

# For Lease | Office/Retail Space

## NV 1st Valley



### 1100 S Main St | Las Cruces, NM 88001

## Listing Overview

<b>Lease Rate</b>	<i>Varies (MG)</i>
<b>Available Space</b>	± 740, 1,183 & 1,343 SF

- Well established & maintained office/retail complex
- Located near downtown Las Cruces, on Main St and Avenida de Mesilla
- Three Spaces Available:
  - Suite 22 | \$1,150/month (MG) | ±740 SF
  - Suite B (Sublease) | \$2,335/month (MG) | ±1,343 SF
  - Suite C (Sublease) | \$2,095/month (MG) | ±1,183 SF
- Spanish Pueblo style architecture

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)

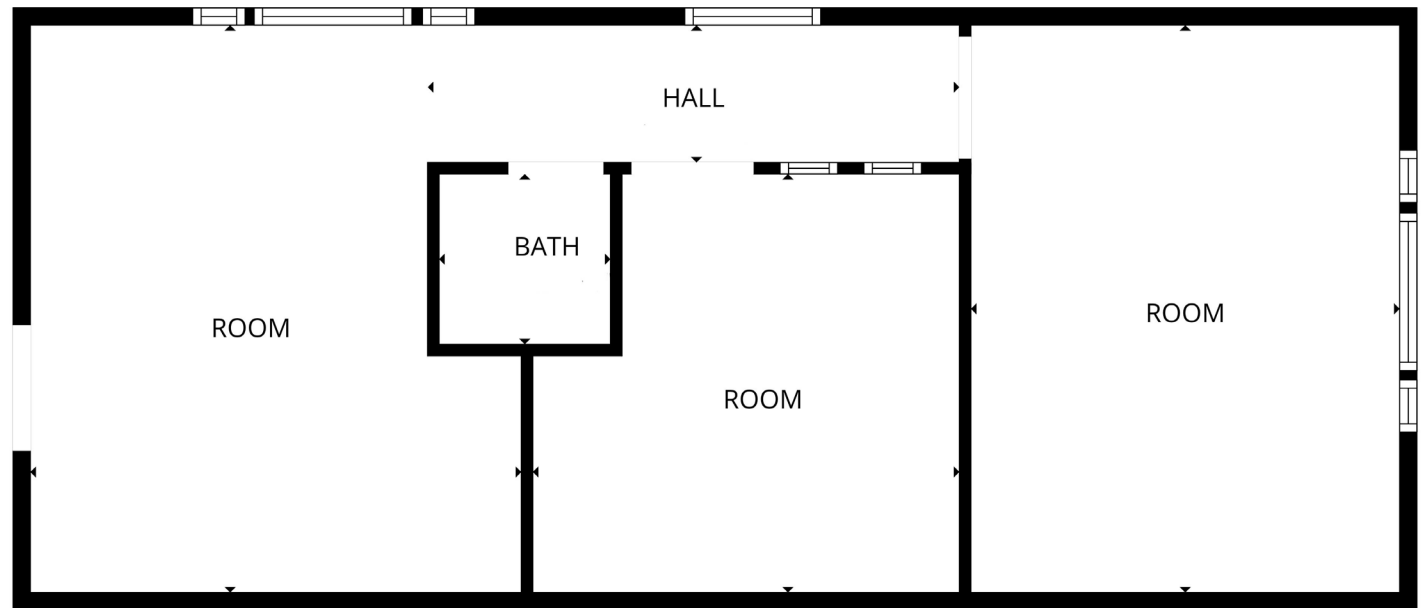
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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 22

Lease Rate	\$1,150/month (MG)
------------	--------------------

Available Space	± 740 SF
-----------------	----------



*Floor plan not to scale; for visual aid 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.

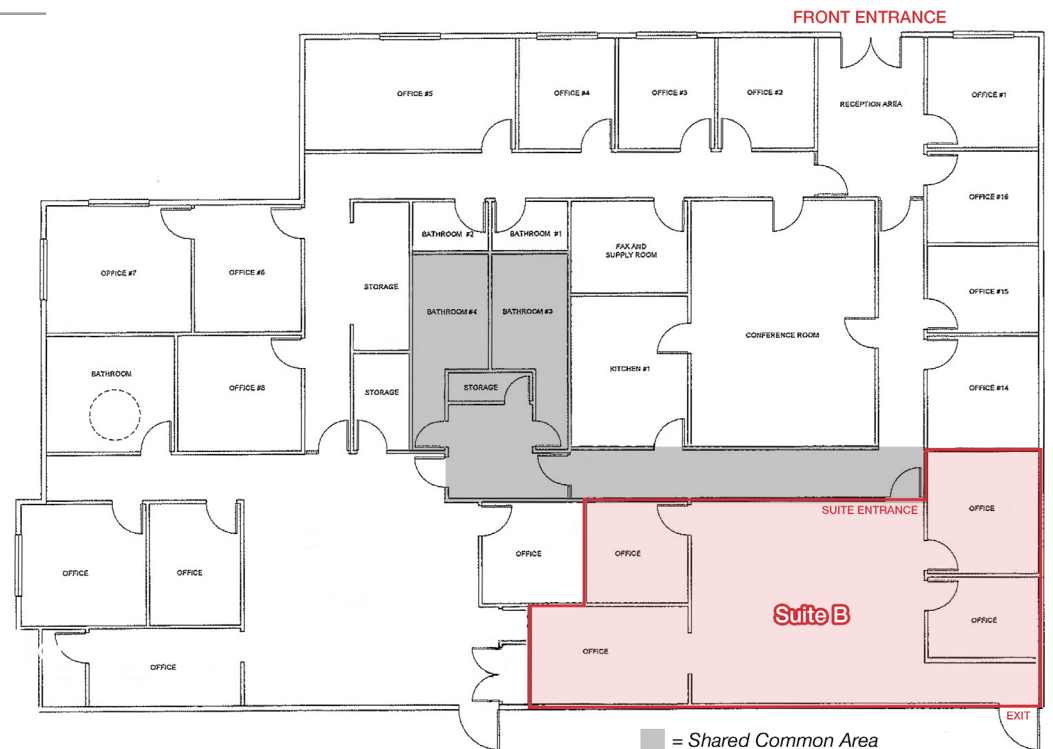
1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

