

2703 BROADBENT PKWY NE
ALBUQUERQUE, NM 87107



**SYCAMORE
ASSOCIATES LLC**
COMMERCIAL & INDUSTRIAL REAL ESTATE



HOME TO NUMEROUS ESTEEMED BUSINESSES—
RANGING FROM MEDICAL SUPPLY AND HEALTHCARE
TO HIGH-TECH AND CONSTRUCTION-RELATED
COMPANIES, R&D, ENVIRONMENTAL LAB AND TESTING,
AND DEPARTMENT OF DEFENSE CONTRACTORS—
BROADBENT IS TRULY A HUB OF INNOVATION AND
INDUSTRY.

CONTACT AGENTS:



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MIKE LEACH, SIOR
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MDL@SYCAMORE-ASSOCIATES.COM

P.O. BOX 90608
ALBUQUERQUE, NM 87199
(505) 345-5075 OFFICE
LICENSE #: 7070
LICENSE#: 20093

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. REV. 7/19/23

PROPERTY HIGHLIGHTS

DETAILS

LEASE RATE

**\$10.50/SF - \$12/SF
MODIFIED GROSS**

FEATURES

- 1,300 SF - 25,000 SF UNITS ARE AVAILABLE FOR LEASE
- MG LEASES
- 10X10' ROLL UP OH DOORS ON MANY OF THE UNITS
- NR-LM AND NR-C ZONING
- FLEXIBLE LAYOUTS
- TI'S AVAILABLE FOR 3-5 YEAR LEASES.
- 4:1000 PARKING RATIO
- ALBUQUERQUE'S PREMIER OFFICE/FLEX/R&D PARK
- CENTRALLY LOCATED WITH EASY ACCESS TO I-25 & I-40
- BEAUTIFULLY LANDSCAPED CAMPUS ATMOSPHERE
- DOCK-HIGH AND DRIVE-IN DOORS AVAILABLE
- UP TO 20' WAREHOUSE CLEAR HEIGHTS
- LOCATED IN A HUB ZONE
- CONCRETE CONSTRUCTION
- FIVE MINUTE DRIVE TO ALBUQUERQUE INTERNATIONAL AIRPORT

BUILDING 2703

AVAILABLE UNITS

SQFT

F 1,743 SQ FT

H & I 4,172 SQ FT

UNIT HIGHLIGHTS

- Potential 12' x 12' Roll Up Doors
- TI Allowance Available
- NR-LM Zoning
- 3 Year Minimum Term
- \$10.50 - \$12/SF dependent upon buildout requirement.



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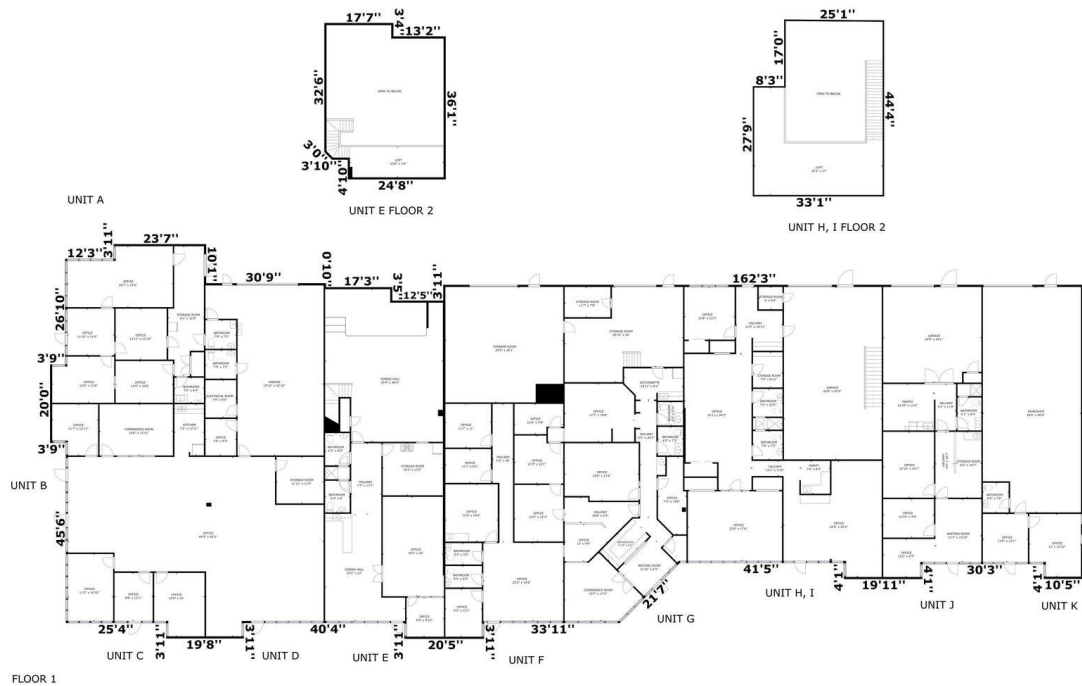


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FLOOR PLAN - BUILDING 2703

2703 Broadbent Parkway NE
ALBUQUERQUE, NM 87107



2703 Broadbent Pkwy NE, Albuquerque, NM, 87107

UNIT A: 1431 sq ft, TOTAL: 1431 sq ft

UNIT B, C, D: 4681 sq ft, TOTAL: 4681 sq ft

UNIT E: FLOOR 1: 2604 sq ft, FLOOR 2: 213 sq ft TOTAL: 2817 sq ft

UNIT F: 1743 sq ft, TOTAL: 1743 sq ft

UNIT G: 3437 sq ft, TOTAL: 3437 sq ft

UNIT H, I: FLOOR 1: 3578 sq ft, FLOOR 2: 594 sq ft TOTAL: 4172 sq ft

UNIT J: 1851 sq ft, TOTAL: 1851 sq ft

UNIT K: 1837 sq ft, TOTAL: 1837 sq ft

UNIT A, B, C, D, E, F, G, H, I, J, K TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 21969 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.





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