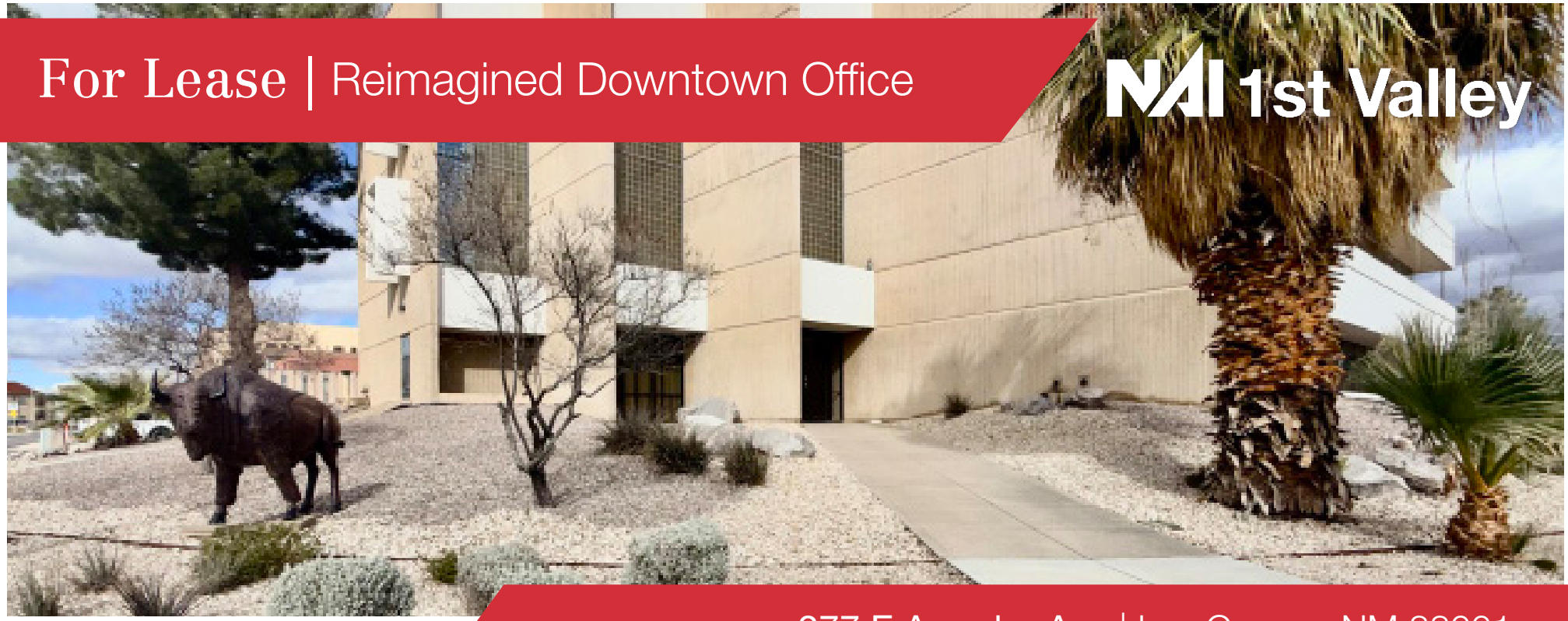
For Lease | Reimagined Downtown Office

NAI 1st Valley



277 E Amador Ave | Las Cruces, NM 88001

Listing Overview

Lease Rate	$24/SF/Yr (Full Service)
Available Space	±915 SF

- Comprehensively renovated three-story office building under new ownership, designed to feel brand new throughout
- Fully upgraded interior lobbies across all three floors, featuring new lighting, modern finishes, curated lounge furniture, and over 60 original art installations
- Modernized restrooms and common areas, elevating the daily tenant experience well beyond typical Class B office offerings
- Bright, contemporary interiors, mix of private offices, open work areas, and premium suites with city views

For more information:

Cheryl Reome
575.644.9165 | cheryl@1stvalley.com

Preston Williams
575.621.2445 | preston@1stvalley.com

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Las Cruces, NM 88011
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Interior Photos (Lobby, 1st Floor)

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Suite 201

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Lease Rate	$24.00/SF/Yr (Full Service)
Available Space	±915 SF

