

OFFICE AVAILABLE

4500 ALEXANDER BLVD NE

ALBUQUERQUE, NM 87107

SALE PRICE - \$18,700,000
\$13.75 PSF - Lease

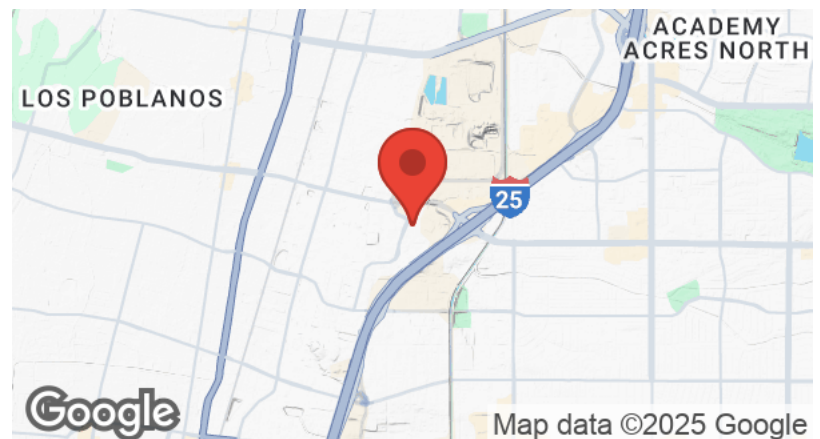


OFFERING SUMMARY

BUILDING SIZE:	101,605 SF
AVAILABLE SF:	13,657-44,287 SF
SALE PRICE:	\$18,700,000
LEASE RATE:	\$13.75 PSF NNN
LOT SIZE:	7.82 Acres
PARKING RATIO:	4.3:1,000
PARKING:	440
YEAR BUILT:	1986
ZONING:	NR-BP

Property Highlights

- Excellent Access: 4500 Alexander located in the geographic center of Albuquerque.
- Versatile Flex Space: This 2-story multi-tenant building accommodates both office and industrial uses, offering flexibility for a wide range of business types.
- Ample Parking: With approximately 432 parking spaces, the building ensures convenience for tenants and visitors.
- Flexible Space Options: The building spaces are readily divisible, accommodating a wide range of tenant sizes.



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REA | REAL ESTATE ADVISORS

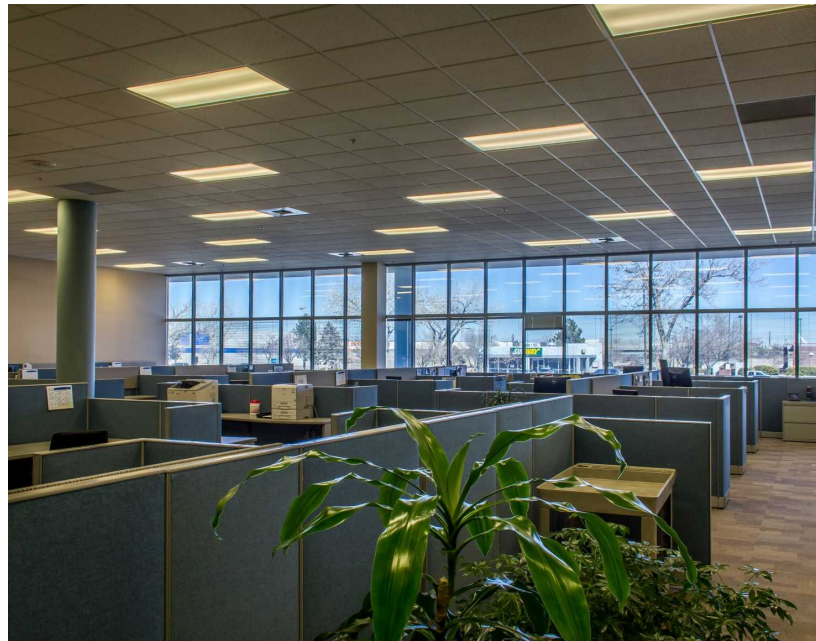
901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104

