

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the advertisement is a high-quality architectural rendering of the Medvest Building. The building is a modern, two-story structure with a prominent curved section clad in vertical copper-colored panels. Large windows are integrated into the design, some showing interior office spaces. To the left, a more traditional brick building is partially visible. The foreground is a flat, sandy area, and the sky is a clear, vibrant blue with a few wispy clouds.

For Lease

Medvest Building
Arrowhead Park
Las Cruces, NM

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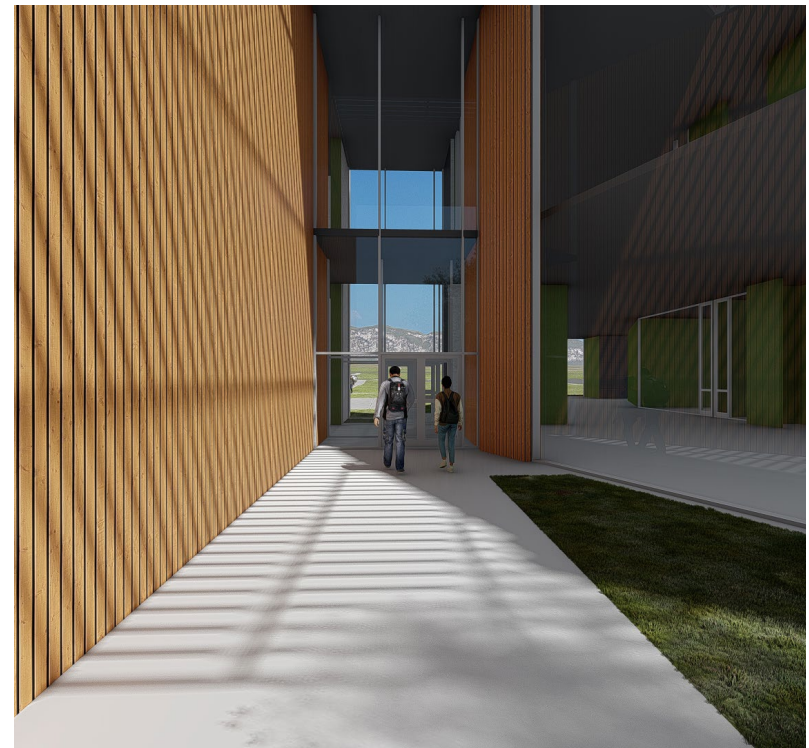
Property Profile

Details

Lease Rate	See Broker
Lease Type	NNN
Space Available	± 30,000 SF
Completion	2026-2027
Space Type	Office, Wet/Dry Laboratory Facility
Parking Ratio	5.0 per 1,000 SF
Developer/Sponsor	Capital Growth Medvest, LLC

Features

- Turn-key real estate development for Arrowhead Center Office/Lab Building
- The two-story building includes office space, wet/dry lab space, as well as large lobby that will double as event space
- The building will provide many other areas for students and staff to enjoy, study, or work
- Building is designed to match the aesthetic of the historic campus as well as provide innovation and cutting-edge technology throughout
- Located within NMSU's 200-acre Arrowhead Research Park
- Direct visual exposure and easy access to Interstate 25 and 10
- Access to NMSU resources and strategic partners
- Opportunities for business to partner with NMSU in research and technology development
- Access to Arrowhead Center RenewTech and SPACE Incubators
- On-site world-class telecommunication network