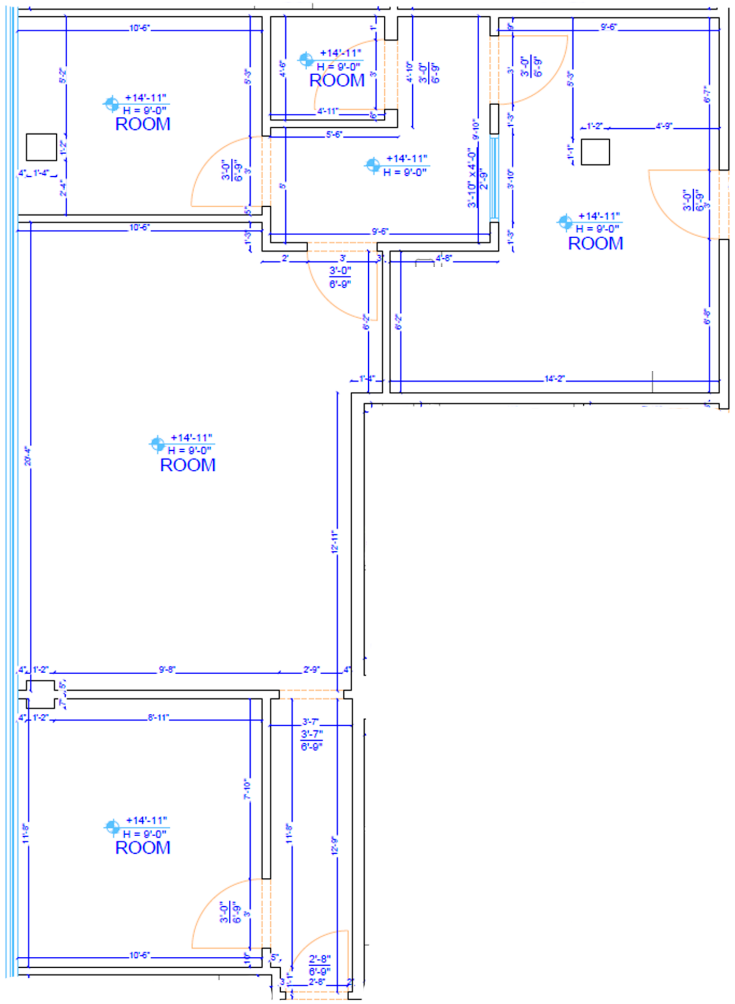
- Located on the second floor











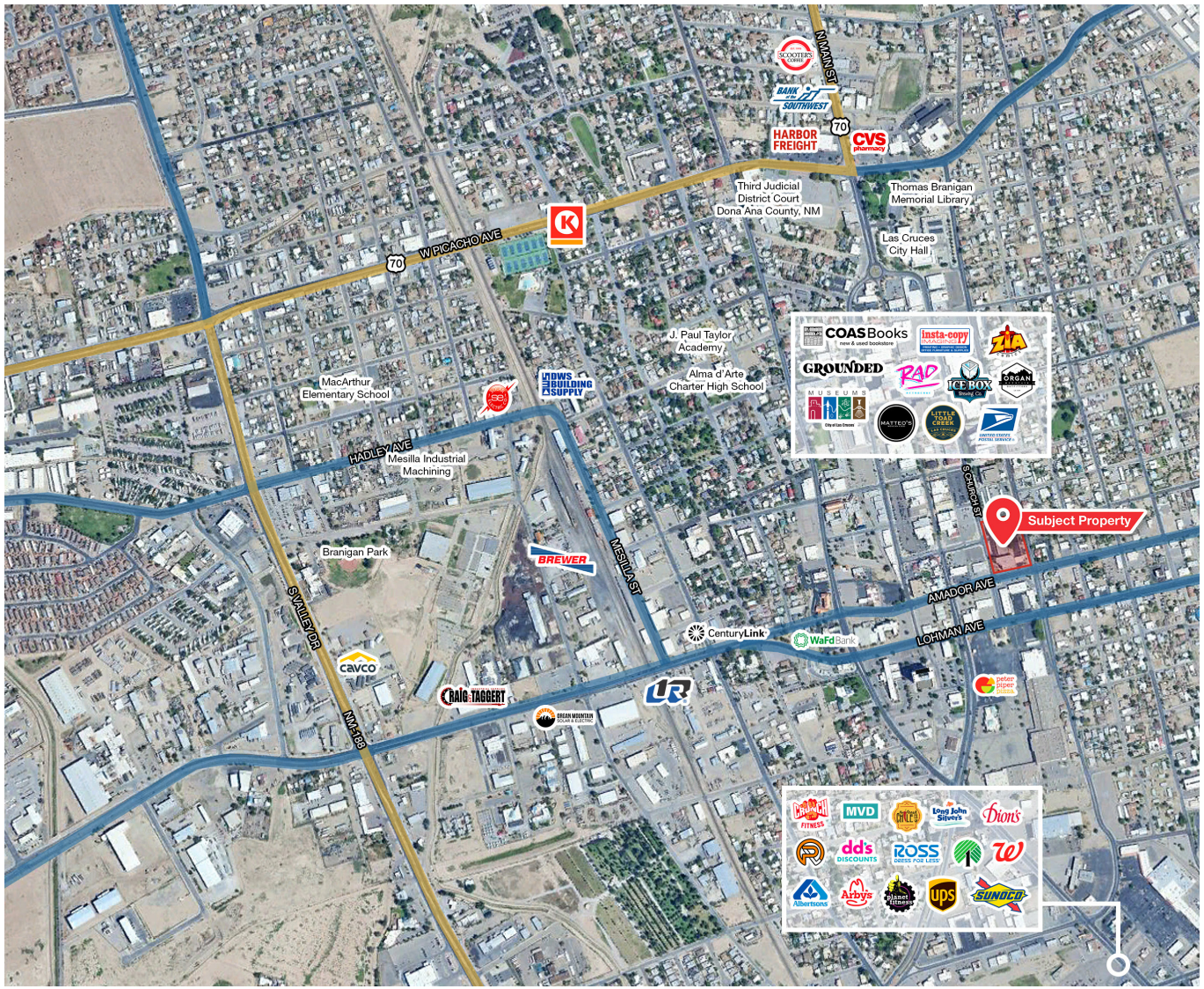
Floor plan not to scale; for visual aid only.

