



# 1776 MONTAÑO RD NW

LOS RANCHOS DE ALBUQUERQUE, NM 87107

**CBRE**





# OFFICE SPACE WITH HISTORY

Formerly known as the Unser Racing Museum, 1776 Montañó Rd NW features one-of-a-kind, expansive open-concept workspaces that offers a wealth of creative opportunities for businesses looking to make a statement.

With large open floorplans, the distinctive spaces at 1776 Montañó Rd NW have several industrial features, such as exposed brick walls and high open ceilings, adding character and sophistication to the space.

There are two distinctive buildings available, The Summit and The Annex. The Summit includes a loading dock with ramp and lift, while The Annex includes a roll up door. These features open up endless possibilities for businesses in various industries, including e-commerce and finance, wellbeing and fitness concepts, event planning, retail operations, and design firms.







MONTAÑO RD 28,968 VPD

THE SUMMIT

THE ANNEX





# HIGHLIGHTS

## Beautiful, Quiet, and Easily Accessible

- Beautiful campus with high level of care and pride of ownership
- High exposed ceilings and industrial features
- Allowable uses for C-1: Retail Commercial include Office (such as architects, law firms, design firms, and similar), Retail, and certain services and educational uses
- Directly across from Los Poblanos Open Space
- Walkable campus surrounded by lush greenery, walking paths, and hiking trails in the Bosque
- Excellent east/west access allowing easy commuting for employees and quick access to I-25 and I-40
- The Summit includes a loading dock with ramp and lift, and The Annex includes a rollup door



**\$21.00/RSF**

Full Service  
Excludes Janitorial



**+/- 12,626 RSF**

The Summit



**+/- 8,076 RSF**

The Annex



**Zoned C-1**

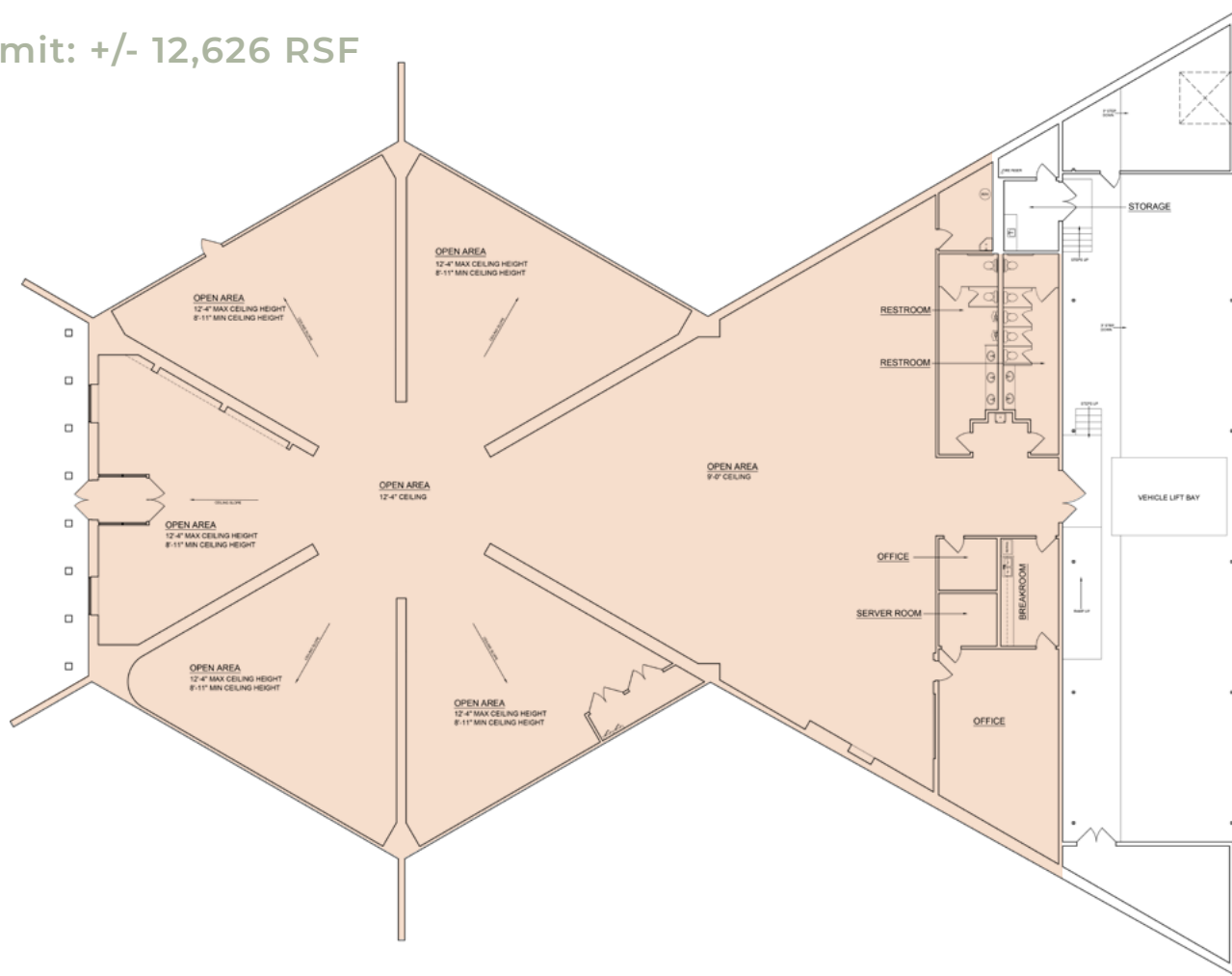
Retail/Commercial  
The Village of Los Ranchos  
de Albuquerque





