

For Lease | Office Space

NAI 1st Valley



1065 S Main St, Building D | Las Cruces, NM 88001

Listing Overview

Lease Rate	\$1,000/month (Full Service)
Available Space	±580 & 1,088 SF
Units Available	2

For more information:

Steve T Mims

575.642.5603 | steve@1stvalley.com

Located at the corner of South Main Street and Wyatt Drive, Sun Belt Plaza – Building D offers quality second-floor office space in a well-established multi-tenant center near Downtown Las Cruces. The property provides excellent visibility, convenient access, and an ideal setting for professional, administrative, or creative users.

- Two second-floor office suites available (no ADA access)
- Highly visible corner location new Downtown Las Cruces
- Professional business environment within a multi-tenant plaza
- Convenient access to I-10, University Avenue, and South Main Street
- Ample surface parking for tenants and visitors

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.

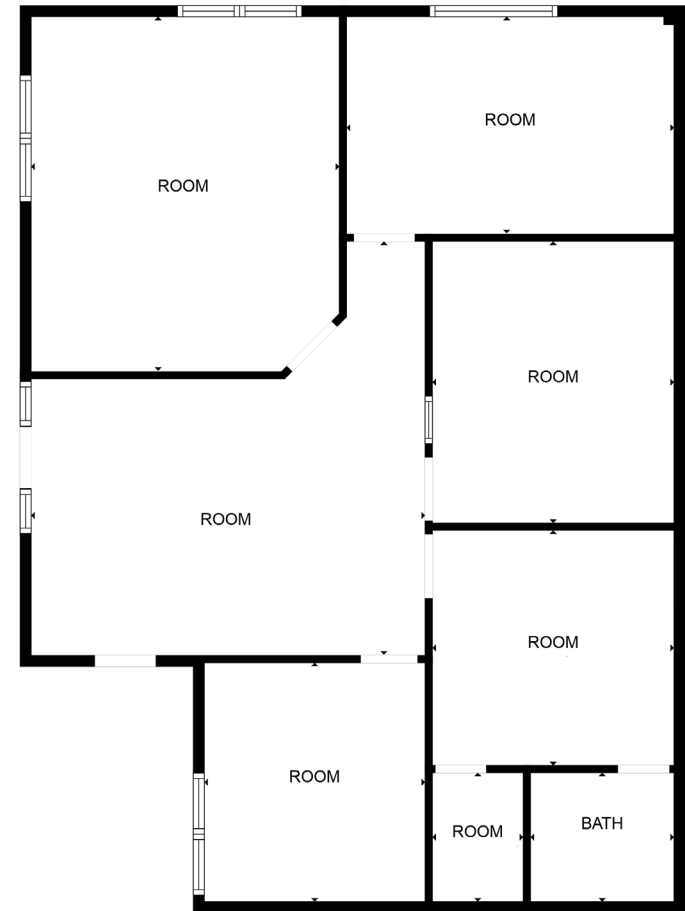
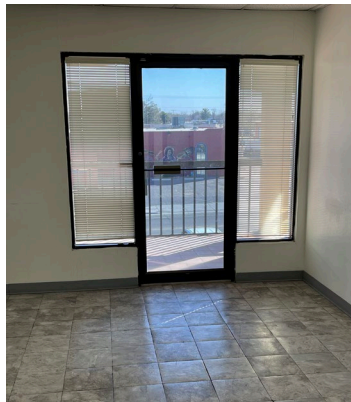
1155 S Telshor Blvd
Las Cruces, NM 88011
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Suite F

Lease Rate \$1,000/month (Full Service)

Available Space ±1,088 SF

- Suite features reception/waiting area, four large private offices, and break room
- Note: second-floor access only - not ADA accessible



Floor plan not to scale; for visual aid only.

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Suite B

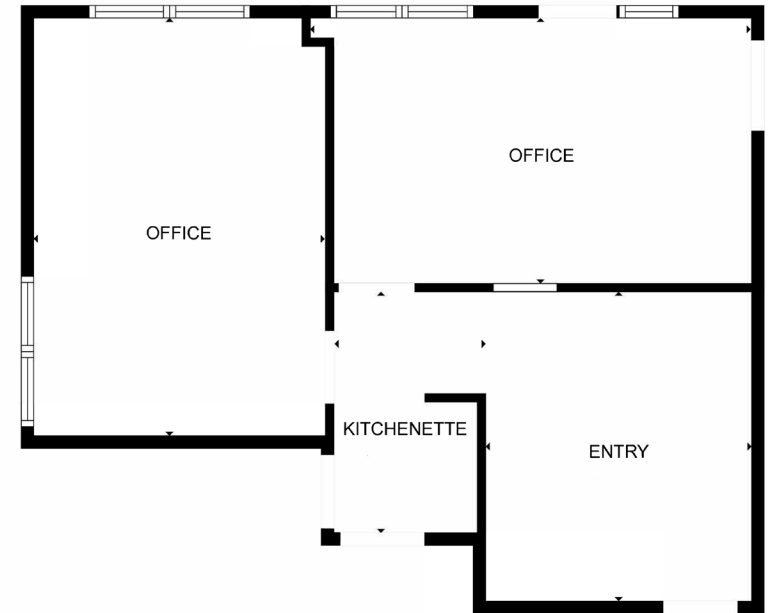
Lease Rate

\$1,000/month (Full Service)

Available Space

±580 SF

- Ideal use: professional office, administrative, creative, or service-oriented business
- Note: second-floor access only - not ADA accessible



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Map



Nearby Traffic Counts:

S Main St	11,383 AADT
Wyatt Dr	2,218 AADT
E Idaho Ave	11,436 AADT
El Paseo Rd	10,357 AADT

Source: NMDOT, 2024

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