



**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:

**Preston Williams**  
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**Cheryl Reome**  
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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

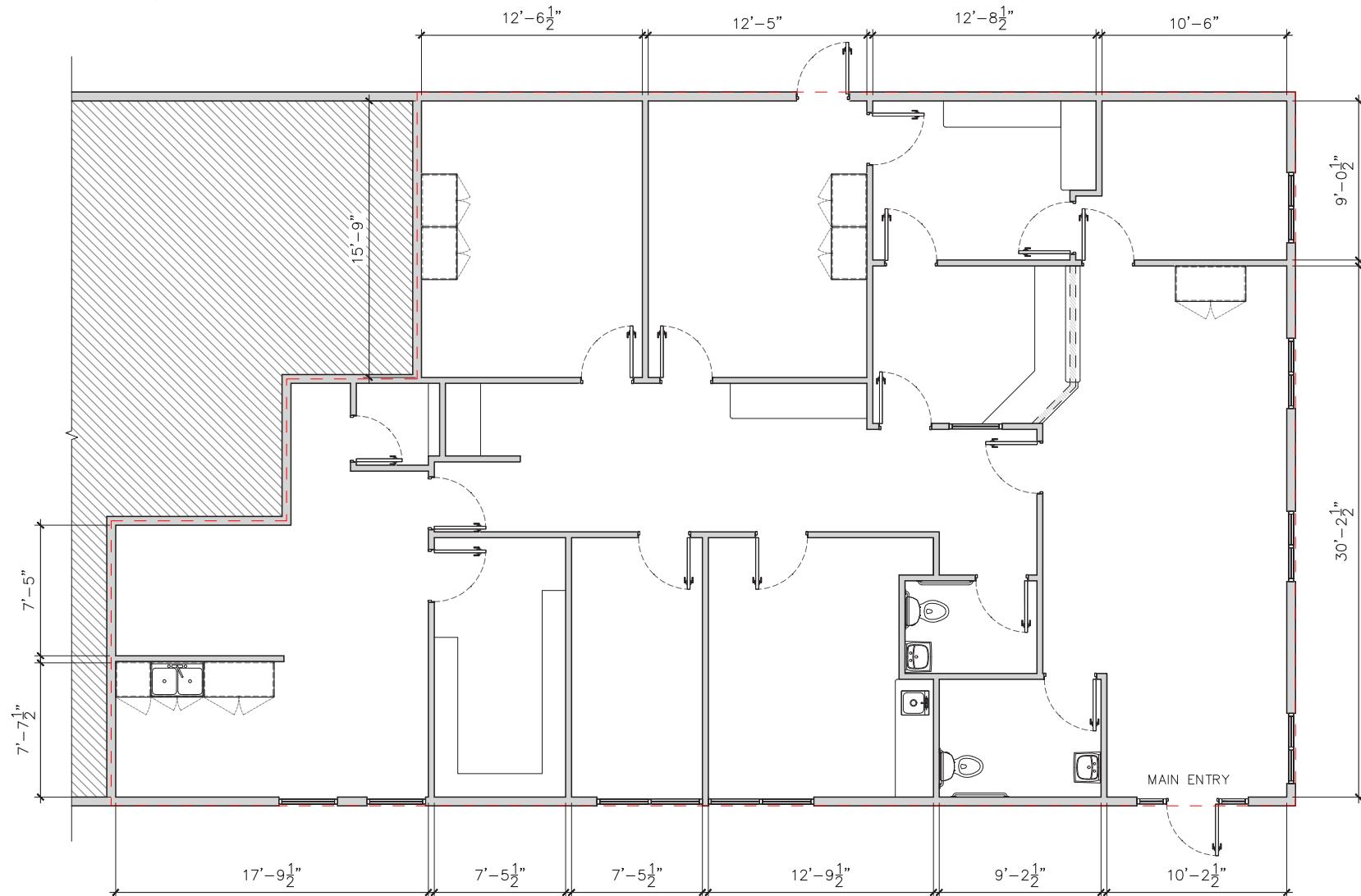
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1155 S Telshor Blvd  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)

# Floor Plan

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.