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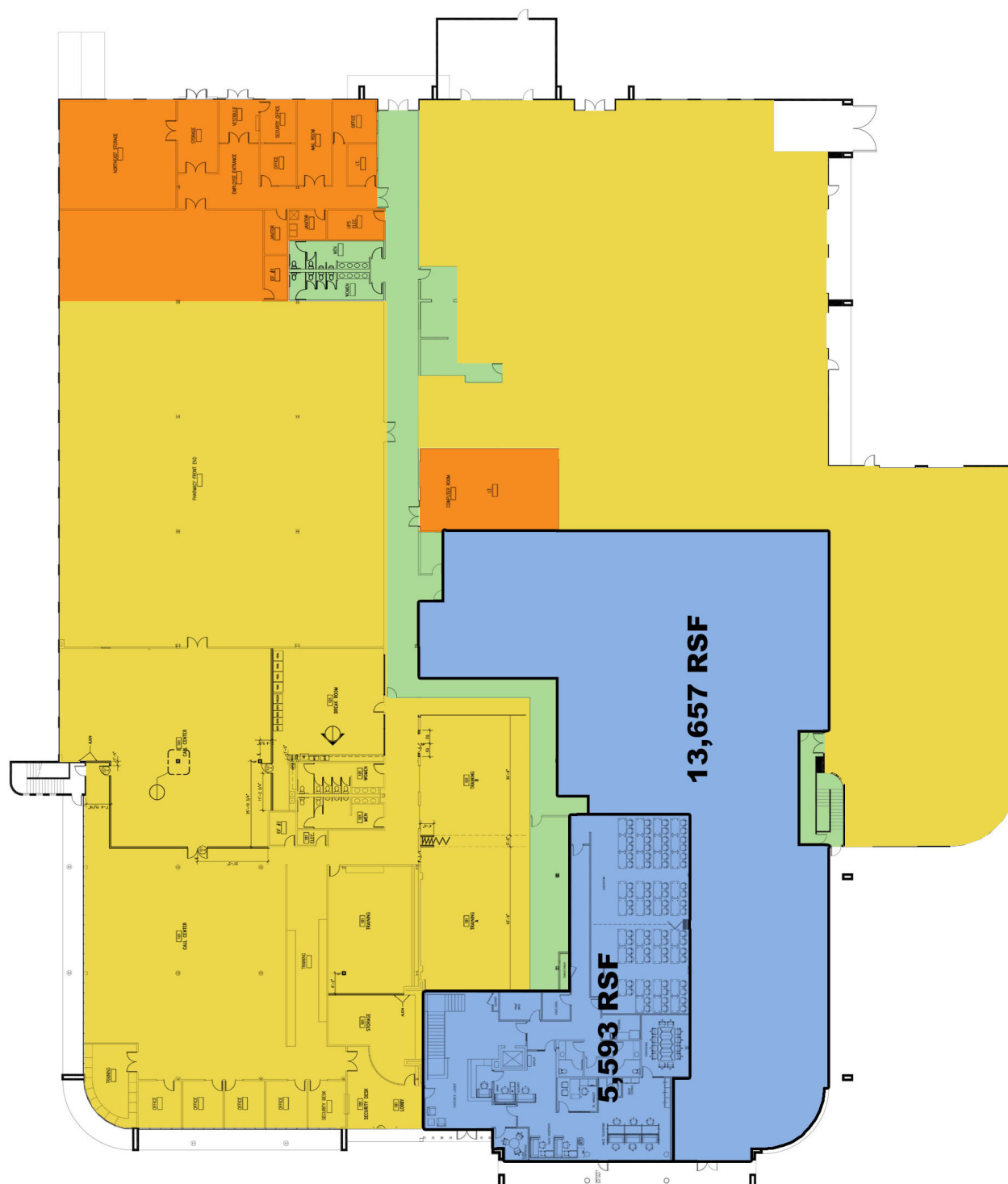
PROPERTY PHOTOS

