

1717 Louisiana Blvd. NE
Albuquerque, NM 87110

FOR LEASE

Louisiana Park Office Building



Available Space:

Suite 207 - 1,207± RSF, \$16.00/SF.YR Full Service

Suite 209 - 1,306± RSF, \$16.00/SF/YR Full Service

Suite 211 - 2,033± RSF, \$16.00/SF/YR Full Service

ALL SUITES ARE CONTIGUOUS; MAY BE LEASED TOGETHER OR SEPARATELY

Zoning: MX-M, Moderate Intensity

Comments:

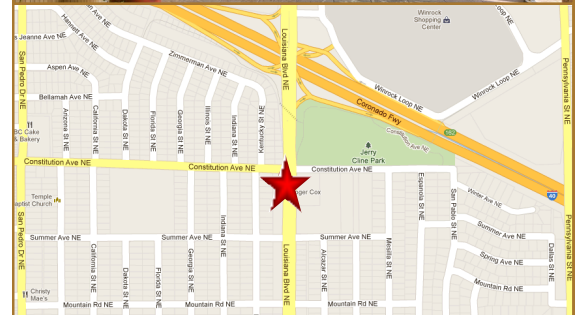
Conveniently Located in the Uptown Vicinity

Easy Access to I-40

Updated Common Areas

Fiber Connection Available

Traffic Count - 17,600 VPD



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800

WWW.ROGER-COX.COM

1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110



ROGER COX
AND ASSOCIATES