# FLOORPLAN

The Summit: +/- 12,626 RSF



\*Not to scale

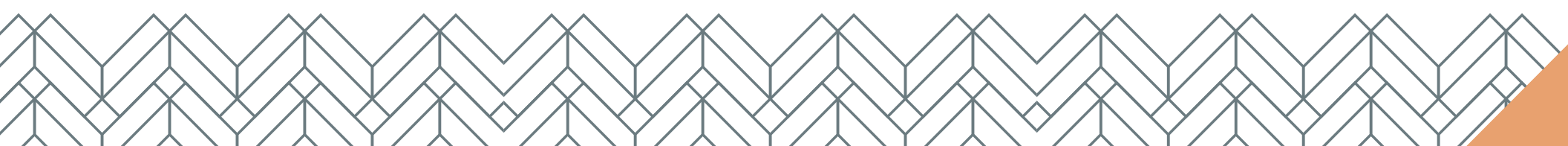
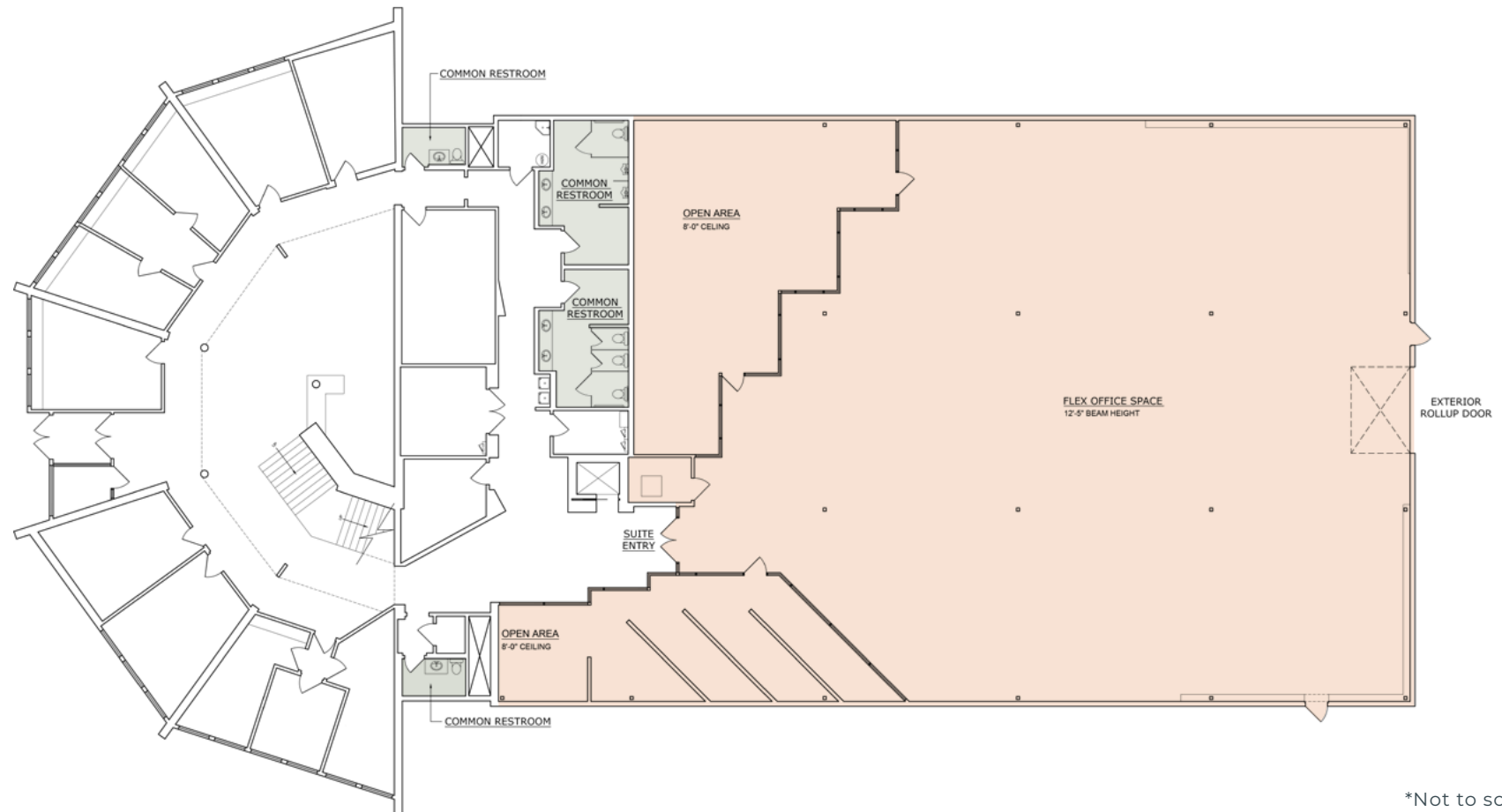