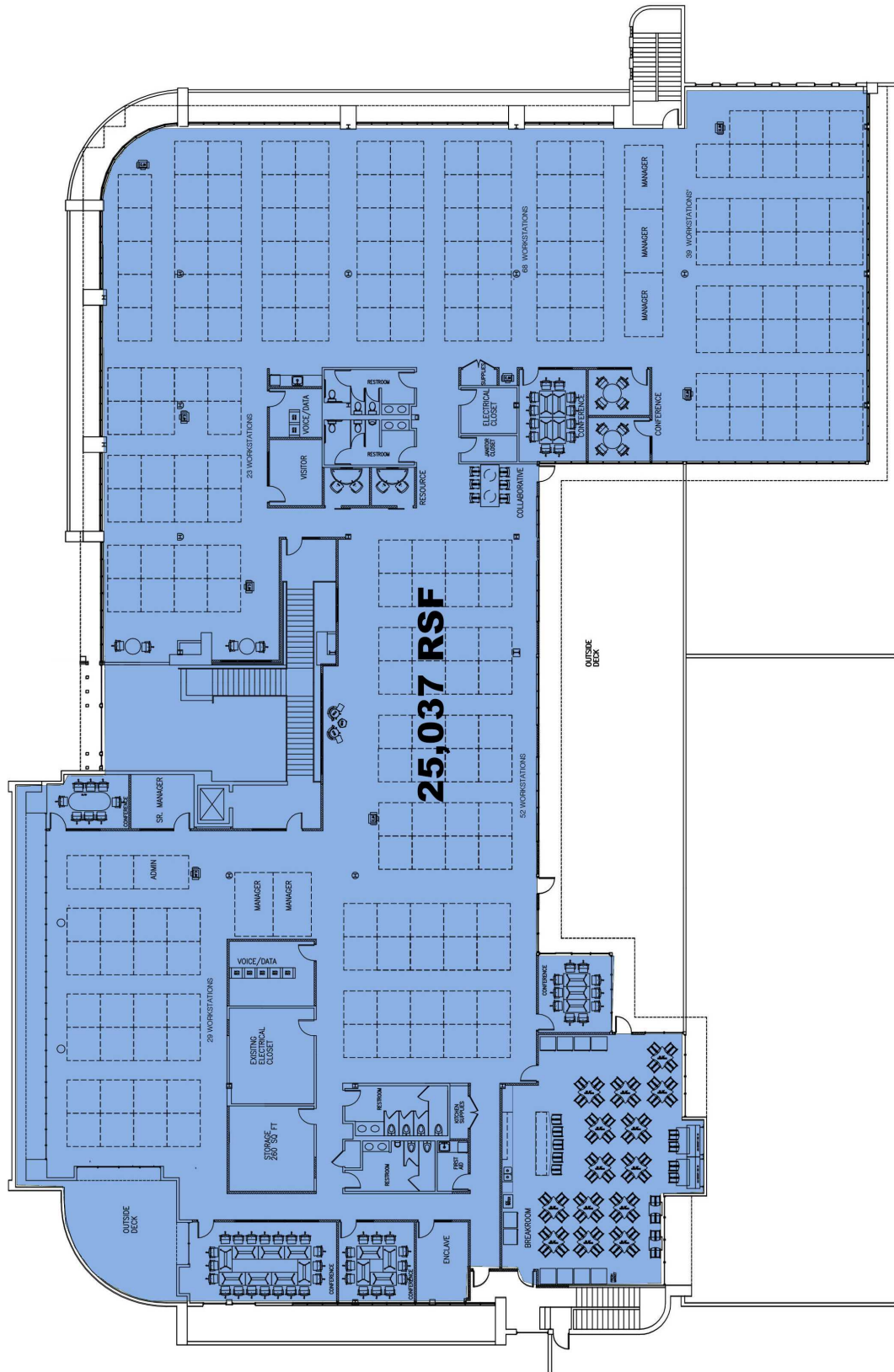
Flex Building
4500 Alexander Blvd NE | Albuquerque, NM 87107