PROPERTY MANAGEMENT, LLC

Brian Anderson, CCIM

M (505) 379-6030

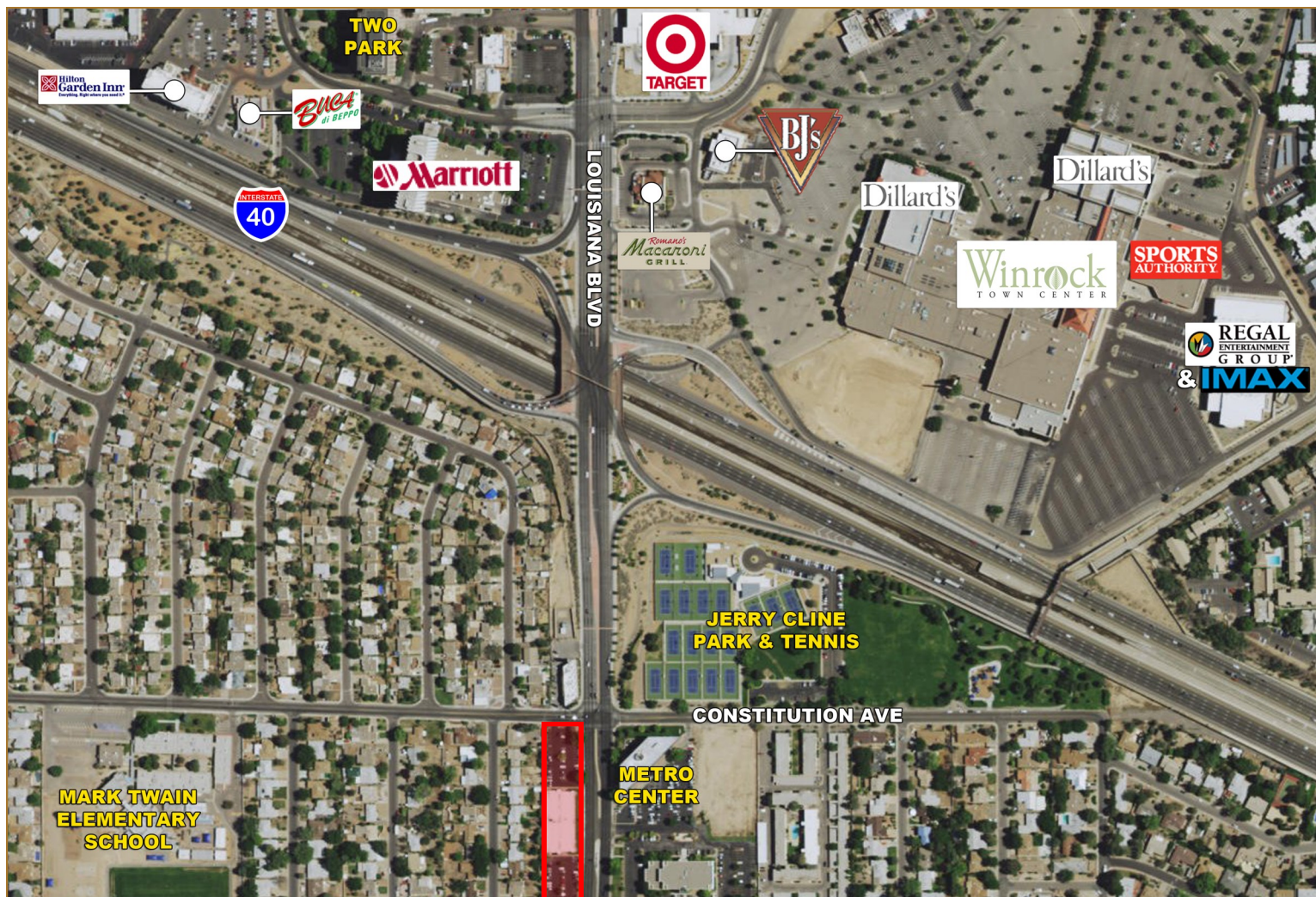
brian@roger-cox.com



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Aerial

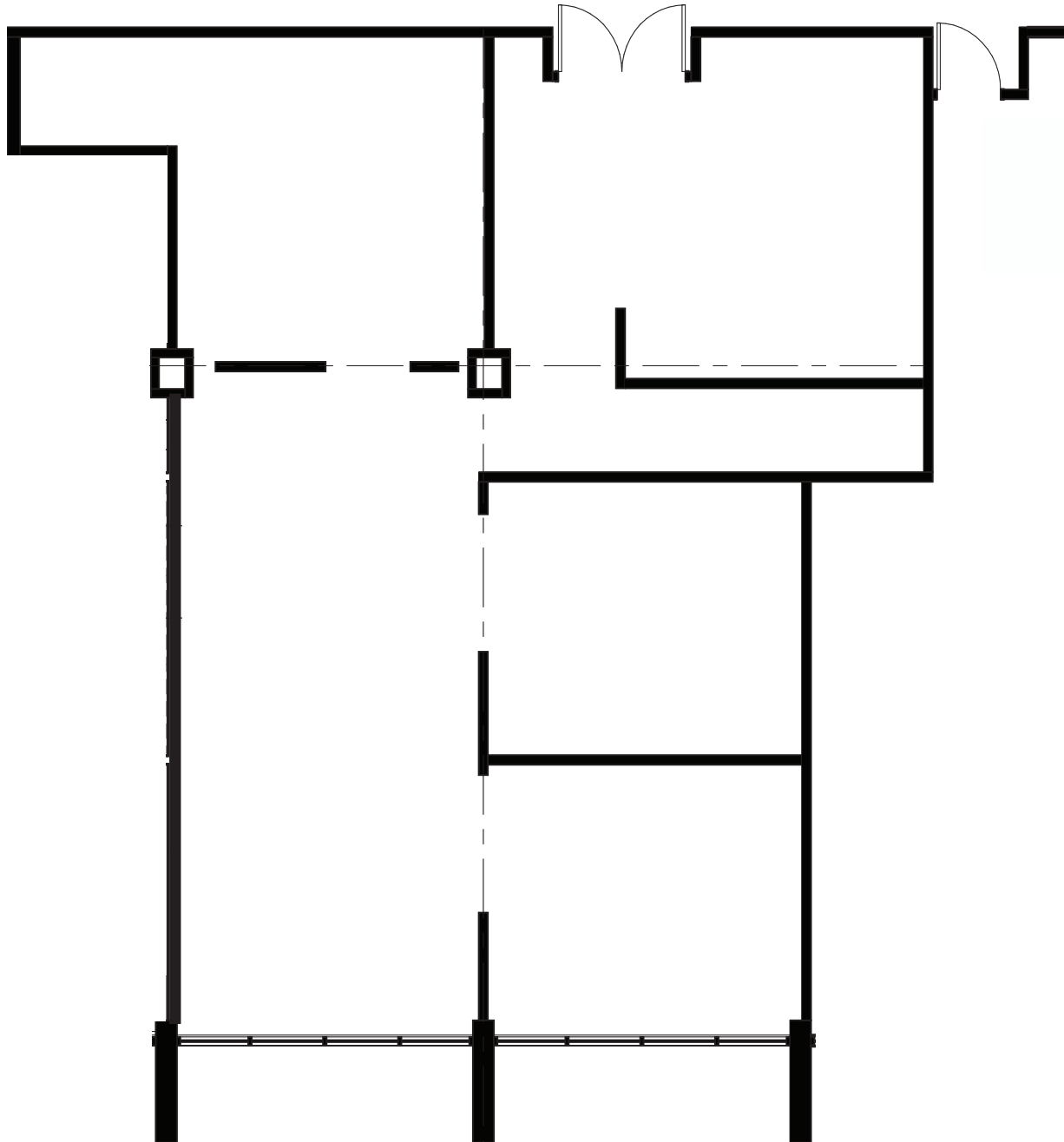




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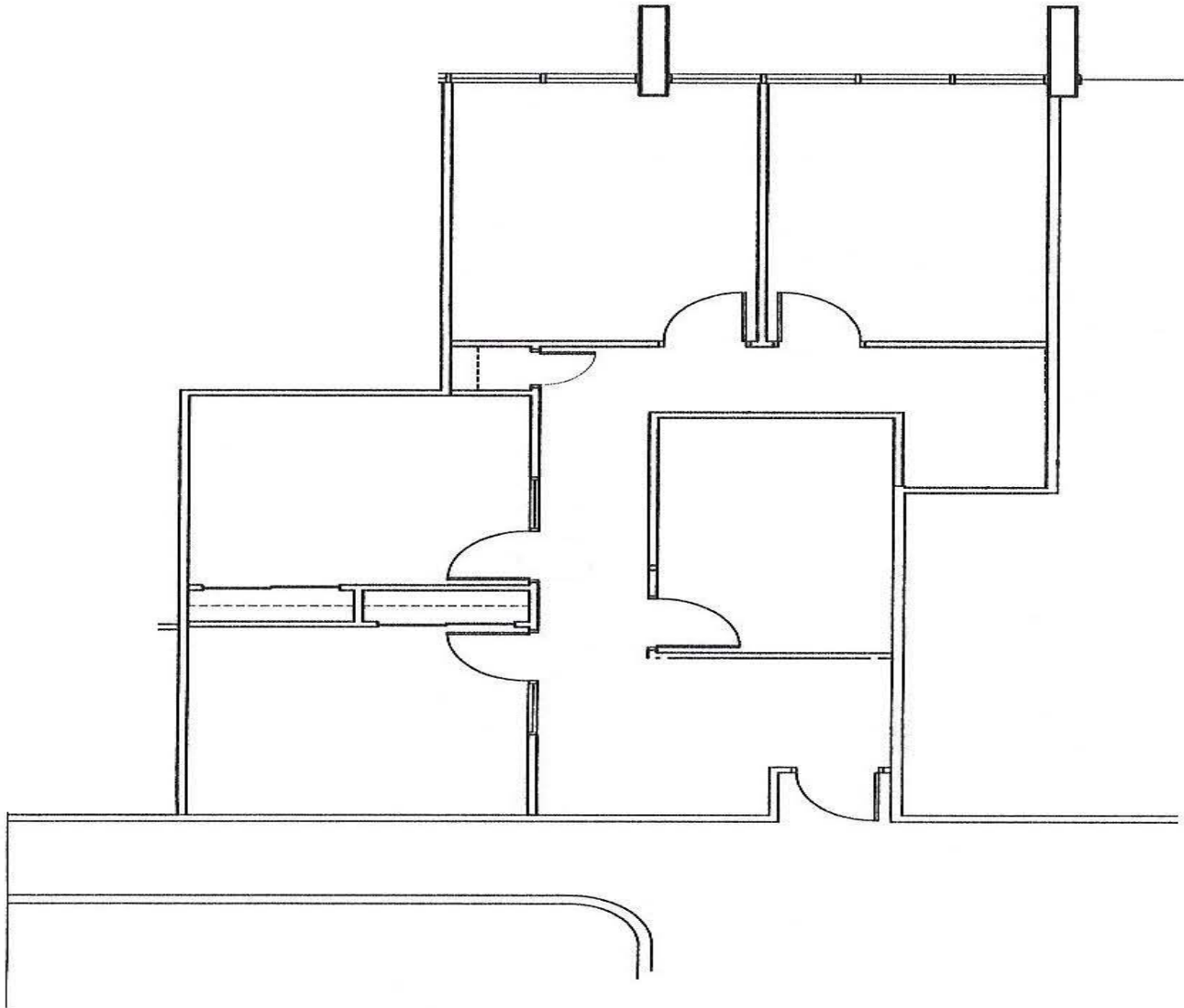
Suite 207 Floor Plan
1,207± RSF



