

# For Lease | Medical Office Space

**NAI 1st Valley**



**1135 S Solano Drive | Las Cruces, NM 88001**

## Listing Overview

<b>Lease Rate</b>	\$3,700/month
<b>Available Space</b>	±2,370 SF

For more information:

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1135 N Solano is a ±2,370 SF medical office suite located within Solano Business & Storage, positioned on the corner of the plaza with frontage along Solano Drive and Spruce Avenue. The suite benefits from strong visibility, convenient access, and a central location suitable for a range of medical or professional office users.

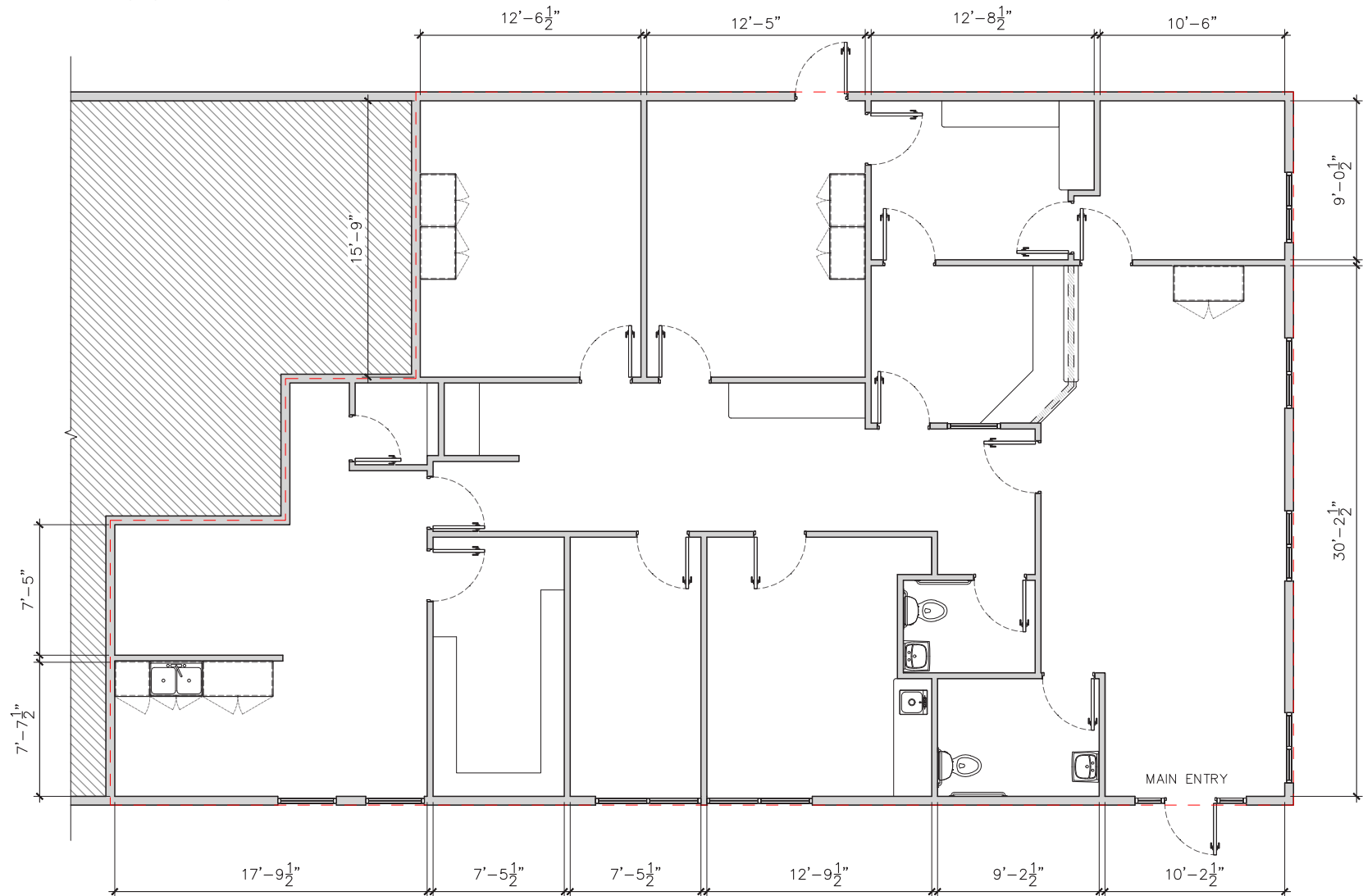
- ±2,370 SF medical office suite
- Corner suite with exposure to Solano Dr & Spruce Ave
- Recently remodeled
- High visibility at a signalized intersection
- Convenient access and central location

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)

# Floor Plan

\* Floor plan not to scale; for illustrative purposes only.



