

For Lease

# Office Building

Near Downtown



## 100 Wyatt Dr.

Las Cruces , New Mexico 88005

### Property Highlights

- Available Space: 1,455 SF
- Solar powered building
- State of the art security system included
- Great office spaces for start up businesses
- Near Downtown Las Cruces
- Centrally located on major corridor | Main St.
- Close to many professional businesses: medical, law and insurance
- Ample parking

### Property Description

Charming Full service professional office space. Common area restrooms, private break area and patio space.

#### OFFERING SUMMARY

Lease Rate	\$8.00 - \$16.00 SF/yr
Lease Type	Full Service
Available SF	1,455 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,823	\$32,923
3 Miles	65,581	\$40,722
5 Miles	101,249	\$45,971

For more information

**Stephanie Maddox**

O: 575 521 1535 | C: 575 639 3504

[stephanie@1stvalley.com](mailto:stephanie@1stvalley.com)

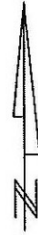
**NAI 1st Valley**

Commercial Real Estate Services, Worldwide.

1155 South Telshor Blvd  
Las Cruces, NM 88011  
575 521 1535 tel  
[1stvalley.com](http://1stvalley.com)

PLAT OF SURVEY OF A 0.55± ACRE TRACT  
OF LAND BEING PART OF LOT 1, BLOCK 1,  
OF EL PASEO CENTER, AS FILED ON 2/7/1966,  
IN PLAT BOOK 9, PAGE 85, DONA ANA  
COUNTY RECORDS.

R=668.45'  
L=25.30'  
Tan=12.65'  
Δ=2°10'06"  
CH=N65°36'16"E  
CH L=25.30'

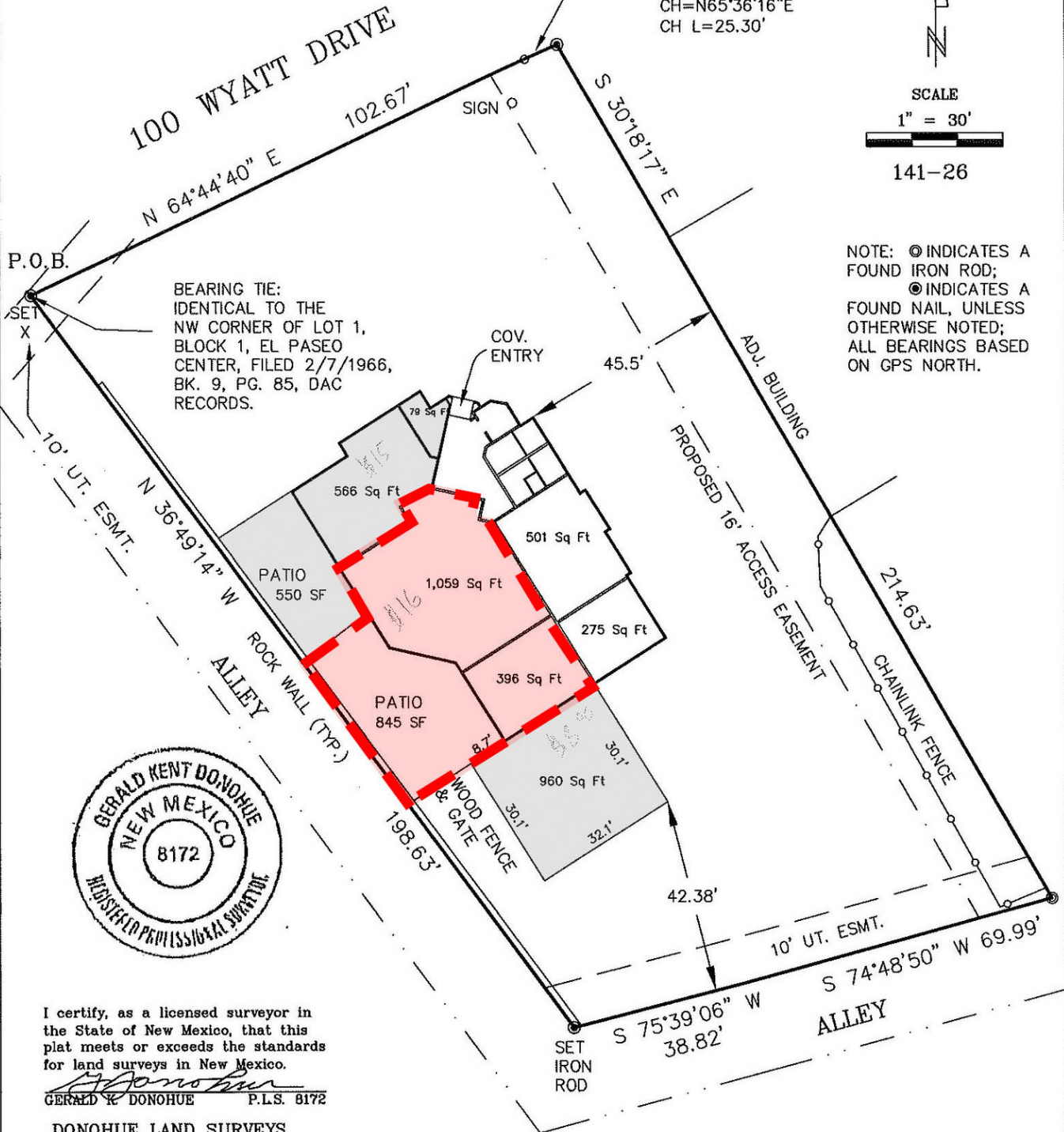


SCALE

1" = 30'

141-26

NOTE: ● INDICATES A  
FOUND IRON ROD;  
● INDICATES A  
FOUND NAIL, UNLESS  
OTHERWISE NOTED;  
ALL BEARINGS BASED  
ON GPS NORTH.



I certify, as a licensed surveyor in  
the State of New Mexico, that this  
plat meets or exceeds the standards  
for land surveys in New Mexico.

GERALD K. DONOHUE P.L.S. 8172

DONOHUE LAND SURVEYS  
1065-D S. MAIN STREET  
SUITE E  
LAS CRUCES, NM 88005  
1-505-523-1114

Not For Construction Purposes

Date of Survey 08-31-2007.