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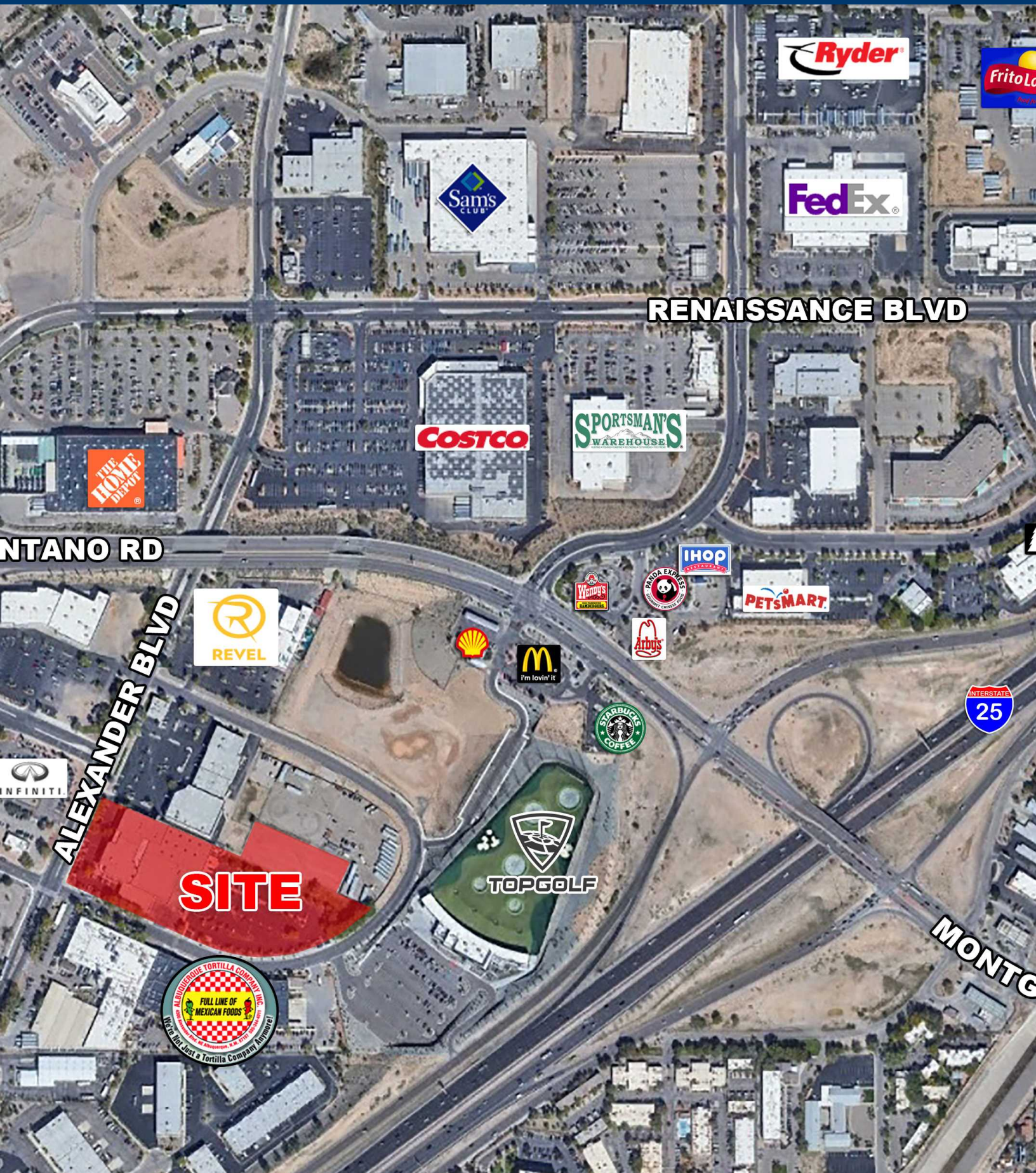


NOT TO SCALE

AMENITIES AERIAL

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