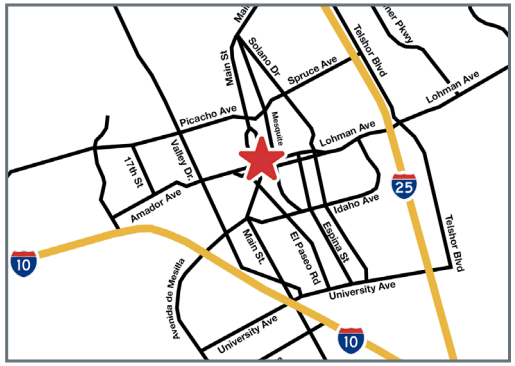
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Map

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Walkable Downtown Las Cruces Location

- Steps from the **heart of Downtown Las Cruces**, surrounded by the city's best local restaurants, coffee shops, cultural destinations, and weekday Farmers' Markets
- Easy walk to Main Street dining, cafés, breweries, and everyday conveniences — ideal for lunch meetings, after-work gatherings, and team culture
- Proximity to **Courthouse District, Rio Grande Theatre area, and downtown retail core**
- Excellent access to **Main Street, Amador Avenue, and Lohman Avenue**, connecting downtown to the broader Las Cruces market

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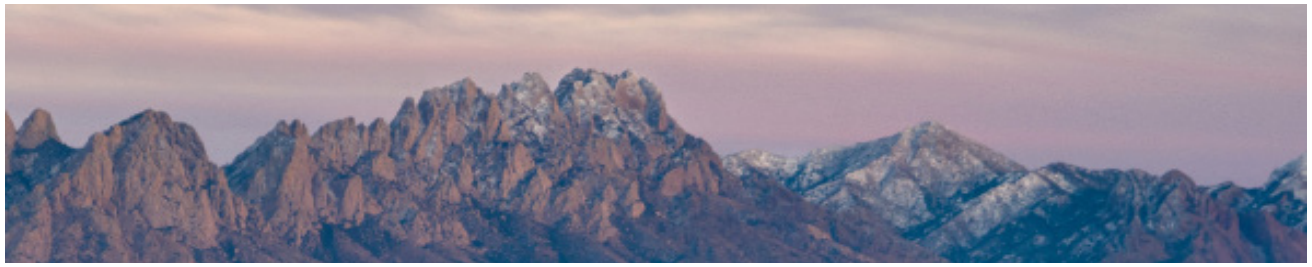
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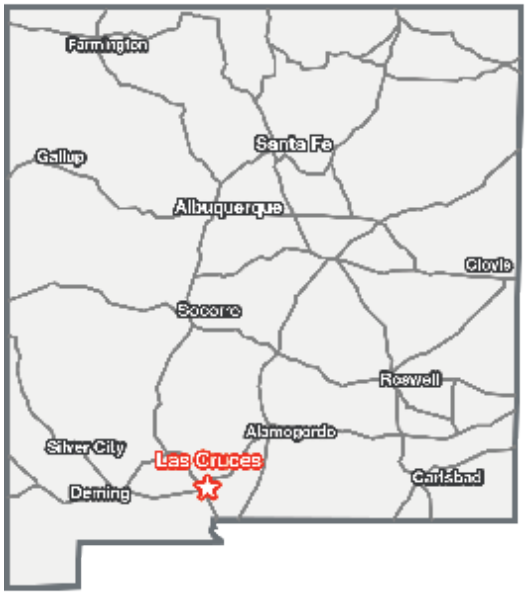
Location Overview

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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 Chihuhuan 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

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

Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	$56,451

Source: US Census Bureau, 2022

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