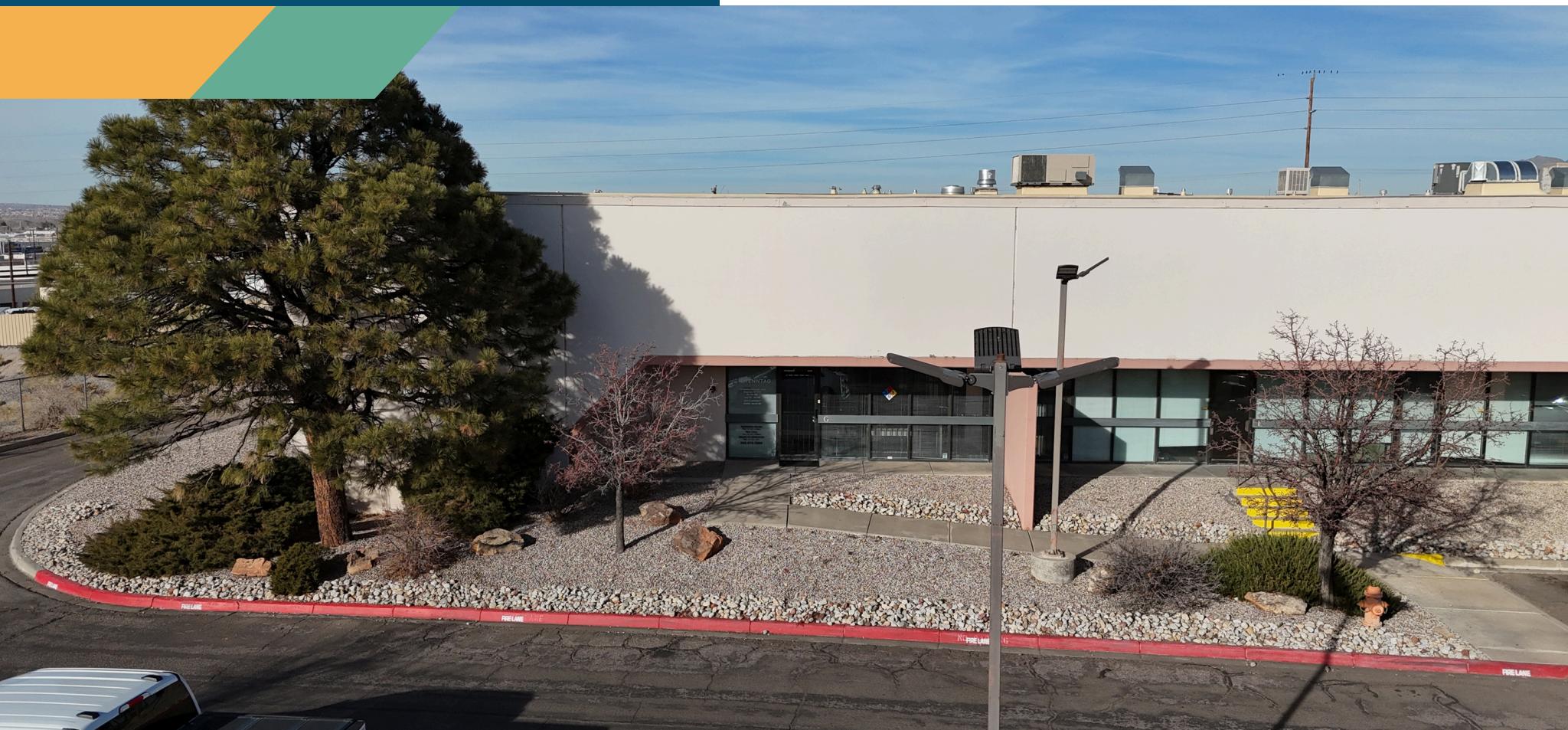


2801 BROADBENT BUSINESS CENTER
ALBUQUERQUE, NM 87107



SYCAMORE
ASSOCIATES LLC
COMMERCIAL & INDUSTRIAL REAL ESTATE



CONTACT AGENTS:



GREG LEACH, SIOR

QUALIFYING BROKER

(505)238-6481

GREG@SYCAMORE-ASSOCIATES.COM

KRISTINA MARTINEZ

ASSOCIATE BROKER

(575)621-3263

KM@SYCAMORE-ASSOCIATES.COM

MIKE LEACH, SIOR

QUALIFYING BROKER

(505)345-5075

MDL@SYCAMORE-ASSOCIATES.COM

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

FOR LEASE

**\$10.75/SF
NNN (APPX. \$2.49/SF)**

FEATURES

- 9,975 SF OFFICE/WAREHOUSE FOR LEASE
- 10.75/SF NNN
- NNN APPROXIMATELY \$2.49/SF
- NR-LM ZONING.
- RECEPTION
- 2 OFFICES
- SMALL BULLPEN
- 3 RESTROOMS
- HEAVY INDUSTRIAL
- POWER: 120-208V 3 PHASE
- 2 DOCK DOORS
- CEILING HEIGHTS: 18' - 20'
- TENANT PAYS ALL UTILITIES AND JANITORIAL



CONTACT AGENTS:

GREG LEACH, SIOR

QUALIFYING BROKER

(505)238-6481

GREG@SYCAMORE-ASSOCIATES.COM

KRISTINA MARTINEZ

ASSOCIATE BROKER

(575)621-3263

KM@SYCAMORE-ASSOCIATES.COM

MIKE LEACH, SIOR

QUALIFYING BROKER

(505)345-5075

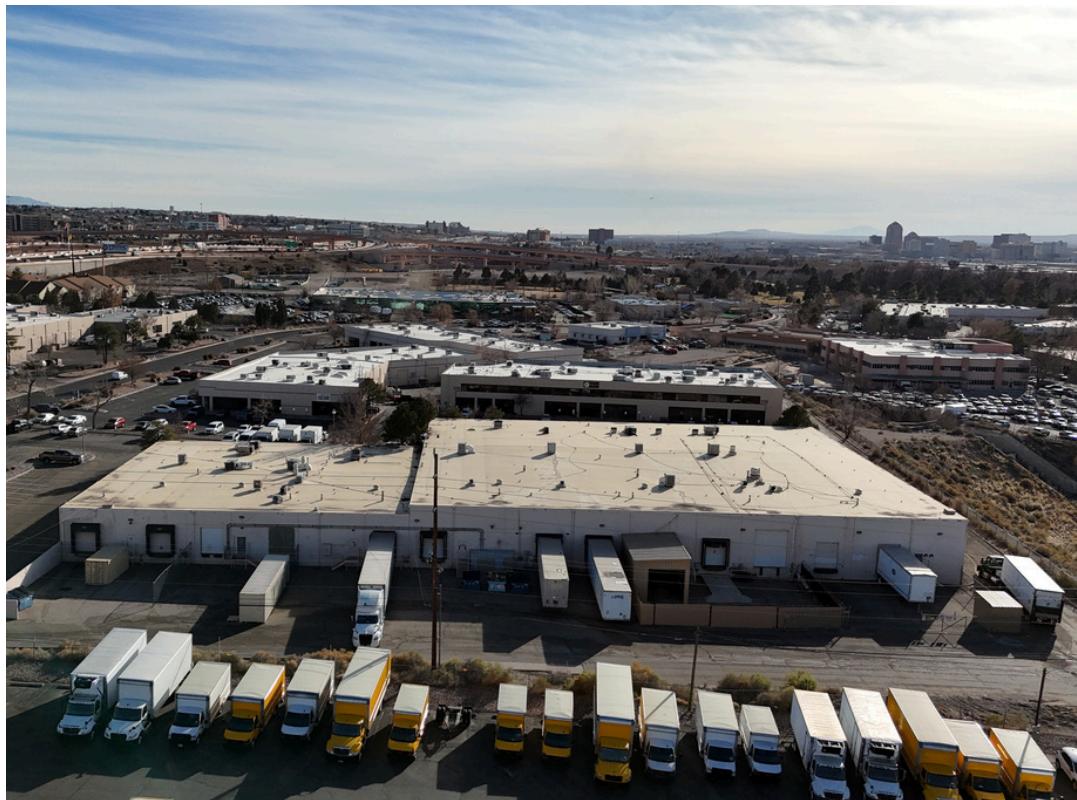
MDL@SYCAMORE-ASSOCIATES.COM



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

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

EXTERIOR



**2801 BROADBENT BUSINESS CENTER
ALBUQUERQUE, NM 87107**



CONTACT AGENTS:

GREG LEACH, SIOR
QUALIFYING BROKER
(505)238-6481
GREG@SYCAMORE-ASSOCIATES.COM

KRISTINA MARTINEZ
ASSOCIATE BROKER
(575)621-3263
KM@SYCAMORE-ASSOCIATES.COM

MIKE LEACH, SIOR
QUALIFYING BROKER
(505)345-5075
MDL@SYCAMORE-ASSOCIATES.COM

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

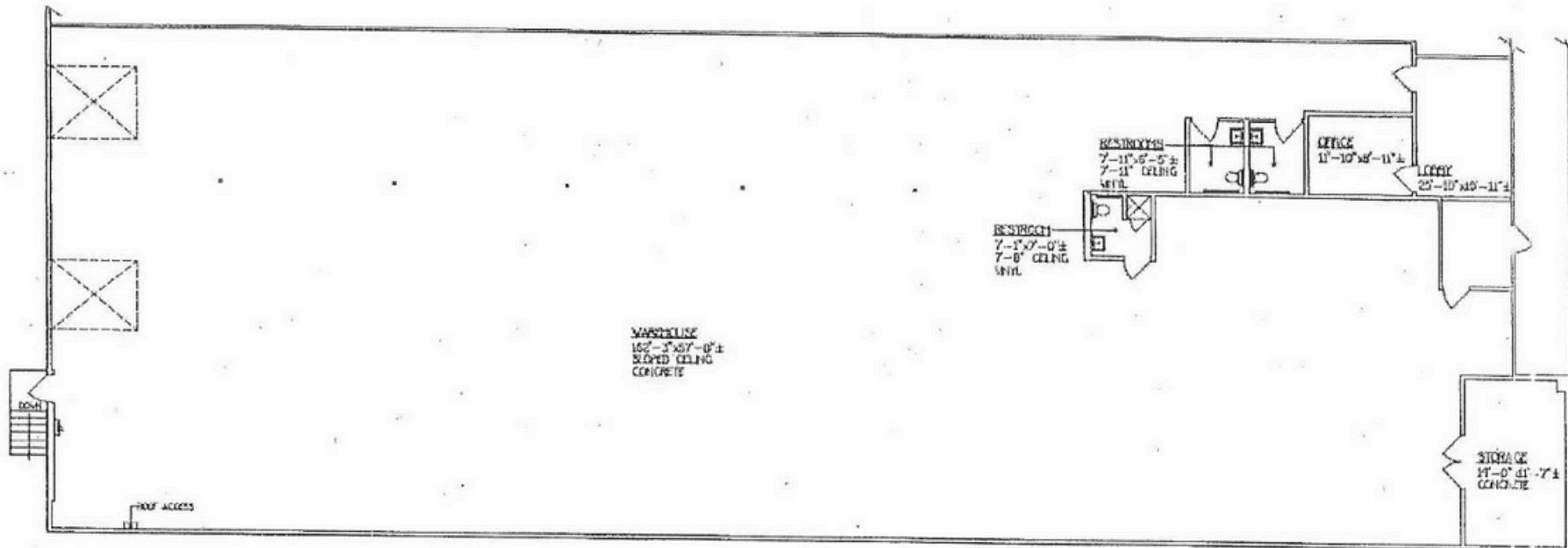


**SYCAMORE
ASSOCIATES LLC**
COMMERCIAL & INDUSTRIAL REAL ESTATE

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

FLOOR PLAN - SUITE G

2801 BROADBENT BUSINESS CENTER
ALBUQUERQUE, NM 87107



CONTACT AGENTS:

GREG LEACH, SIOR
QUALIFYING BROKER
(505)238-6481
GREG@SYCAMORE-ASSOCIATES.COM

KRISTINA MARTINEZ
ASSOCIATE BROKER
(575)621-3263
KM@SYCAMORE-ASSOCIATES.COM

MIKE LEACH, SIOR
QUALIFYING BROKER
(505)345-5075
MDL@SYCAMORE-ASSOCIATES.COM



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

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

LOCATION

2801 BROADBENT BUSINESS CENTER ALBUQUERQUE, NM 87109



IMAGES BY
REsimplifi®



IMAGES BY
REsimplifi®

CONTACT AGENTS:

GREG LEACH, SIOR
QUALIFYING BROKER
(505)238-6481
GREG@SYCAMORE-ASSOCIATES.COM

KRISTINA MARTINEZ
ASSOCIATE BROKER
(575)621-3263
KM@SYCAMORE-ASSOCIATES.COM

MIKE LEACH, SIOR
QUALIFYING BROKER
(505)345-5075
MDL@SYCAMORE-ASSOCIATES.COM