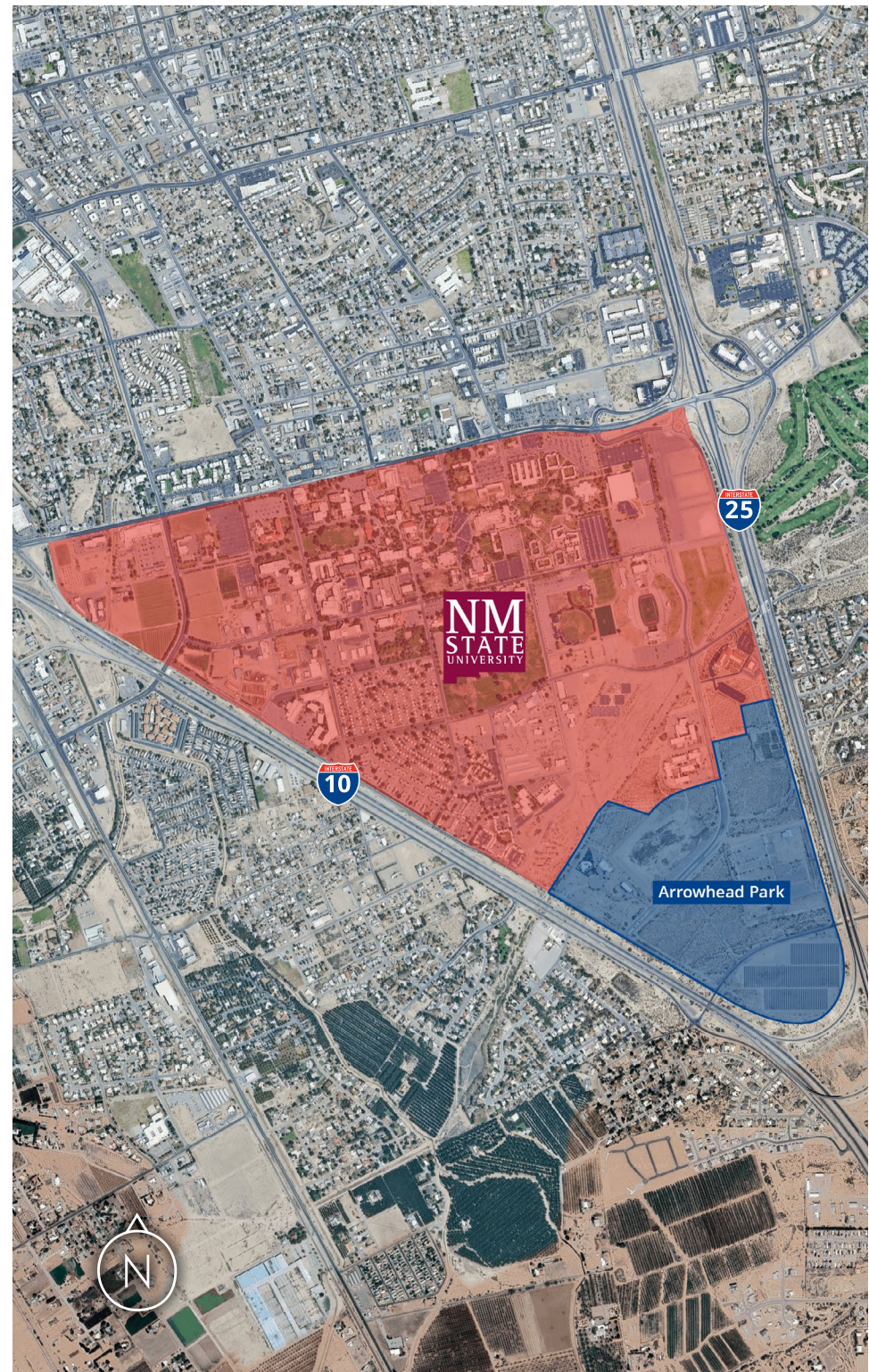


Arrowhead Park

Located on the campus of New Mexico State University, Arrowhead Park is a hub of innovation and entrepreneurship. The master-planned tech office complex was established to enhance technology transfer and provide private enterprises with immediate access to nationally recognized academic and technical on-site resources. The park is designed for companies specializing in research, development, and light manufacturing, as well as for businesses supporting these activities.

