

# For Lease | Retail/Office Space

**NAI 1st Valley**



**4101 Essex Ct | Las Cruces, NM 88001**

## Listing Overview

<b>Lease Rate</b>	\$25.00/SF (NNN)
<b>Building Size</b>	± 8,078 SF
<b>Available Space</b>	± 1,500 - 6,000

- Brand new professional plaza in Sonoma Ranch Blvd
- High visibility location
- Building in warm shell condition
- Reasonable buildout included
- Mail boxes available for suites
- Walkable from nearby housing
- Four suites available; may be leased separately or combined

For more information:

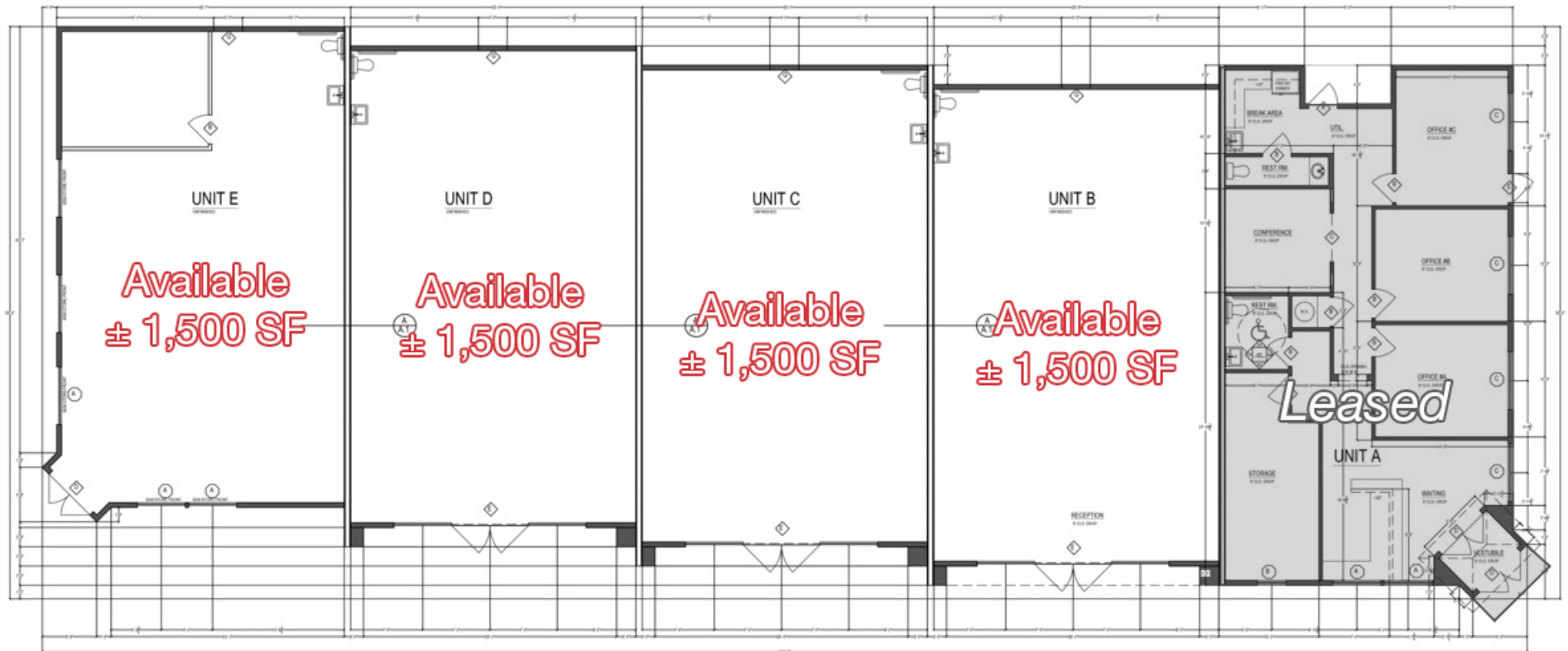
**Jessie Carreon**

575.649.8157 | [jessie@1stvalley.com](mailto:jessie@1stvalley.com)