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

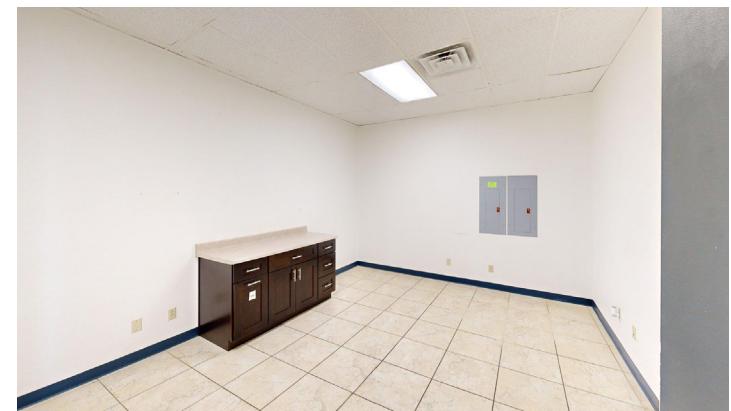
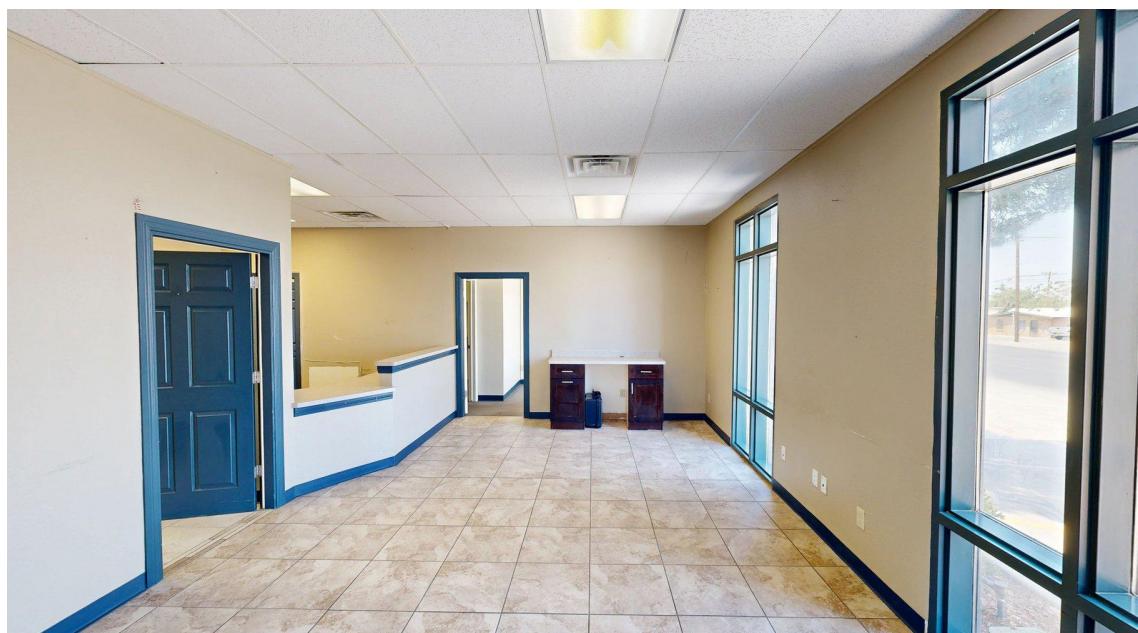