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Suite 209 Floor Plan
1,306± RSF

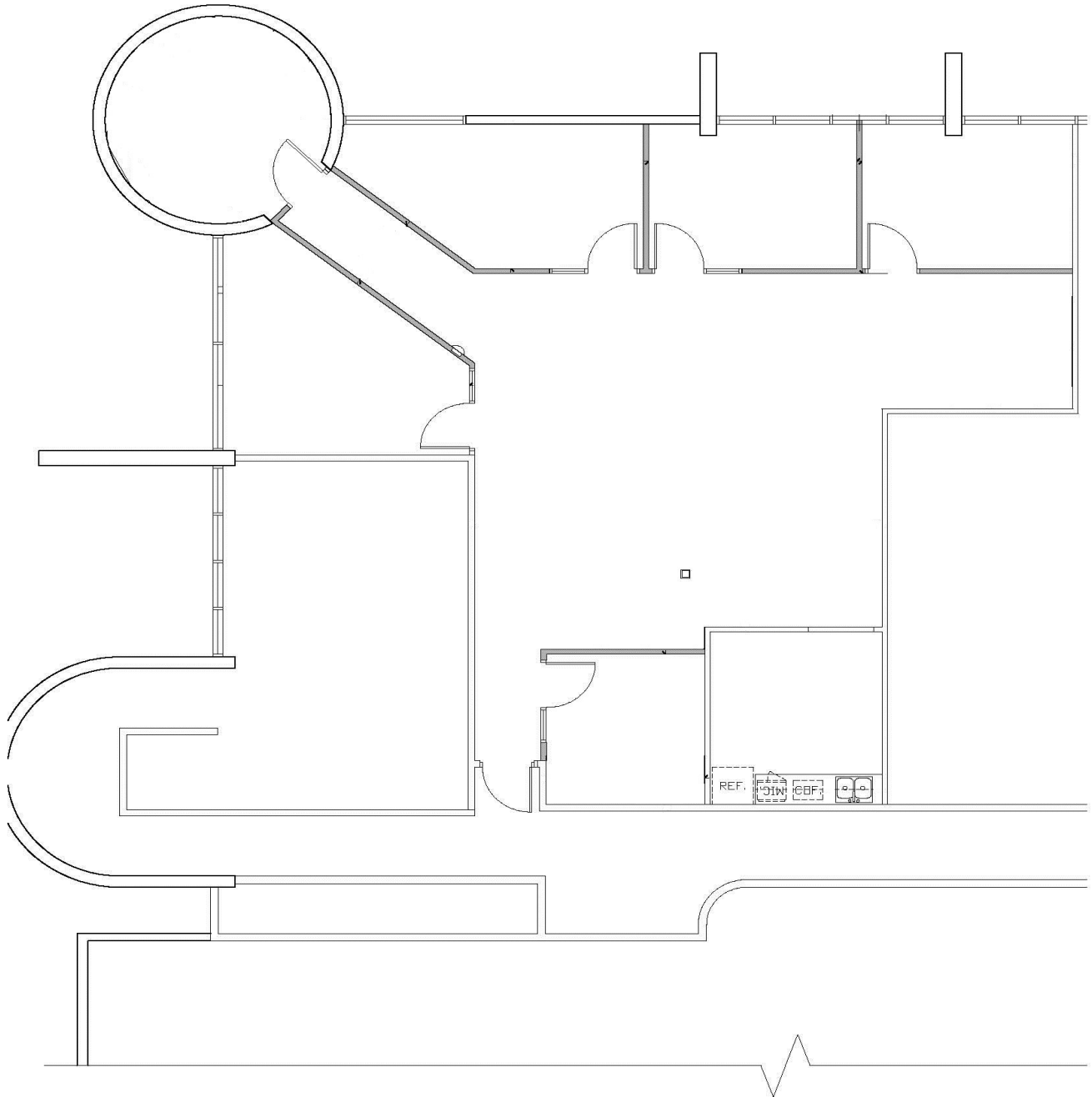




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Suite 211 Floor Plan
2,033± RSF

