

# For Lease | Office Space

# NAI 1st Valley



## Listing Overview

277 E Amador Ave | Las Cruces, NM 88001

**Lease Rate**      \$22 - 24/SF (Full Service)  
                                 *plus common area*

**Available Space**      ±911 - 3,053 SF

For more information:

**Cheryl Reome**

575.644.9165 | [cheryl@1stvalley.com](mailto:cheryl@1stvalley.com)

**Preston Williams**

575.621.2445 | [preston@1stvalley.com](mailto:preston@1stvalley.com)

- Highly visible three story office building
- Three suites available
- Located in downtown Las Cruces - this location offers excellent visibility with strong foot traffic and great access
- Major arterials include Lohman Avenue, Amador Avenue (East/West), and Main Street (North/South)
- Under new ownership with planned renovations

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.

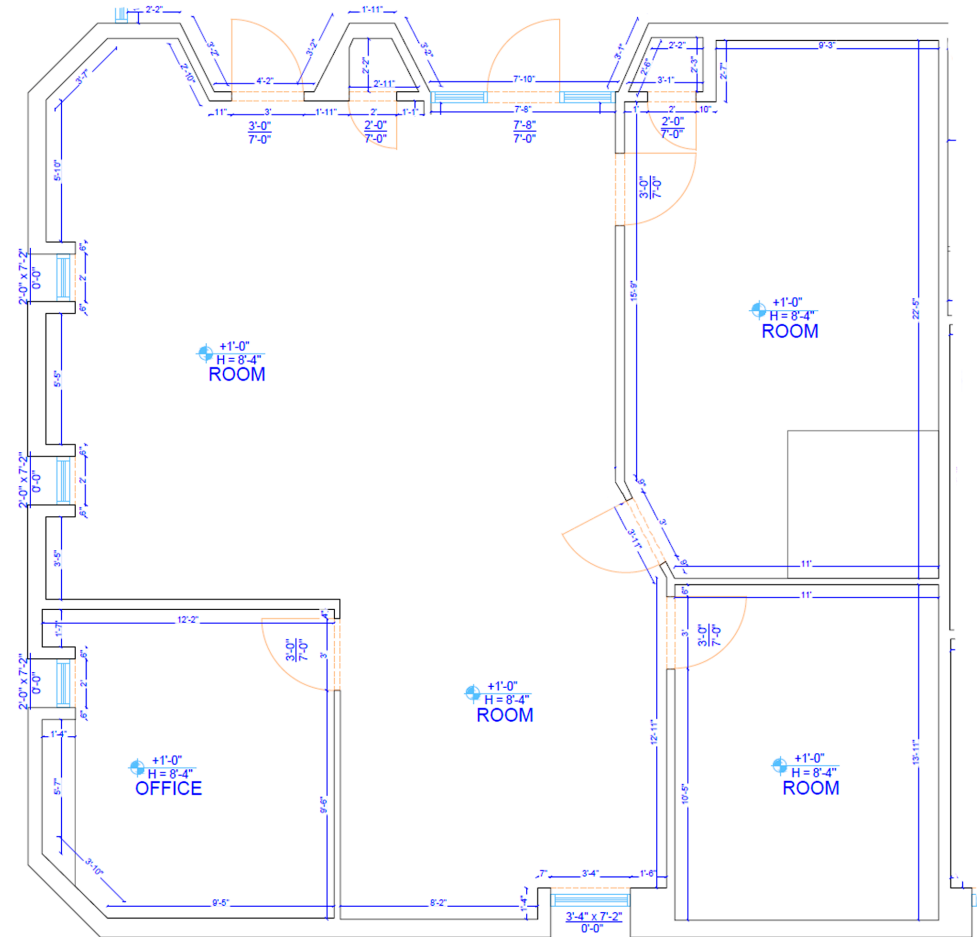
1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

