

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.

Colliers

Your Sign Here

Former Call Center For Lease

2303 Divot Ave
Las Cruces, NM 88001

Rick Stoes

Managing Director
+1 575 650 6000
rick.stoes@colliers.com
Lic. No. 20755

Colliers | Las Cruces-El Paso
201 N Church St., Suite 200
Las Cruces, NM 88001
Main: +1 575 523 6000
colliers.com

2303 Divot Ave | For Lease

Property Overview

Civic Address 2303 Divot Ave Las Cruces, NM 88001

Area ± 1.27 Acres

Lease Rate Contact Broker

Zoning C-3

GLA ± 4,200 SF

Parking Paved on-site parking

Features

- Former Call Center
- Most FF&E on site
- Full networking throughout
- 2 Full IT closets
- Open work area
- Private offices
- Separate kitchen/staff break room
- ADA restrooms
- Storage
- Full security system
- Prominent signage
- Excellent visibility

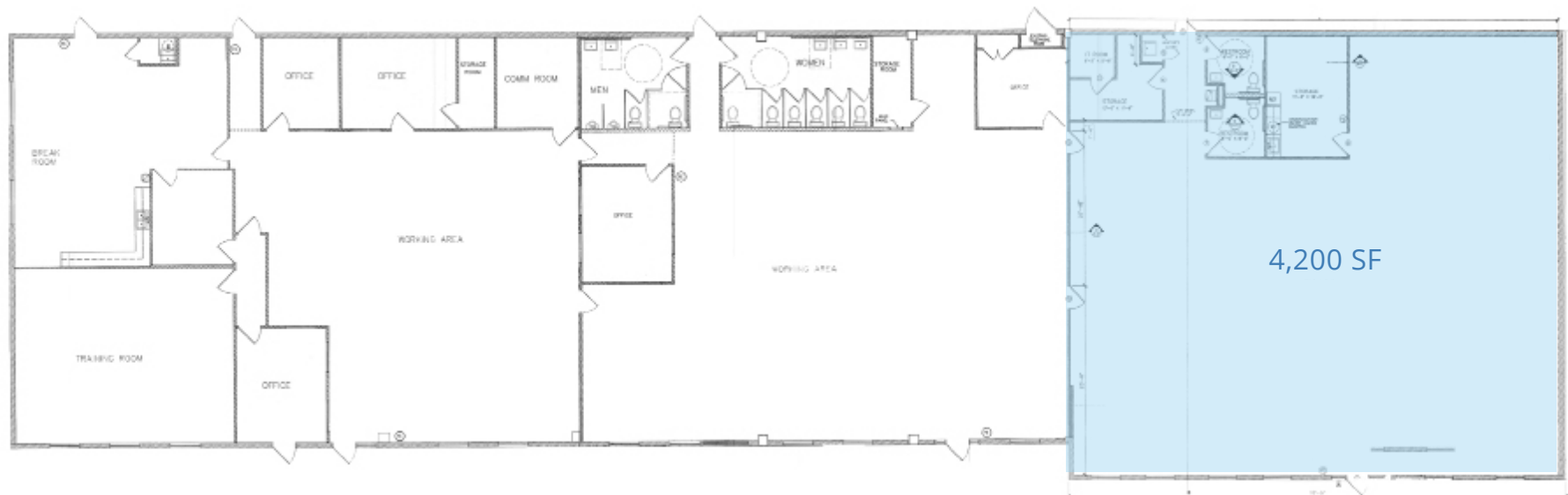
Lease Rate: Contact Broker



Key Highlights

- Easy access to highway
- Ample parking

Floor Plan



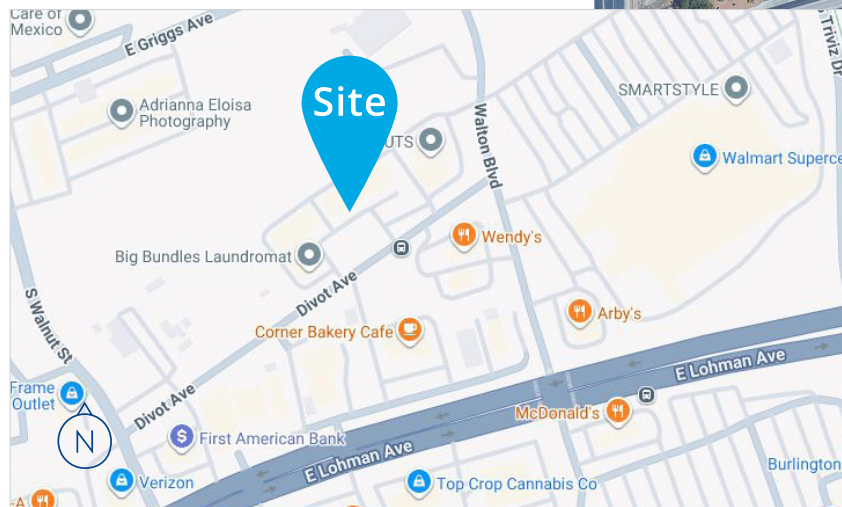
2303 Divot Ave | For Lease

Location

Located near I-10 in industrial zoning.

