

For Lease | Office Space

NAI 1st Valley



277 E Amador Ave | Las Cruces, NM 88001

## Listing Overview

**Lease Rate**            \$24/SF/Yr (Full Service)  
*plus common area*

**Available Space**        ±211 - 3,166 SF

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)

- Highly visible three story office building
- Six suites available
- Located in downtown Las Cruces - this location offers excellent visibility with strong foot traffic and great access
- Major arterials include Lohman Avenue, Amador Avenue (East/West), and Main Street (North/South)
- Under new ownership with planned renovations

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

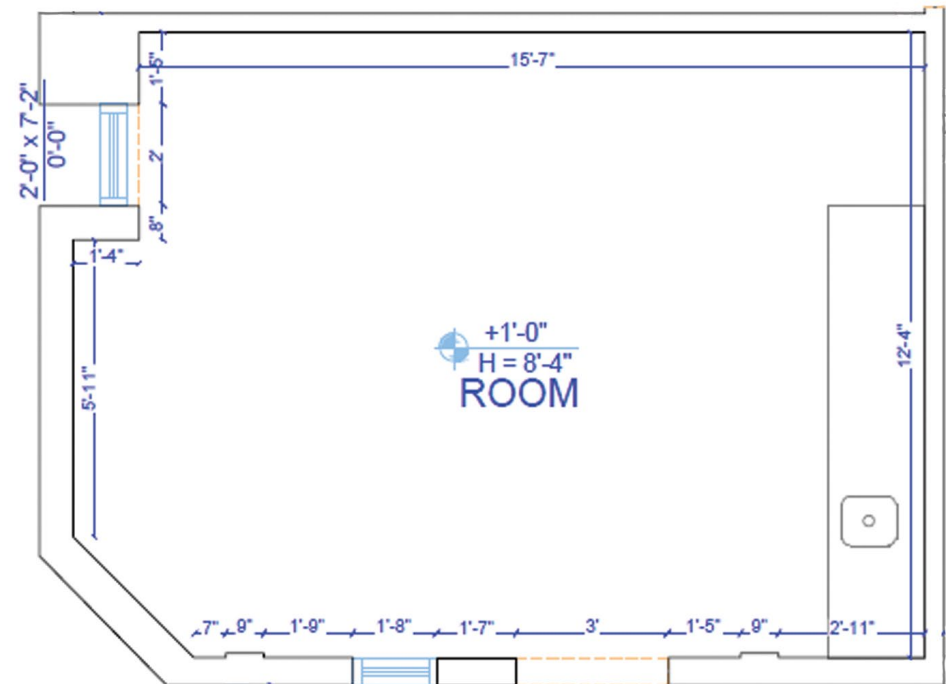


# Suite H

**Lease Rate** \$24.00/SF/Yr (Full Service)  
*plus common area*

**Available Space** ± 211 SF

- Located on the first floor



*Floor plan not to scale; for visual aid only.*

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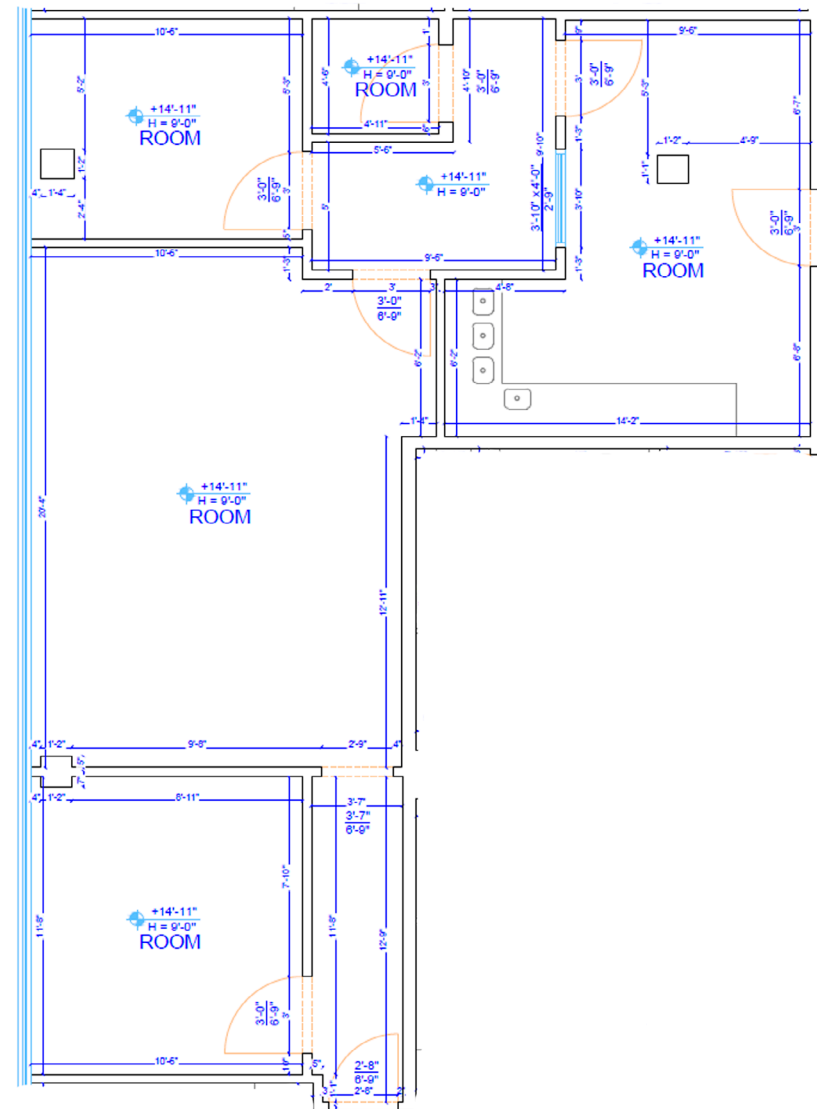
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# Suite 201