# Suite F

**Lease Rate** \$22.00/SF (Full Service)  
*plus common area*

**Available Space** ±1,309 SF

- Located on the first floor



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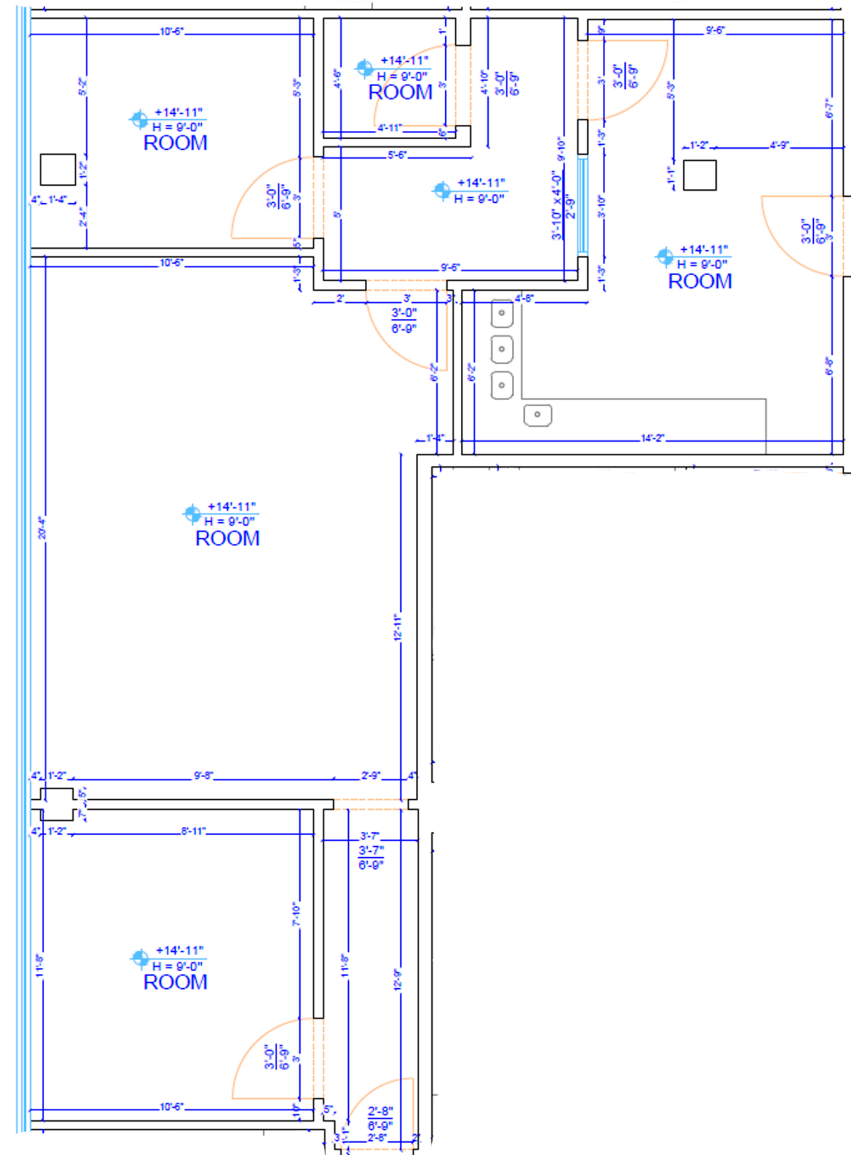
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# Suite 201