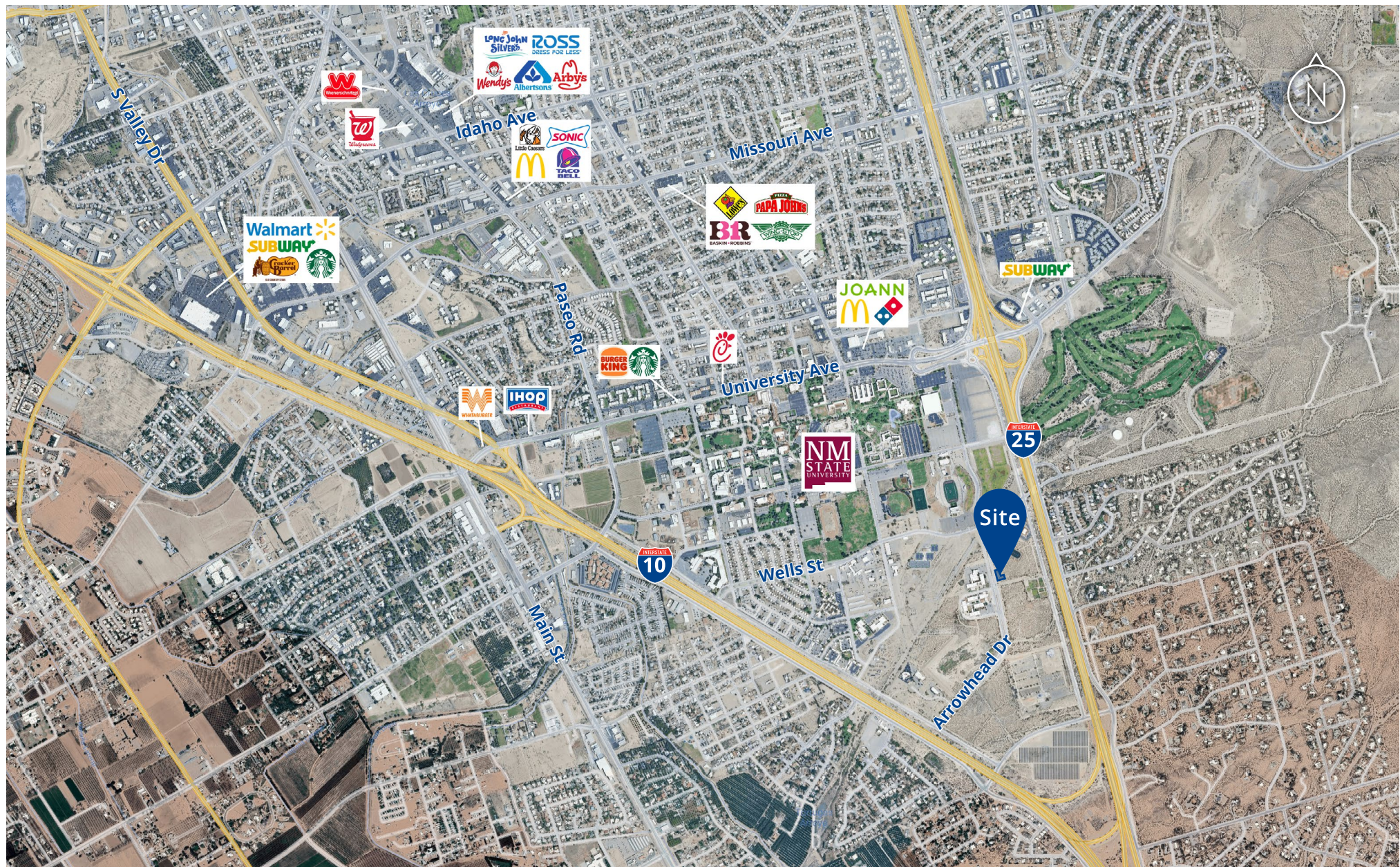
Future retail amenities and residential areas, as well as a highly-skilled workforce of over 23,000 within walking distance of the park, make this a prime location for any business in the growing regional clusters of life sciences, aerospace, agribusiness, digital media, and more. Businesses also benefit from direct access to the Arrowhead Technology Incubator and the National Security Technology Incubator.

The complex is situated in a census tract that qualifies for the Opportunity Zone tax incentive, New Market Tax Credits, New Mexico LEDA incentives, and EB-5 financing. Businesses are also encouraged to partner with the university in pursuit of grants and contracts.