**Lease Rate** \$24.00/SF/Yr (Full Service)  
*plus common area*

**Available Space** ±915 SF

- Located on the second floor



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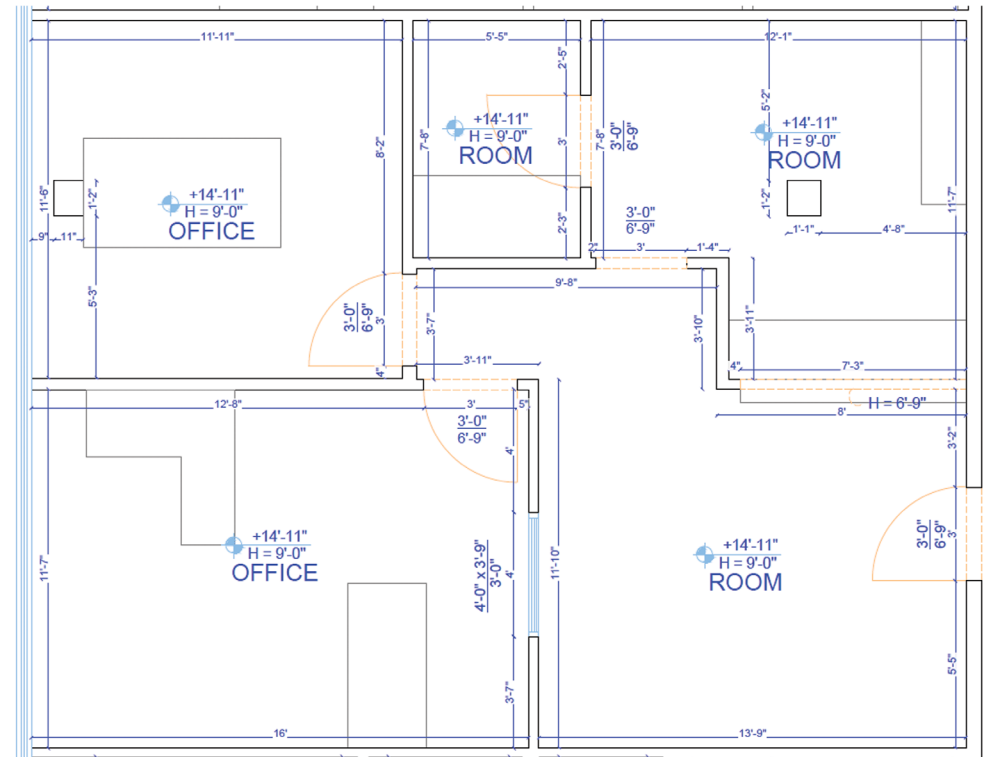
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# Suite 202