**Lease Rate** \$22.00/SF (Full Service)  
*plus common area*

**Available Space** ±911 SF

- Located on the second floor



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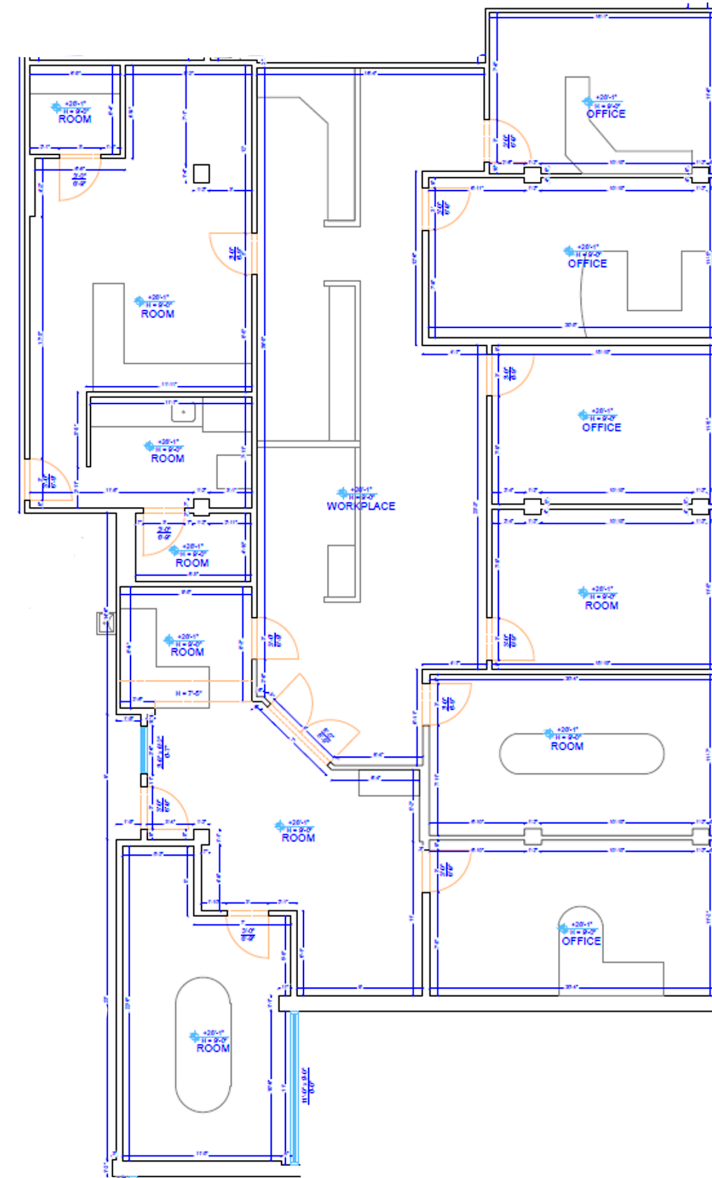
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# Suite 304

**Lease Rate** \$24.00/SF (Full Service)  
*plus common area*

**Available Space** ±3,053 SF

- Premium suite with high-end build out
- Located on the third floor with sweeping views of the city
- Available 8/1/2025



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# Map



## Nearby Traffic Counts:

S Main St	13,375 VPD
E Amador Ave	6,698 VPD
E Lohman Ave	10,356 VPD

Source: NMDOT, 2024

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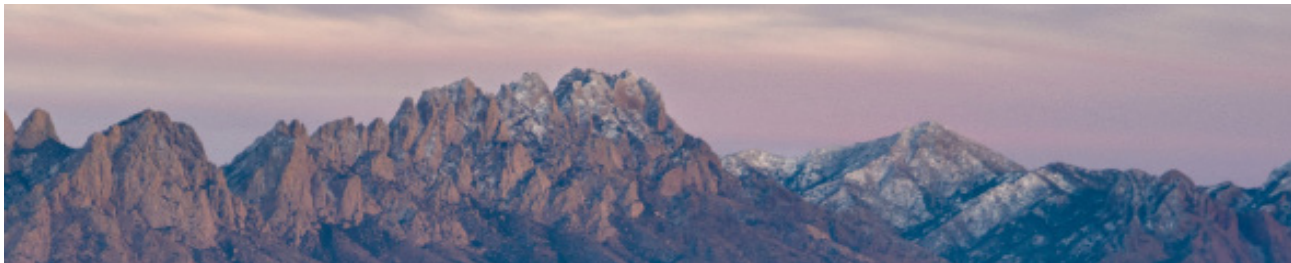
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# Location Overview

## 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 113,888 residents and is the county seat of Doña 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.

### Awards & Recognition

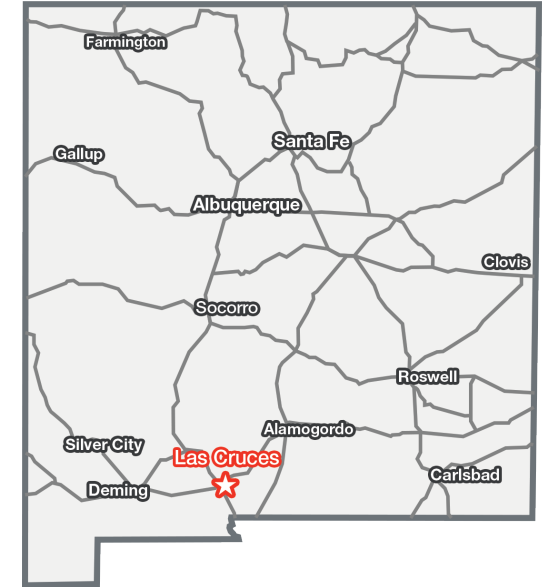
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

### 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](http://www.mveda.com)



### Doña Ana County

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

Source: US Census Bureau, 2022