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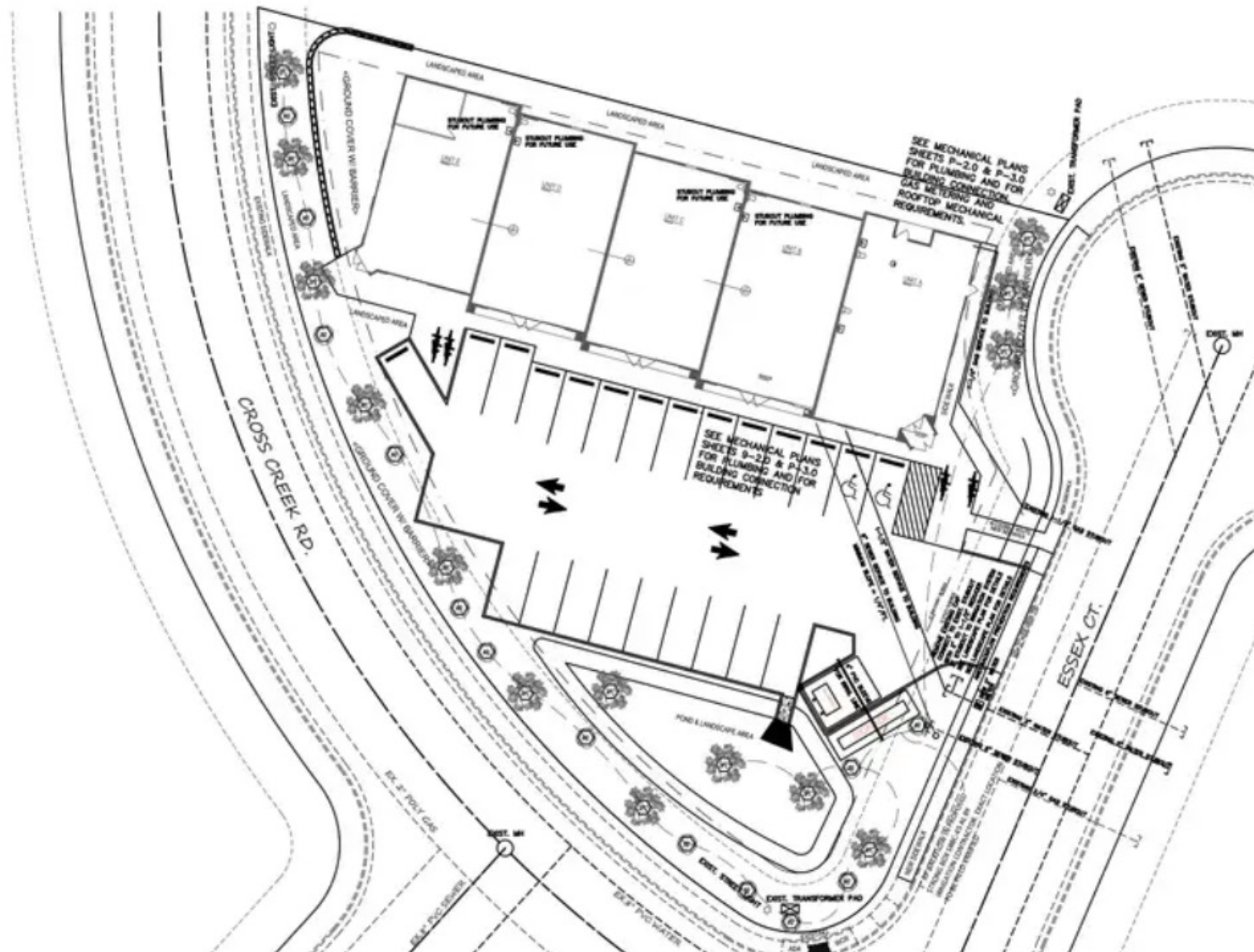
# Floor Plan



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# Site Plan



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# Map

# NAI 1st Valley

Commercial Real Estate Services, Worldwide.



## Nearby Traffic Counts:

Sonoma Ranch Blvd	12,566 VPD
HWY 70	20,721 VPD
Northrise Dr	7,357 VPD

Source: NMDOT, 2024

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