**Lease Rate** \$24.00/SF/Yr (Full Service)  
*plus common area*

**Available Space** ±745 SF

- Located on the second floor



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# Suite 304

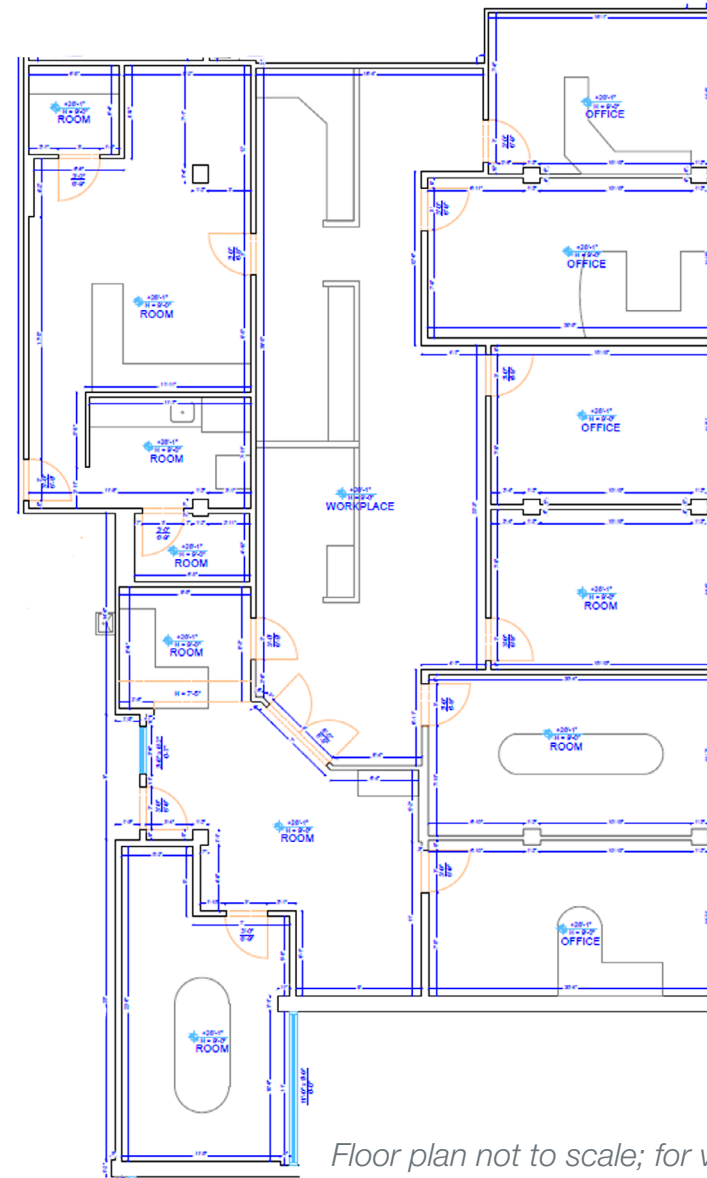
**Lease Rate** \$24.00/SF/Yr (Full Service)  
*plus common area*

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**Available Space** ±3,166 SF

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- Premium suite with high-end build out
- Located on the third floor with sweeping views of the city
- Available 8/1/2025



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## Nearby Traffic Counts:

S Main St	13,375 VPD
E Amador Ave	6,698 VPD
E Lohman Ave	10,356 VPD

Source: NMDOT, 2024

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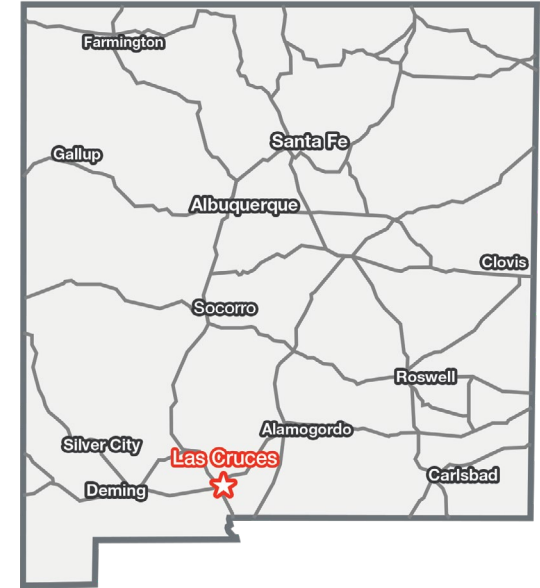
# Location Overview

## Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



### Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

### Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)

### Doña Ana County

<b>Population</b>	219,561
<b>Total Households</b>	87,688
<b>Average HH Income</b>	\$56,451

Source: US Census Bureau, 2022

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