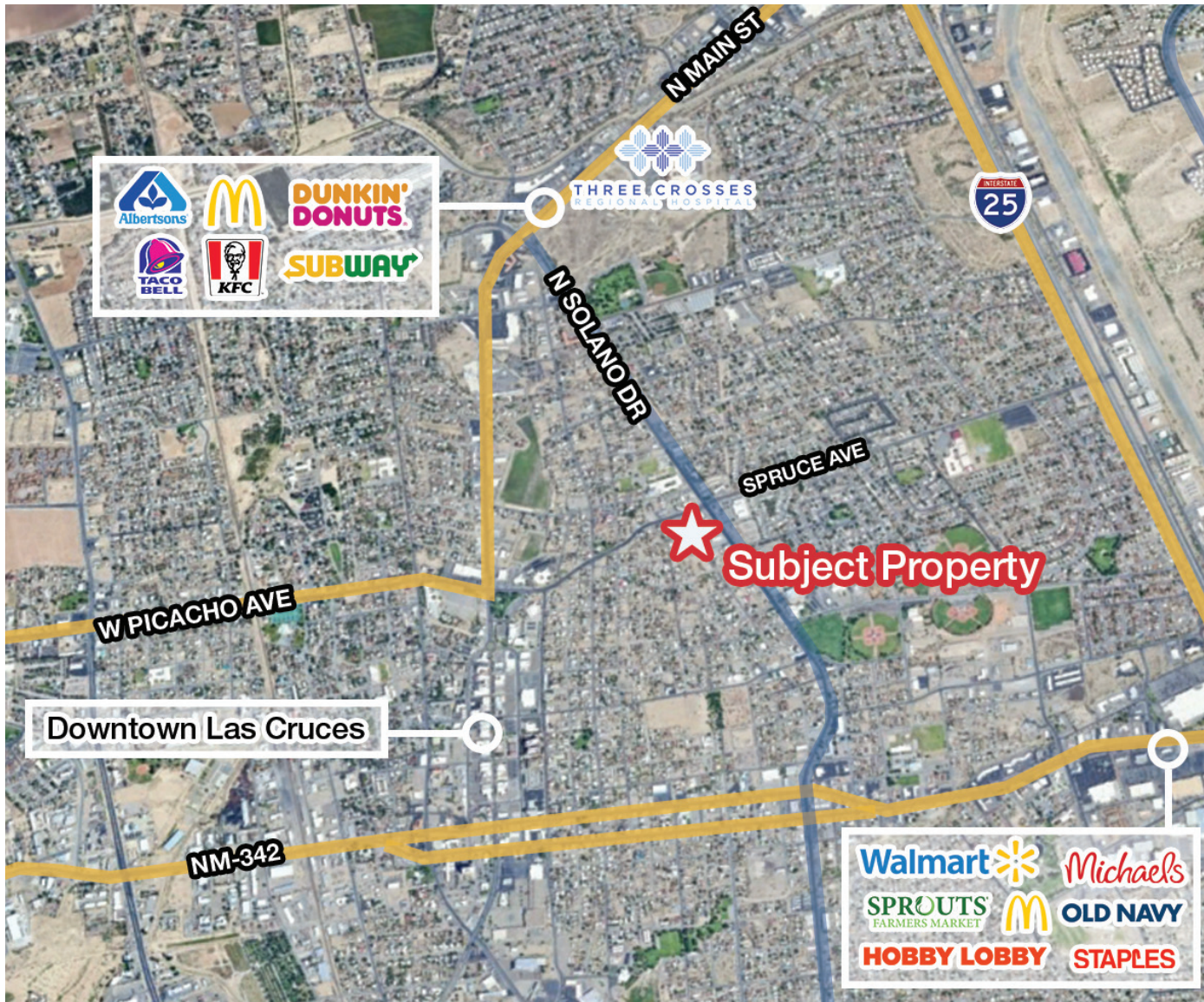
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# Interior Photos



# Location Overview



## Nearby Traffic Counts:

Spruce Ave	12,775 AADT
N Solano Dr	14,286 AADT

Source: NMDOT, 2024

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