

STAND-ALONE OFFICE BUILDING

DOWNTOWN ALBUQUERQUE

1100 2nd St. NW | Albuquerque, NM 87102

FOR SALE

\$1,000,000

\$125.00/SF

±8,000 SF

BUILDING

±0.33 ACRES

LAND

MX-M

ZONING

14 SPACES

SURFACE PARKING

NEW ROOF

WITH WARRANTY

A FLEXIBLE OWNER-USER OPPORTUNITY

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

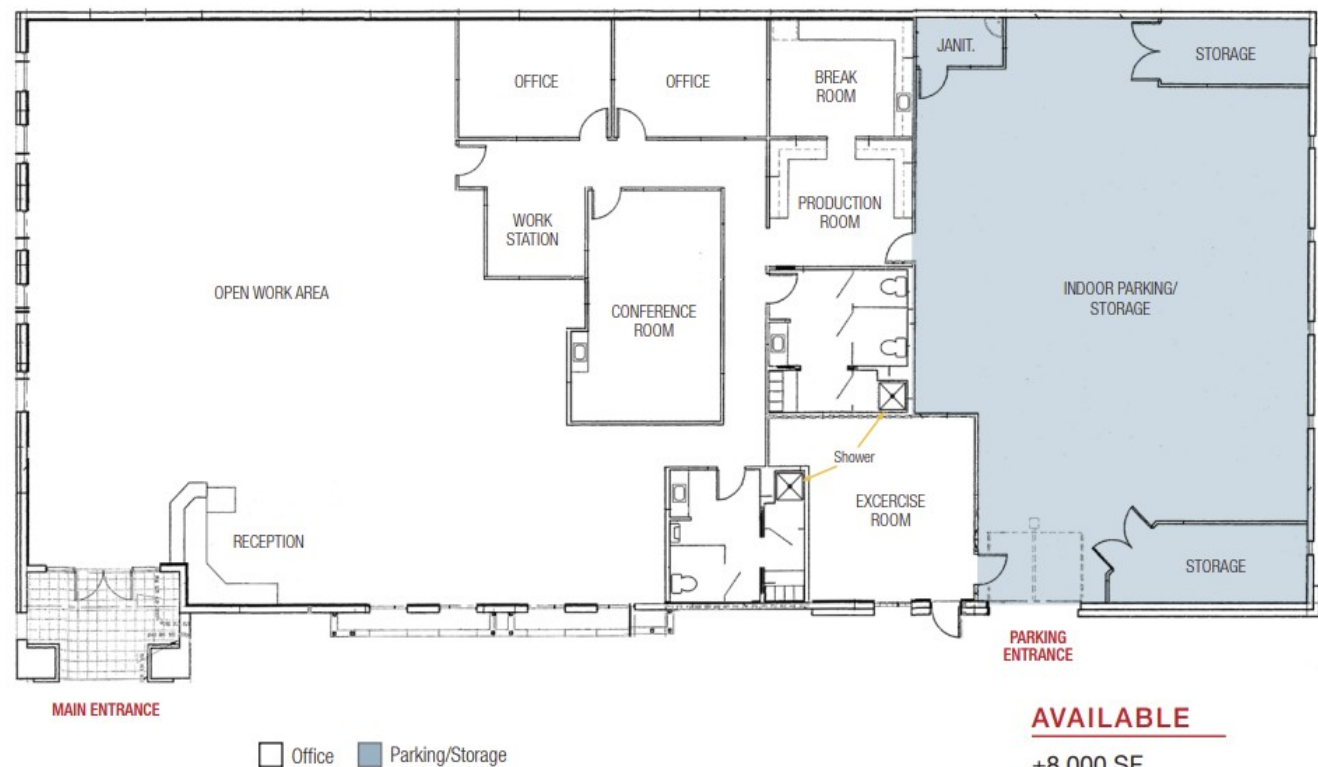
- Large open work area with exposed lighting and ductwork
- Two private offices, conference room and reception area
- Large break room, production room and secure caged room
- Two separate restrooms with showers and lockers
- Secure covered storage and indoor parking with roll-up door
- Building signage and prominent downtown positioning
- Brand-new roof with transferable warranty

LOCATION

Southeast corner of 2nd St. & Mountain Rd. NW

FLEXIBLE FLOOR PLAN & SECURE ACCESS

FLOOR PLAN & INTERIOR



AVAILABLE

±8,000 SF



LAYOUT FEATURES

- Open work area
- Conference room
- Production room
- Exercise / shower area
- Indoor parking and storage

FUNCTIONAL SPACE NEAR DOWNTOWN

LOCATION ADVANTAGE



DOWNTOWN BY THE NUMBERS

566,057

CITY POPULATION

241,738

HOUSEHOLDS

\$95,396

AVG. HH INCOME

277,887

TOTAL EMPLOYEES

WHY THIS LOCATION WORKS

- Immediate access to downtown employment and government centers
- Near I-40, I-25 and the Rail Runner corridor
- Established mix of professional, legal and creative businesses
- Positioned within an active downtown revitalization area

Schedule a private property tour