities included
- Janitorial included



Bill Shattuck, CCIM, CBI
billshattuck1995@outlook.com
1 (575) 546-1995

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Surrounding Retailers

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Nearby Traffic Counts:

Roadrunner Pkwy	11594
Northrise Dr	10244
Baatan Memorial E.	20597

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Property Photos









READY TO BE FURNISHED IN YOUR STYLE!

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LAS CRUCES, NM

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. The city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys abundant sunshine.



The city has a population of 113,888 residents and is the country seat of Dona Ana County (app. 219,561 population), Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



RECOGNITION

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S. Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

MAJOR EMPLOYERS

- New Mexico State University
- Memorial Medical Center
- White Sands Missile Range
- Mountain View Regional Medical Center
- Dona Ana Branch Community Clg

Source: www.mveda.com

MAJOR EMPLOYERS

Population	219,561
Total Households	87,688
Average HH Income	$56,451

Source: US Census Bureau, 2022

FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Bill Shattuck, CCIM, CBI
Qualifying Broker | Business Broker
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