

For Lease or Sale

# Office Suites

2 Suites Available  
Great Exposure



**\$15.50 - \$20.00 PSF Modified Gross**  
**Sale Price: \$2,250,000**  
**Landlord pays Taxes, Insurance & Common Area Maintenance**

## 530 N. Telshor

Las Cruces, New Mexico 88011

### Property Features

- Building SF: 15,305
- Zoning: Commercial
- Visible from I-25
- Ample Parking
- Close proximity to retailers and restaurants
- Tenant pays Water, Sewer & Trash
- Perfect for Medical, Retail, or any professional user
- Located on a major thoroughfare with high traffic counts and visibility from I-25

### Additional Information

- Available Suites:
  - Suite A 5,800 SF
  - Suite B LEASED
  - Suite C LEASED
  - Suite D LEASED
  - Suite G 1,400 SF
  - Suites may be demised
- WELLMED

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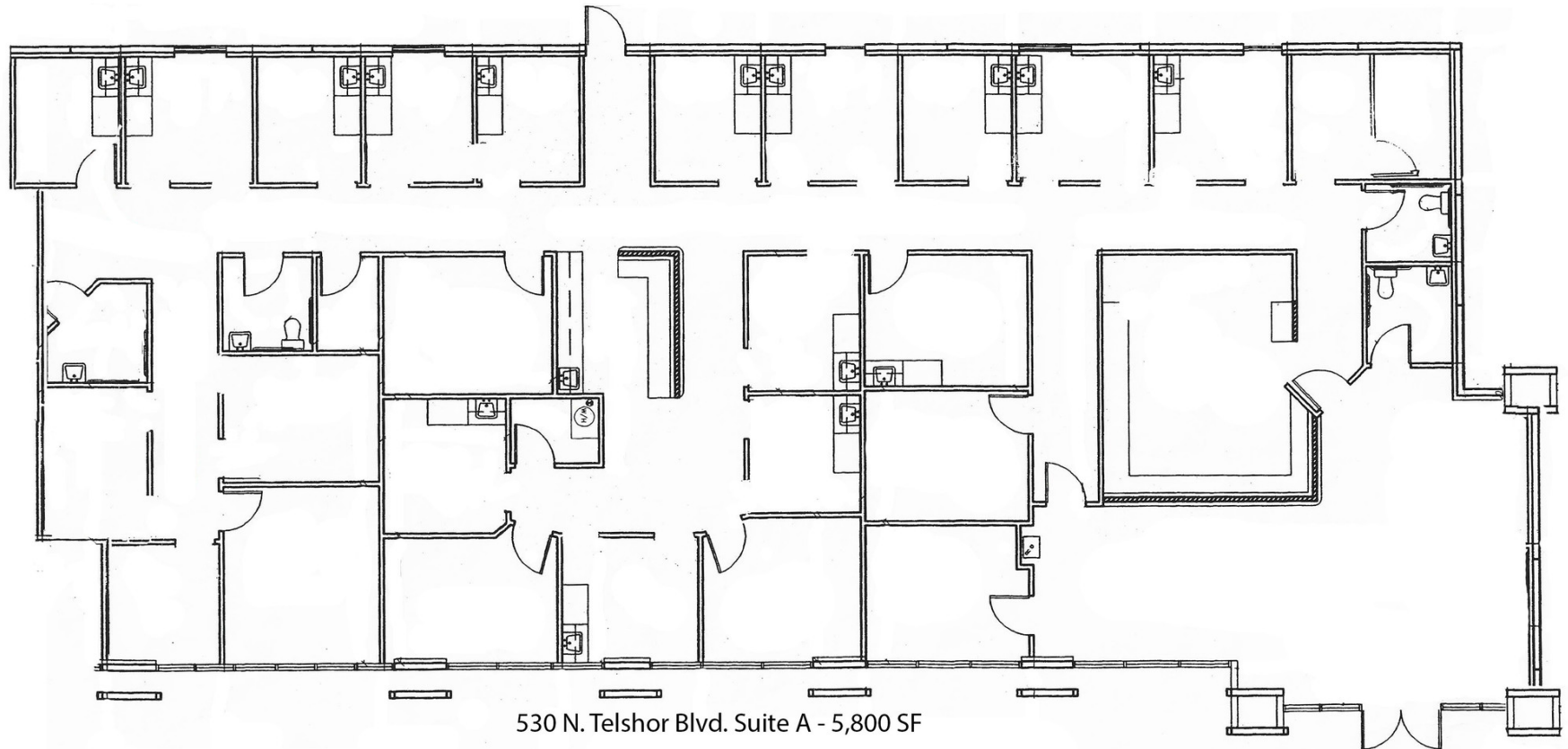
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**NAI 1st Valley**  
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# Floor Plans