Medvest Building | For Lease

Trade Area Aerial



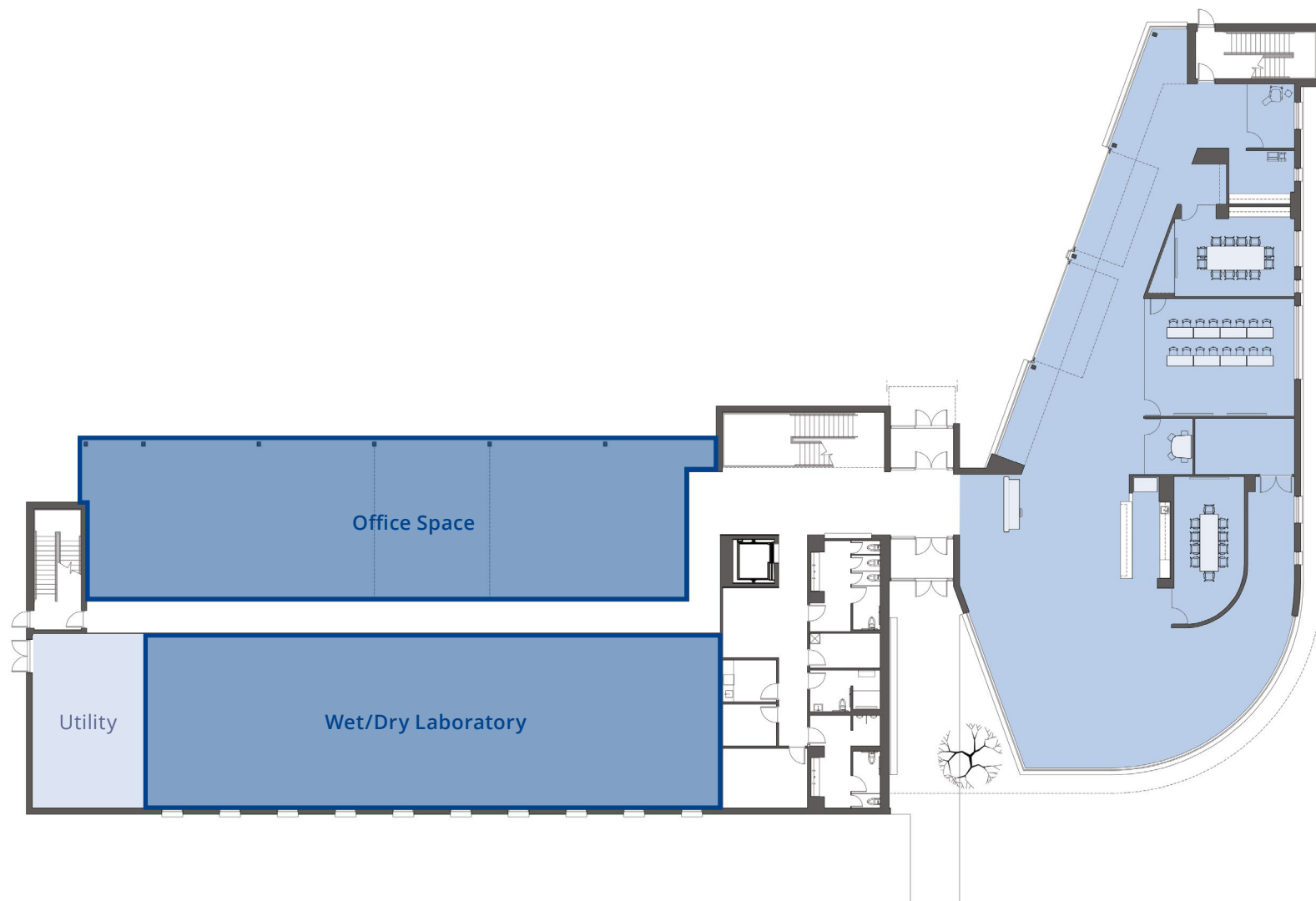
Arrowhead Innovation Center Master Plan



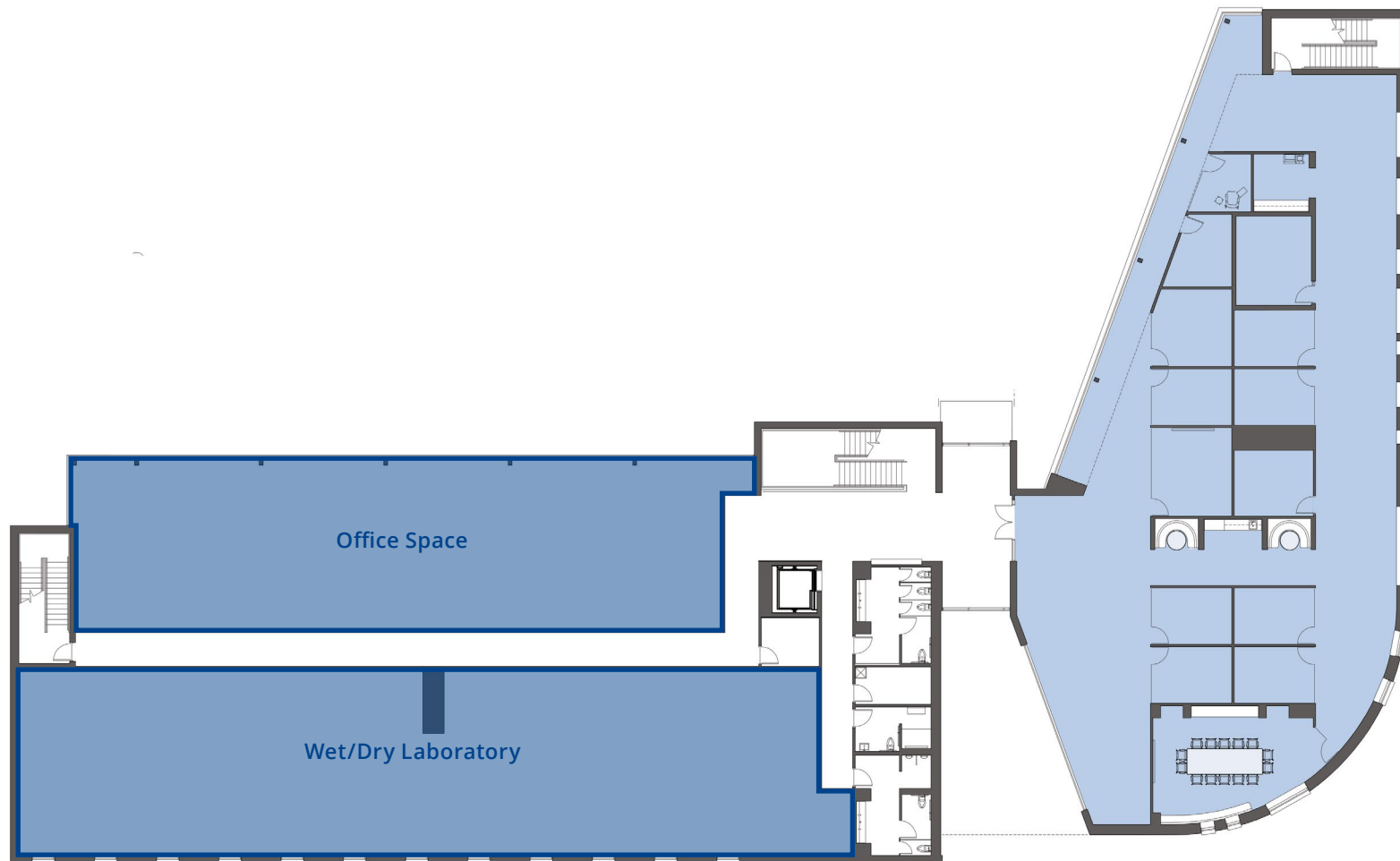
Site Plan



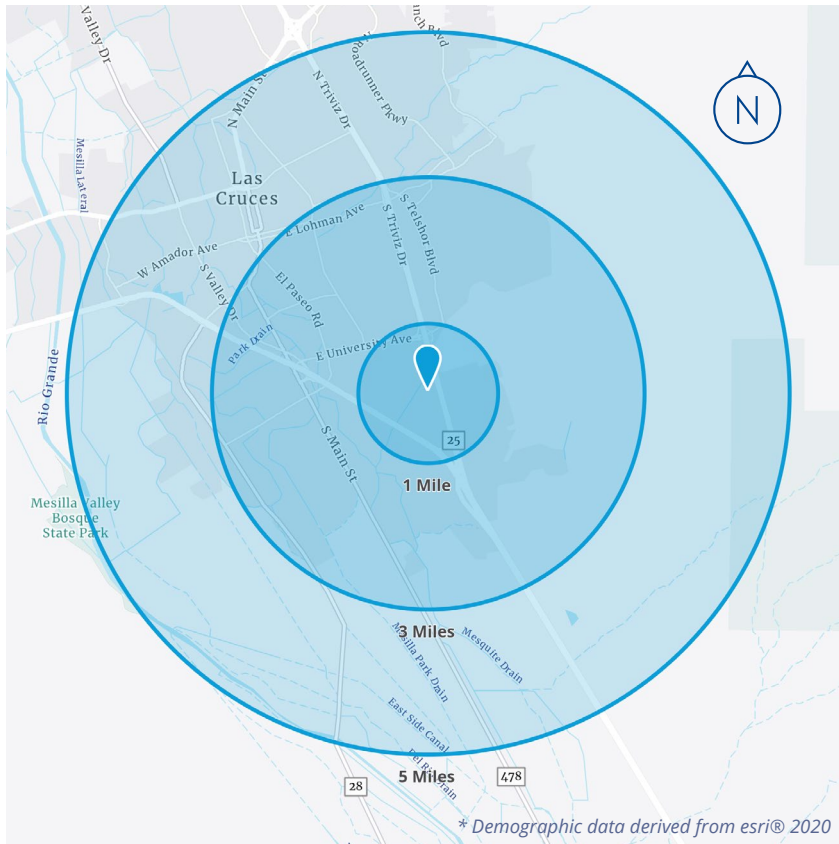
Floor Plan - First Floor



Floor Plan - Second Floor



Demographics*



* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	5,153	43,552	82,990
Households	1,867	18,516	35,373
Median Age	22.0	32.2	35.9
Average HH Income	\$77,898	\$63,639	\$70,474
Per Capita Income	\$18,962	\$27,350	\$30,386
Daytime Population	4,612	41,982	73,219
College Education	63.2%	45.7%	46.8%



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