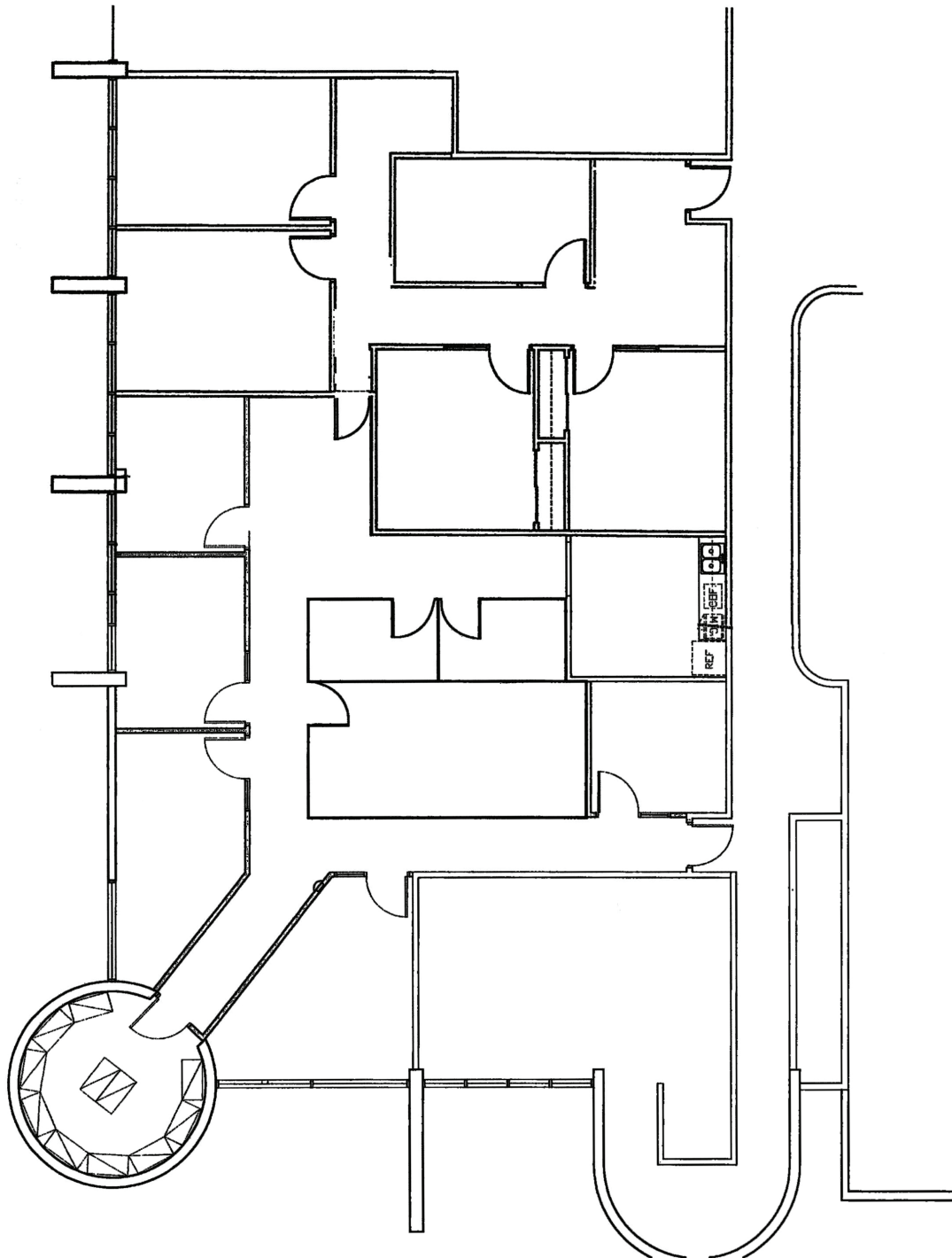




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Suite 209 & 211 Floor Plan
3,339± RSF

