

New Listing Sheet



Listing Title: Lohman Atrium Office for Lease

Listing Brokers: Steve T Mims

Address: 1980 E Lohman Ave Suite E

City: Las Cruces

State: NM

Zip Code: 88001

Parcel Number(s): 4-008-135-344-197

Primary Use(s) *Check all that apply:* ☐ Land ☐ Retail ☒ Office ☐ Industrial ☐ Multifamily

Secondary Use(s): _____

Specific use case (Eg. Restaurant, Agriculture, Flex/Warehouse, Medical, etc.)

Listing Type:

☐ Sale ☒ Lease ☐ Sale/Lease

Check if applicable:

☐ Build to Suit

Sale Information

Sale Price: _____ Sale Condition: _____ *(e.g. Owner-User, Income Property)*

Tenancy: ☐ Vacant ☒ Single ☐ Multi Average Occupancy Rate: _____

Cap Rate: _____ Gross Income: _____ NOI: _____ Expenses: _____

Current Tenants: _____

Former Tenants: _____

Lease Information *(If rates/terms vary by unit, specify details in the Notes box below)*

Lease Rate: \$ 1,400.00 Rate Type: ☐ SF/Yr ☒ Total Monthly Rent Lease Type: Modified Gros

of Units Available: 1 Space Available - Min: 1,035 SF / Max: 1,035 SF

☐ Divisible? ☐ Can combine suites? ☐ Sublease Existing Buildout: _____ ☐

Signage Available: On Building

Showing Instructions: Contact Broker Do Not Disturb Tenant: ☐

ADDITIONAL SALE / LEASE NOTES:

PROPERTY INFORMATION

Lot Size (acres): 0.10 Zoning: NH-3.U.MX

Property Status: ☒ Existing ☐ Under Construction ☐ Built to Suit (Proposed) ☐ Redevelopment

UTILITY DETAILS

City Utilities: ☐ Electricity ☒ Water ☒ Sewer ☒ Gas ☐ (None to Site)

Private: ☐ Septic ☐ Well Water Utilities separately metered? ☒ Yes ☐ No

Utility Provider(s): EL Paso Electric and City of Las Cruces

BUILDING INFORMATION

Total Building Size: _____ Building Name: Lohman Atrium Offices

Tenancy Type: ☐ Single ☒ Multi ☐ Drive-thru?

of Buildings: 2 # of Units: 6 # of Floors: 2

Building Class: ☐ A ☒ B ☐ C

Year(s) Built: 1984 Year(s) Renovated: _____ Vacant SQFT: 1,035.00

Total Parking Spaces: _____

INDUSTRIAL DETAILS

Office SF: _____ Warehouse SF: _____ Mezz. SF: _____

Column Spacing: _____ Cross dock? ☐ Yes ☐ No

Clear Height: _____ Eave Height: _____

of Loading Docks: _____ Loading Dock Size: _____

of Drive-In Bays: _____ Drive-In Size: _____

of Grade Level Doors: _____

Power Phase: _____ Power Amps: _____ Power Volts: _____

Yard Details: ☐ Yard ☐ Yard Fenced ☐ Yard Paved

Fire suppression system: ☐ Wet ☐ Dry ☐ (No Fire Suppression System)

PROPERTY HIGHLIGHTS (Bullet Points)

List key selling points to be included in marketing text (e.g., Signalized Intersection, Recent Renovations, TI Allowance available)

±1,035 sf office suite for lease at 1980 E. Lohman Ave. Suite E, Las Cruces, NM
\$1,400/month — tenant pays electric, gas, phone, and Internet
Private, self-contained suite — control your own hours, branding, and client experience
High-visibility location on E. Lohman Avenue, one of Las Cruces' busiest commercial corridors
Minutes from downtown, I-25, retail, dining, and banking
Ideal for professional, medical, counseling, legal, financial, or administrative users

ONLINE PLATFORMS

By default, all listings are published on: 1stvalley.com, Crexi, CARNM, & CoStar.

Please mark below if you would like the property listed on additional platforms:

☐ LoopNet ☐ Land.com ☐ Other: _____

Note: platforms that have limited listing slots may require additional information or approval before it can be posted.

SIGNAGE

Sign install needed? ☒ Yes ☐ No

Sign Type: ☒ Standard 4x4 ☐ Standard 4x8 ☐ Farm/Ranch 4x8 ☐ Rider ☐ Banner

Note: banners and custom riders (not kept in stock regularly) are subject to approval.

Rider/Banner info: Steve T Mims

Location information: *When possible, please provide photo(s) with the requested sign location marked.*

ADDITIONAL MARKETING REQUIREMENTS

Marketing brochures cannot be finalized without the following:

☒ Photos - At minimum: 2 exterior shots, street view, & aerial. Interior shots if possible

☒ Floor Plan/Site Map (Required to confirm unit locations & configurations)