

FOR LEASE

LARGE OFFICE SPACE CLOSE TO 1-25

2100 Osuna Rd NE Albuquerque, NM 87113



Overview

- Parking to Office entry, Plentiful parking around the building
- Close to I-25
- Extra space available, small drive in storage garage available.
- Traffic count on Osuna 24,282 daily
- 4 Restrooms, Kitchen, Large conference room, Reception & Waiting Area, 8 large offices, 5 smaller storage/office rooms.

This beautiful space boasts a large reception area, 9 large offices, a conference room, kitchen, and 4 ADA restrooms. Other smaller rooms could be storage or small offices. This is a NNN Lease, \$18 Base Rent & \$3.05 NNN Charges. Adjacent space is also available with a large rollup door that can be leased for warehouse and office use.

Lease Rate
\$21 SF/Year

Available SF
3,777 - 5,500 SF



100 Sun Avenue NE, Suite 650
Albuquerque, NM 87109
505-554-3873

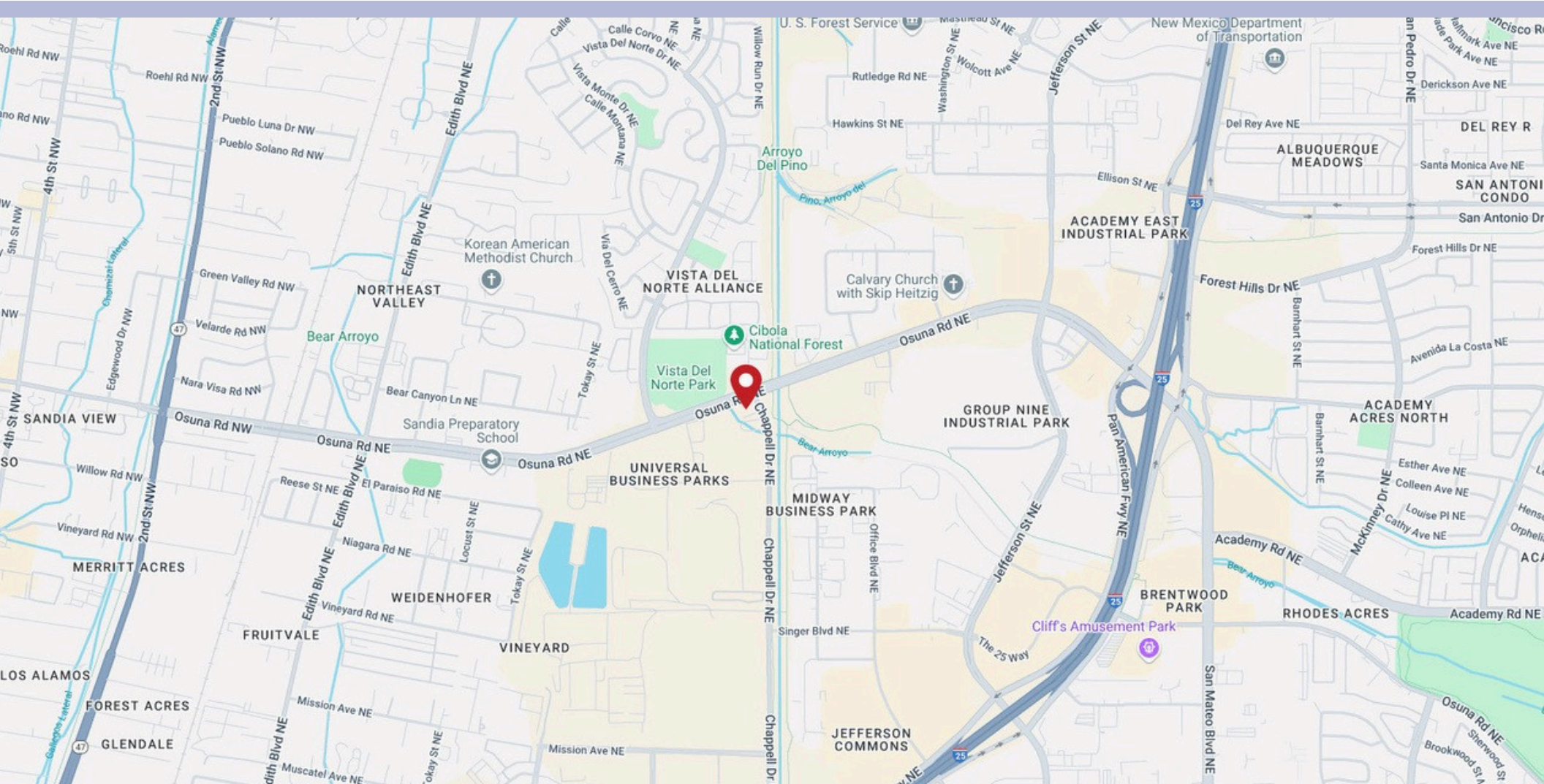


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LOCATION

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GALLERY

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FLOOR PLAN

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FLOOR 1: 18579 sq. ft. FLOOR 2: 731 sq. ft.

EXCLUDED AREAS: PORCH: 840 sq. ft.

TOTAL: 19310 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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