Office For Lease

## Suite A

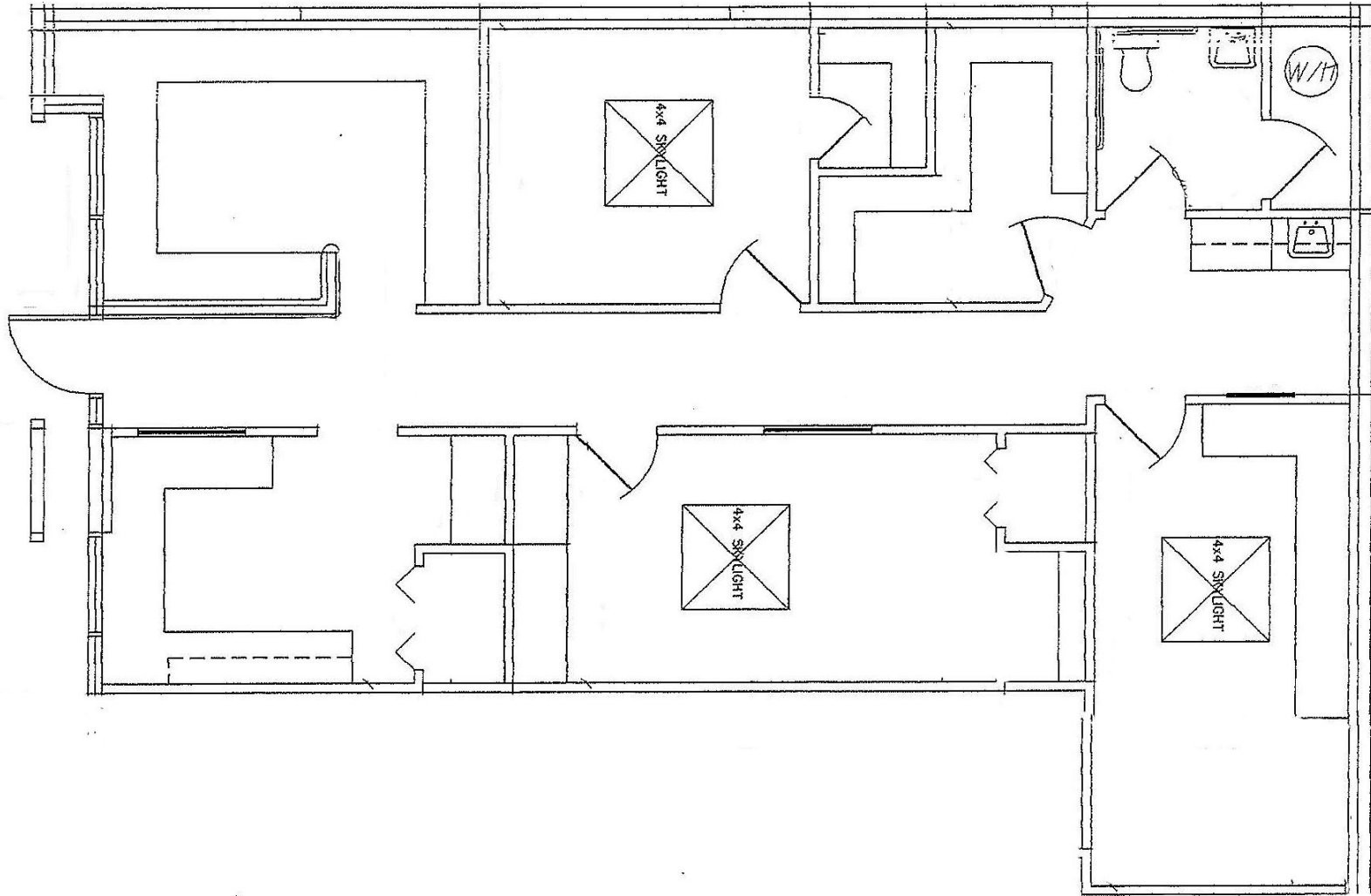




Office For Lease

# Suite G

530 N. Telshor Blvd. Suite G - 1,400 SF



Office For Lease

# Retailer Map



Google

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