+/- 11,910 SF

Available



Parking
+40 Spaces



Accessibility



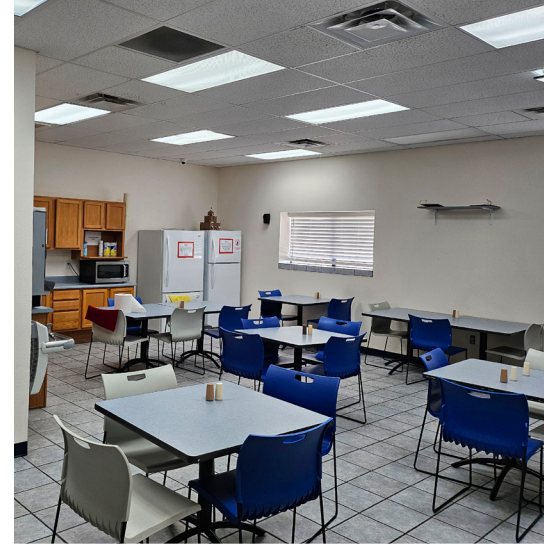
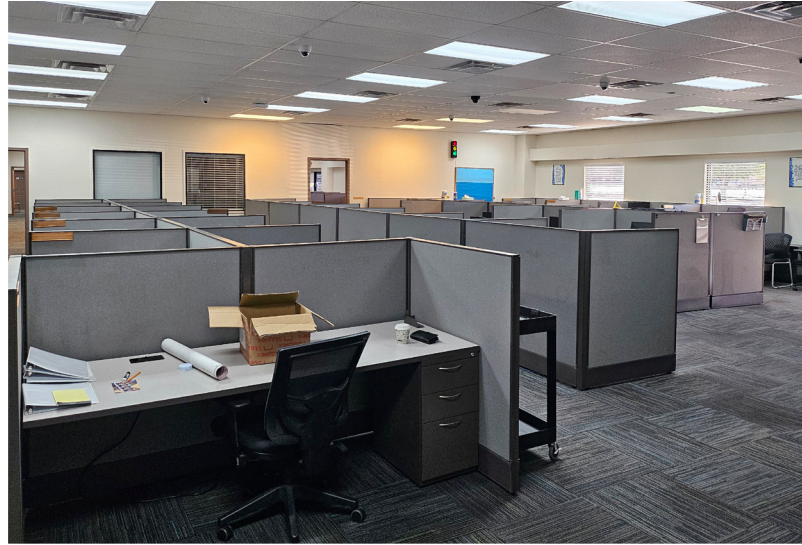
<5 minutes
from I-10



<5 minutes
from I-25

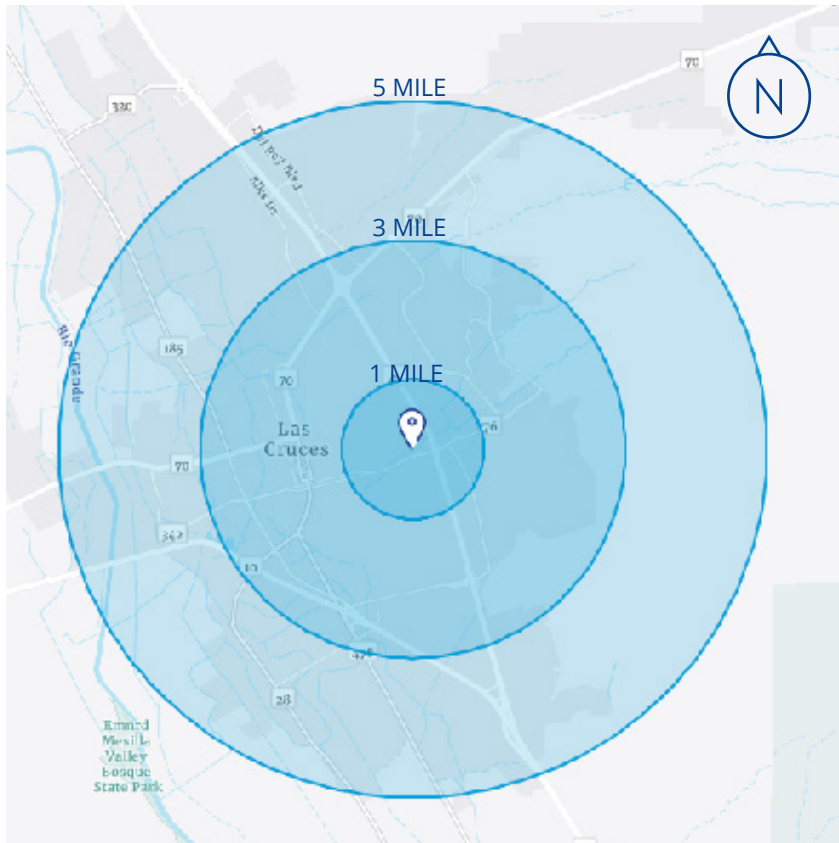
2303 Divot Ave | For Lease

Interior Photos



Demographics*

* Demographic data derived from esri® 2020



	1 MILE	3 MILES	5 MILES
Population	2,507	45,038	101,396
Households	788	18,214	41,622
Average HH Income	\$64,111	\$49,955	\$57,115
Per Capita Income	\$20,733	\$20,219	\$20,369
Total Businesses	216	2,326	3,743

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.