



4420 Sonoma Ranch Blvd Suite A, Las Cruces, NM 88012

PROPERTY HIGHLIGHTS

- Premier Office Space with Exceptional Organ Mountain Views
- Excellent opportunity to lease $\pm 2,282$ SF of high-quality professional office space in one of Las Cruces' fastest-growing areas.
- The existing layout is well suited for a variety of professional, administrative, or medical office users and offers an excellent combination of private workspace, functionality, and an inviting environment for employees and clients.
- The property is strategically located in the growing east Las Cruces market, with convenient access to Lohman Avenue, Roadrunner Parkway, Sonoma Ranch Boulevard, I-25, healthcare facilities, restaurants, retail, and expanding residential neighborhoods.
- The surrounding area continues to experience substantial residential and commercial growth, with planned transportation improvements expected to further enhance connectivity as this portion of Las Cruces develops.

For more information:

Preston Williams

575-621-2445 | preston@1stvalley.com

LEASE RATE *\$30.00 SF/Yr (NNN)*

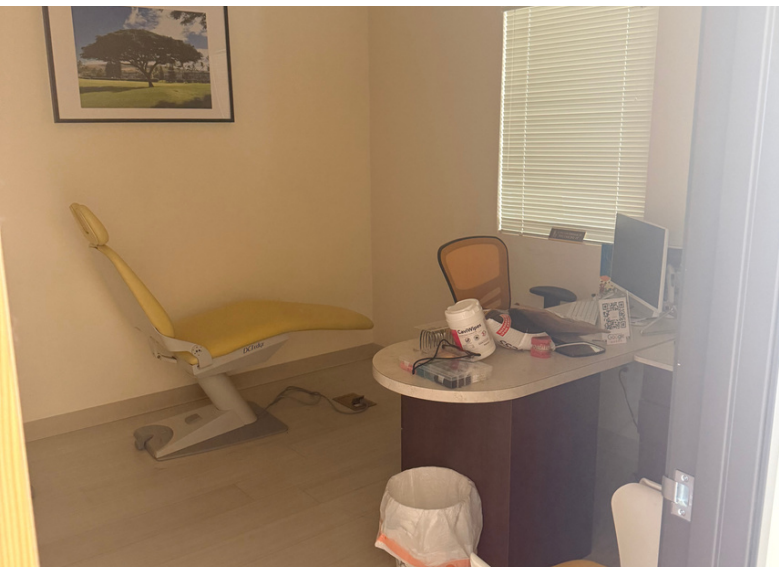
AVAILABLE SPACE $\pm 2,282$ SF

LOT SIZE ± 1.00 Acres



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

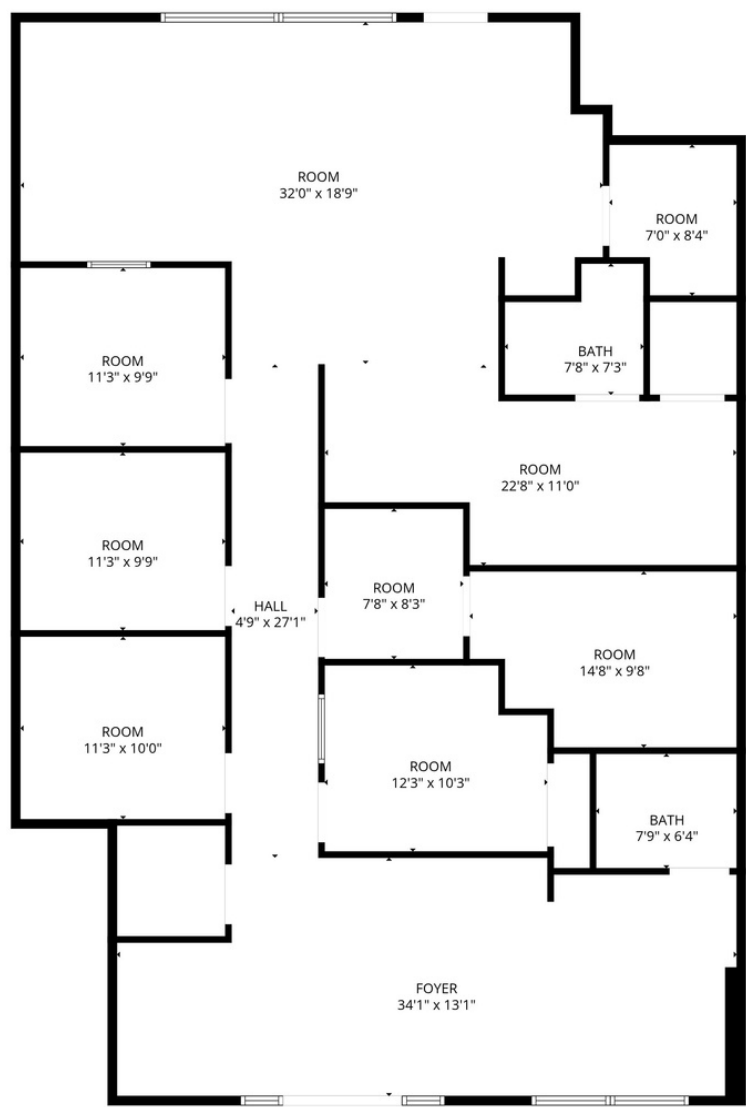
Additional Photos



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Floor Plan

Not to scale; for illustrative purposes only.

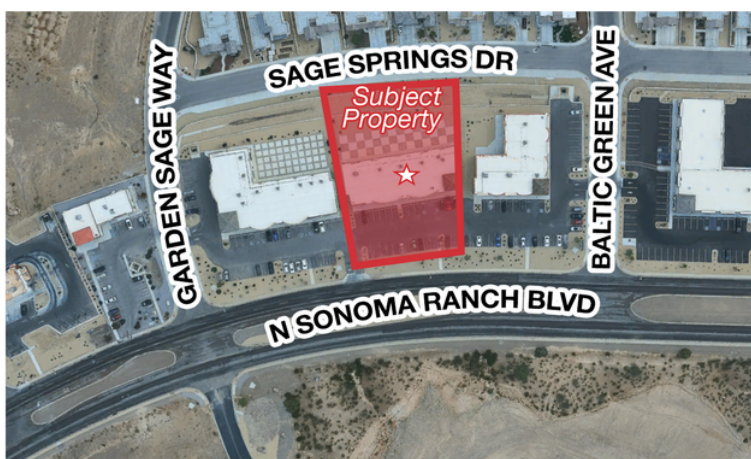


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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NEARBY TRAFFIC COUNTS

SONOMA RANCH BLVD	12,805 AADT
NORTHRISE DR	8,092 AADT
BATAAN MEMORIAL E	20,990 AADT

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