

Far NE Retail/ Office Space

FOR **LEASE**

3750 Juan Tabo NE, Suite D

Albuquerque, NM 87111



LOCATION

- Near Comanche and Juan Tabo
- Next to Golden Pride

AVAILABLE

- 850± SF (Suite D)
- $16.94/SF/Yr ($1,200 per Month)
- Lease Type: Modified Gross

FEATURES

- High Traffic Location
- Large Open Office/Showroom Area
- 1 Private Bathroom
- Refrigerated HVAC
- Easy Access
- Available For Immediate Occupancy

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

CONTACT

Ed Anlian, CCIM
NM Lic. 14869
Mobile (505) 250-9661
ed@jcrenm.com

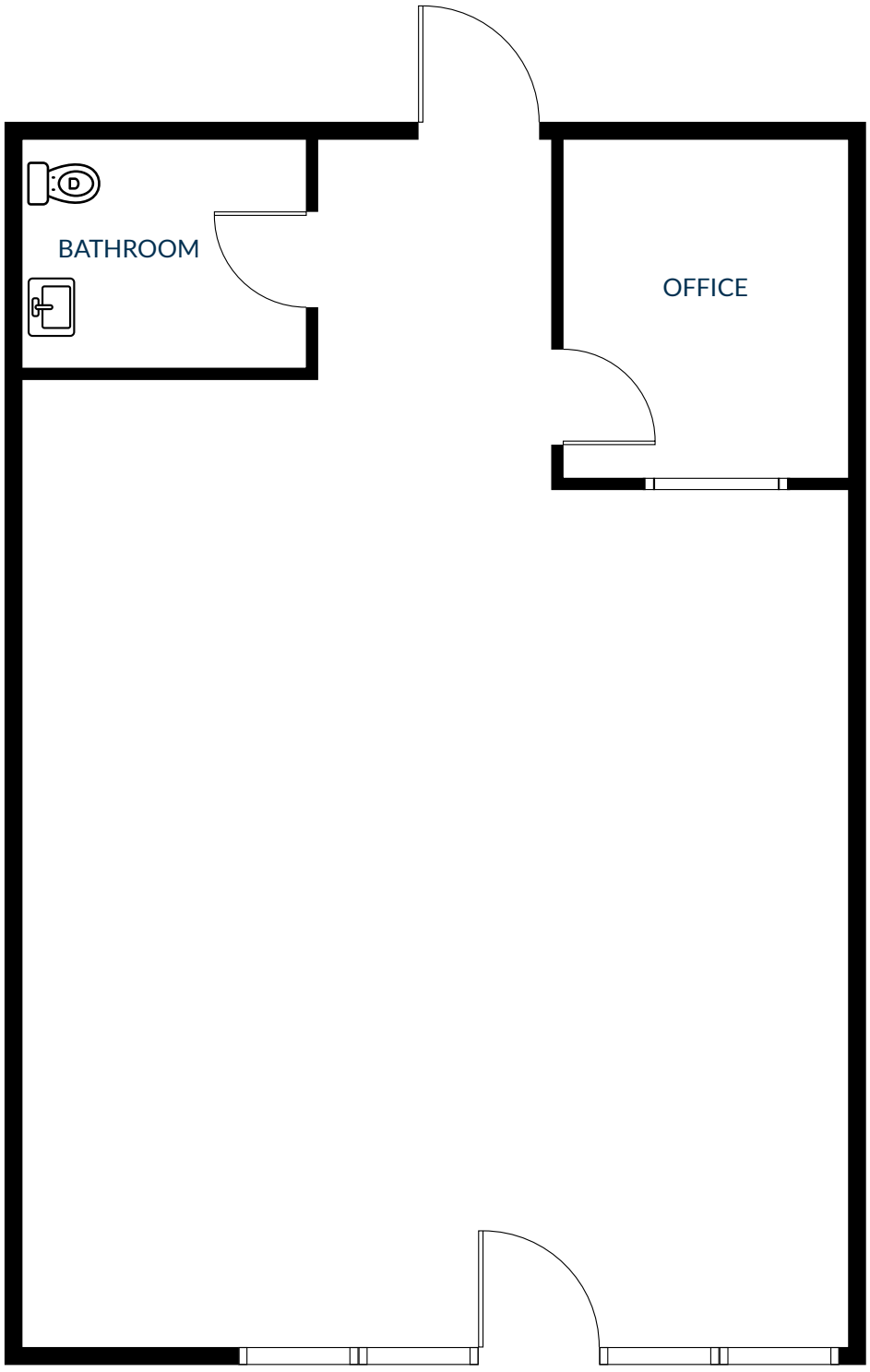
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(505) 831-3333 ▪ jcrenm.com
4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109

Aerial Map



- Located near Comanche on Juan Tabo
- Next to Golden Pride and across from Sandia Labs Federal Credit Union

Floor Plan



Property Photos









Property Information

PROPERTY TYPE	Retail/Office
ADDRESS	3750 Juan Tabo NE, Suite D, Albuquerque, NM
CROSS STREETS	Juan Tabo & Comanche

Property Details

BUILDING SIZE (SF)	9,013
BUILDING DIMENSIONS	Irregular
STORIES	1
CONSTRUCTION TYPE	Block
LAND AREA (ACRES)	.73 AC
SPRINKLER SYSTEM	No
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1985
ZONING	MX-L
PARKING	4:1,000

Suite D Details

AVAILABLE SF	850±
RESTROOMS	1
HEAT TYPE - OFFICE	Central Forced Air
AC TYPE - OFFICE	Refrigerated
LIGHTING	Fluorescent

Lease Details

LEASE TYPE	Modified Gross
LEASE RATE	$16.94/SF/YR ($1,200/Month)

Notes: Convenient location in Far Northeast Heights. Large office area with storage areas. Recent updates and good mix of tenants.

Tenant's Responsibilities: Tenant pays base rent plus gas and electric, separately metered utilities.

Landlord's Responsibilities: Structural and roof repairs, property taxes, common area building maintenance, water/sewer/refuse.

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