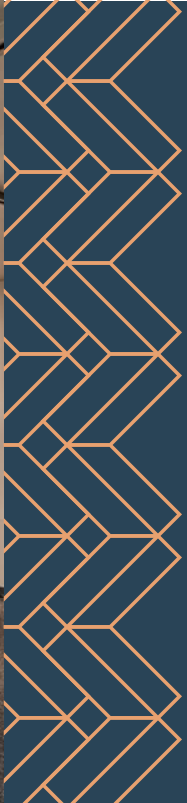


# FLOORPLAN

The Annex: +/- 8,076 RSF









# AERIAL



Los Ranchos de  
Albuquerque

CVS  
Pep Boys pharmacy  
AutoZone

Walgreens  
Albertsons  
DEFINED  
FITNESS  
Applebee's  
Mancini's  
ITALIAN

Dion's  
DISCOUNT  
TIRE

SPROUTS  
FARMERS MARKET  
PET SMART  
USEagle

Flying Star  
EL PATIO

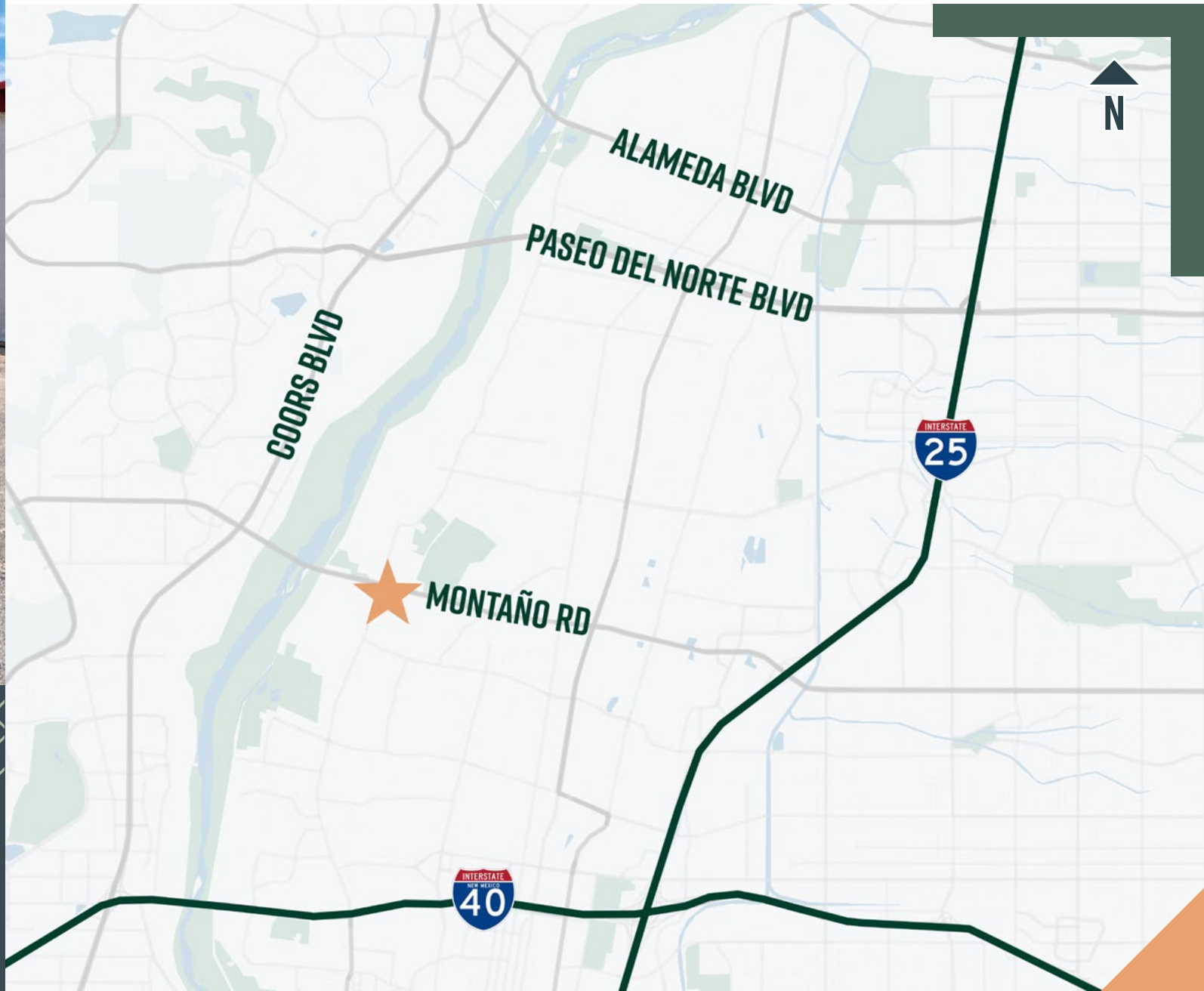


THE HOME DEPOT  
COSTCO WHOLESALE  
TOPGOLF  
sam's club

McDonald's  
CIRCLE K  
Smith's  
DUNKIN'  
CHURCH'S  
TACO BELL  
SANTITAS



# LOCATION





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# CBRE

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