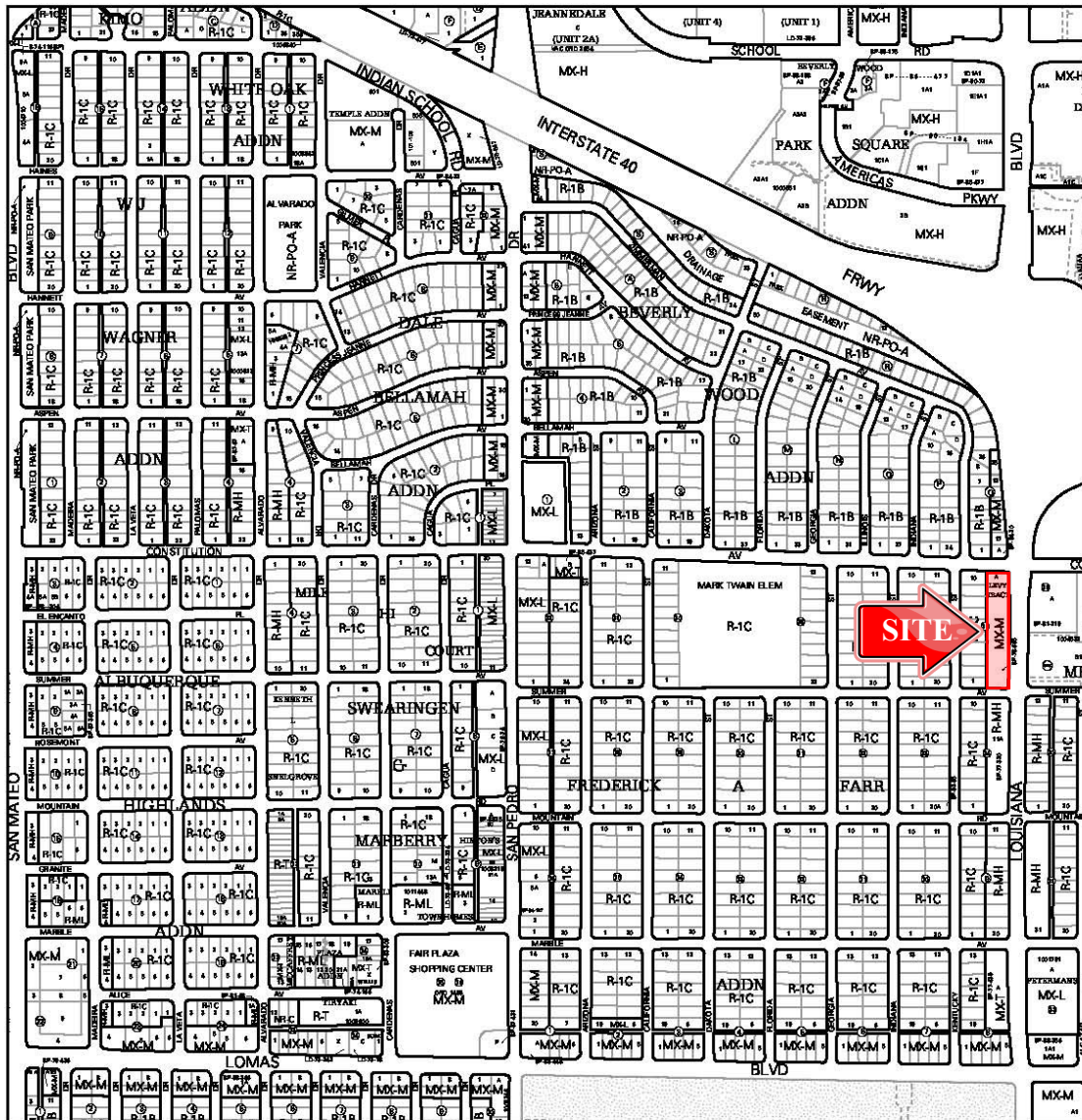


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Zone Atlas



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