# Suite B - Sublease

Lease Rate \$2,335/month

Available Space  $\pm 1,343$  SF  
*plus pro-rata share of common space*

- Suite B consists of four offices, and a large open space



*Floor plan not to scale; for visual aid 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.

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

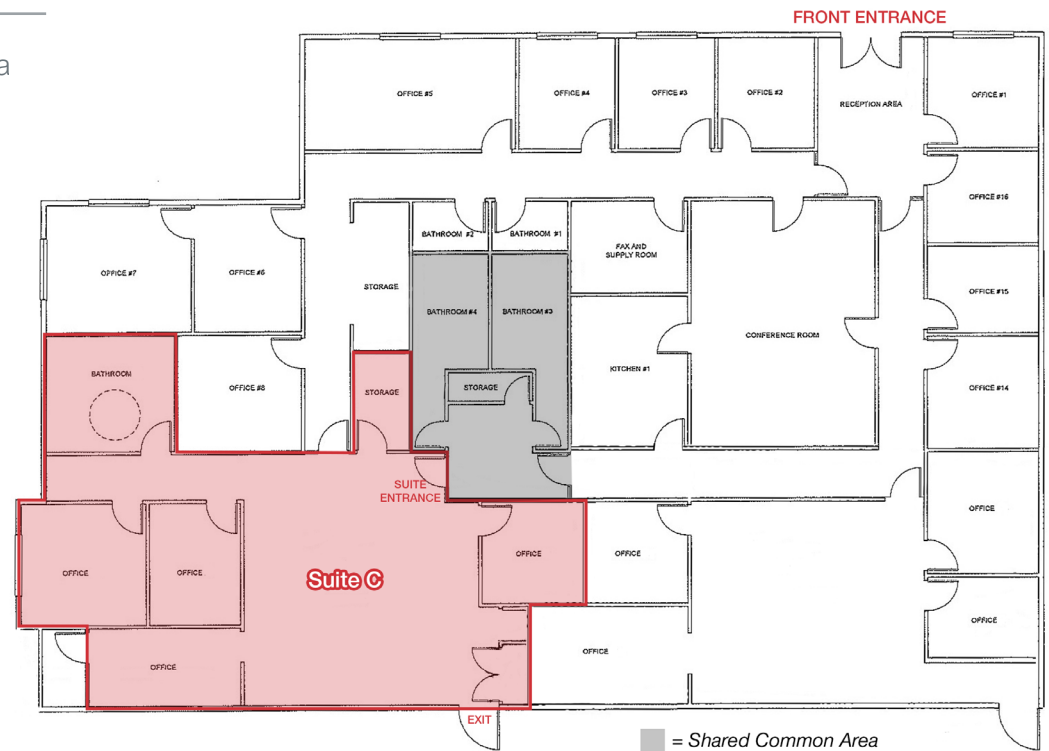


# Suite C - Sublease

Lease Rate \$2,095/month

Available Space  $\pm 1,183$  SF  
*plus pro-rata share of common space*

- Suite C consists of four offices, storage room, large open space, a private restroom



*Floor plan not to scale; for visual aid 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.

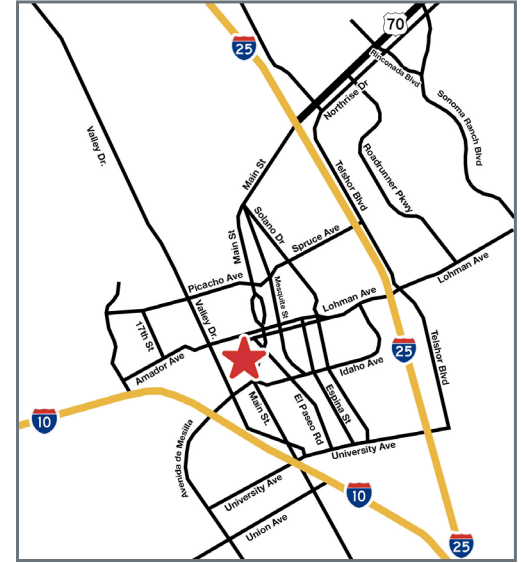
1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)



# Map

# NAI 1st Valley

Commercial Real Estate Services, Worldwide.



## Nearby Traffic Counts:

Avenida de Mesilla 10,483 AADT

Main St 11,383 AADT

Source: NMDOT, 2024

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)