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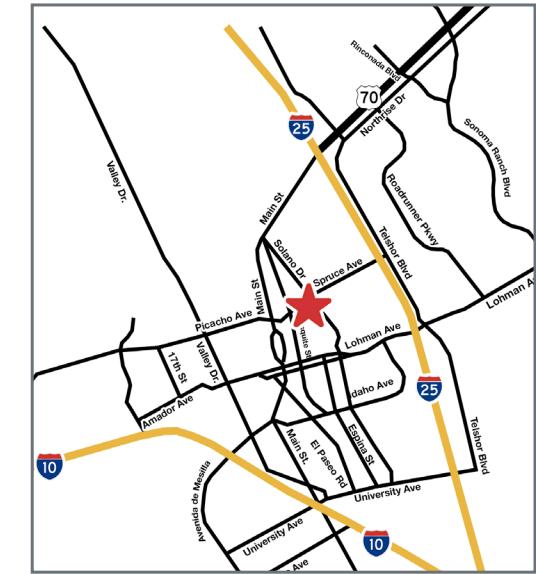
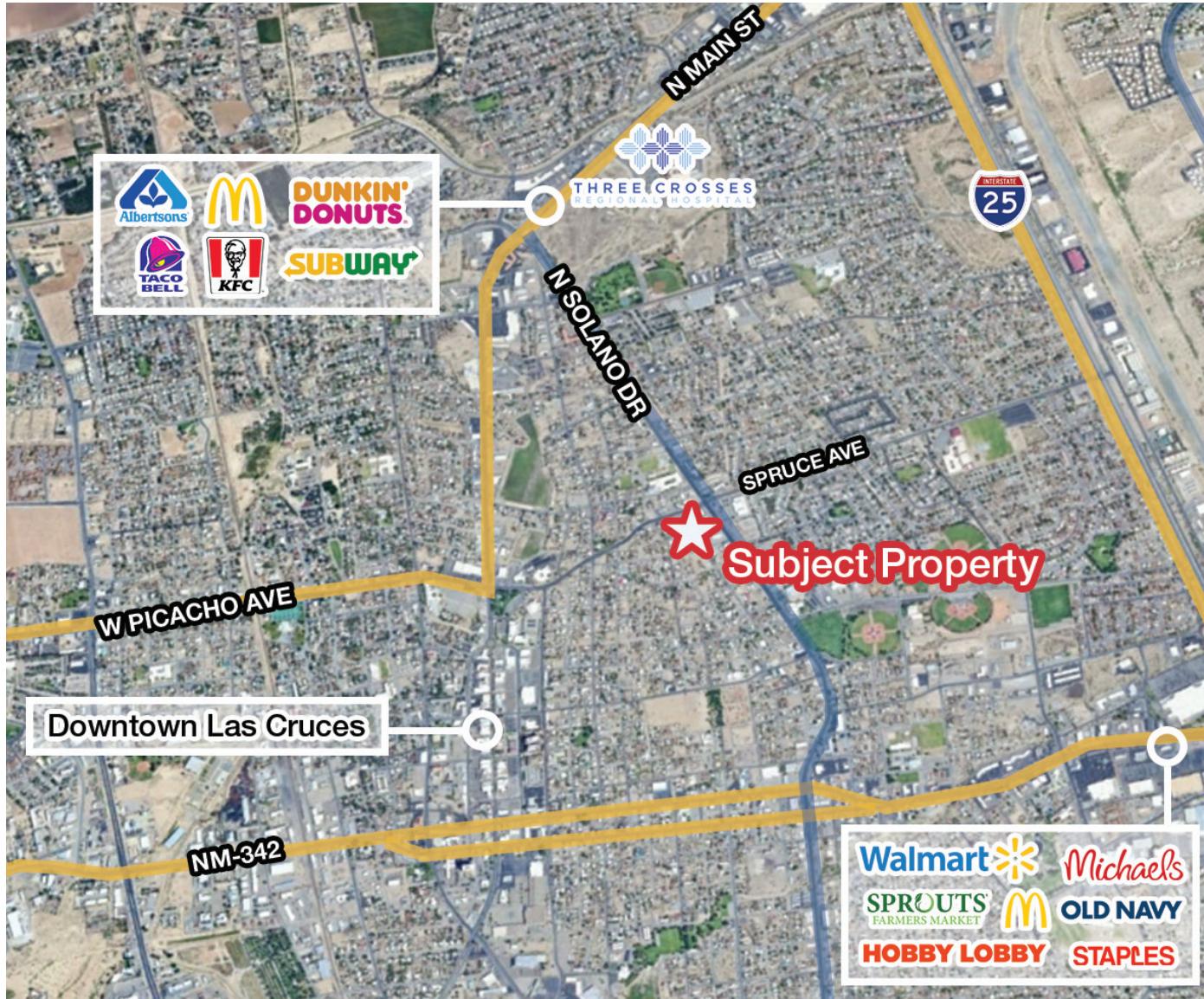
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# Interior Photos

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# Location Overview



## Nearby Traffic Counts:

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

Source: NMDOT, 2024

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