

Large Open Office Space For  
Lease | 7,714 SF



## Mesilla Valley Business Park

1640 Hickory Loop, Suite 101-104  
Las Cruces, New Mexico 88005

### Property Highlights

- Sublease | Lease expiration: 11/30/2022
- Ideal for IT firm, engineering company or payment processing center
- Has outdoor patio with seating and tables for employees
- Open floor plan offers flexibility for many uses
- Employee break-room
- Ample parking

### Property Description

Located in Mesilla Valley Business Park. This location offers easy access to Interstate 10 and is also less than 1/2 mile away. Conveniently located with many services nearby for employees including restaurants, gas stations, convenience stores and WalMart Supercenter. Within walking distance to Golden Coral, Applebees, McDonalds, Hampton Inn & Suites, Drury Inn & Suites, and Springhill Suites.

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,689	19,735	36,822
Total Population	5,809	50,509	95,572
Average HH Income	\$48,208	\$40,852	\$45,138

### OFFERING SUMMARY

Available SF	7,714 SF
Lease Rate	\$4,500 per month (Gross)



For more information

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