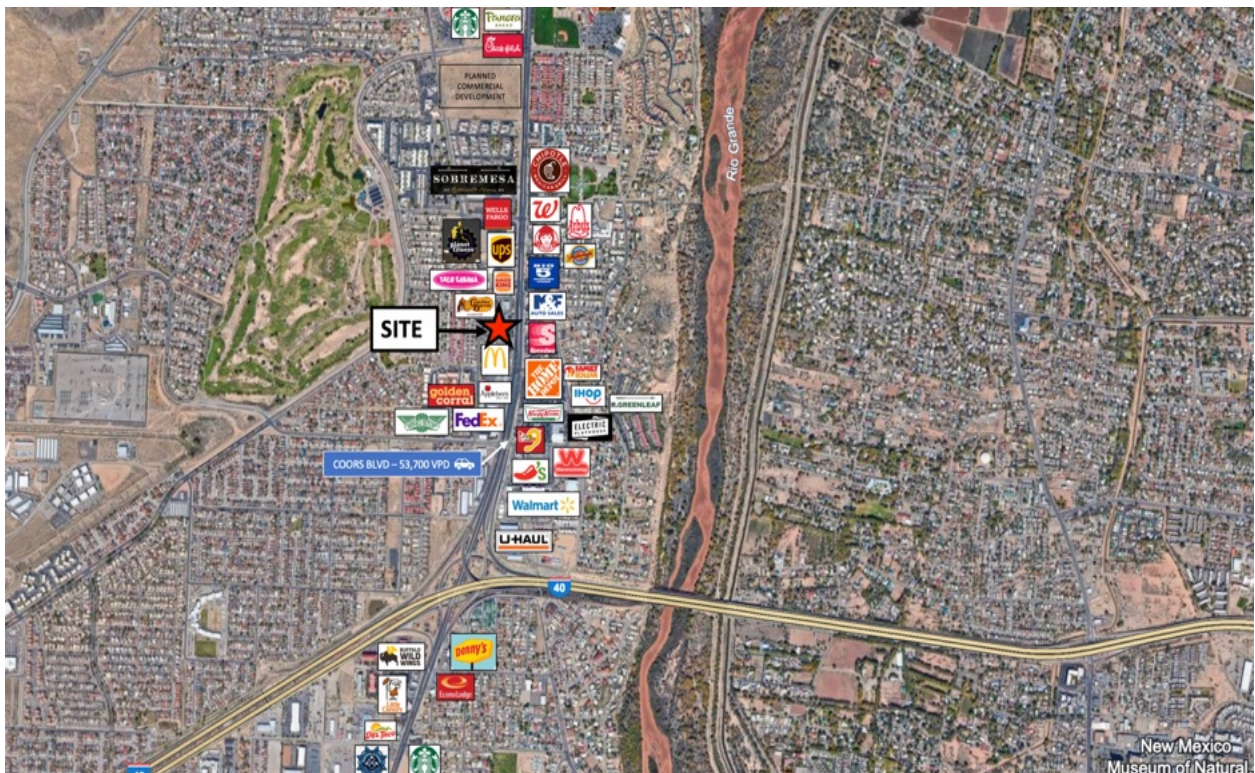


GROUND FLOOR OFFICE SPACE @ EXECUTIVE WEST BUILDING

*North of Coors Blvd / I-40 Interchange
2929 Coors Blvd NW Albuquerque, NM 87120*





- Well Layed-Out Ground Floor Space Available For Lease
- 1st Floor: Up to 4,839 RSF Available (Built-in Reception & Waiting Area, 7 Perimeter Offices, Break Room & Large Open Bullpen Area)
- Space Demisable Down to 1,324 RSF (ie Former Pharmacy Space)
- For Lease @ \$19.50/SF Full Service
- Bold Westside Presence Along Coors Blvd. North of I-40 Interchange
- Numerous Eateries, Banks & Retail Amenities in the Immediate Area
- Minutes Away from Downtown, Uptown and North I-25 Corridor
- Close to 4:1,000 RSF Parking Ratio in a Secured Office Setting
- Fed Ex and UPS Drop boxes on Premises
- Join Optum, Proud Moments, Armada Therapy, Administrative Office of the District Attorneys & State of New Mexico

Contact:
Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
Albuquerque, NM 87120

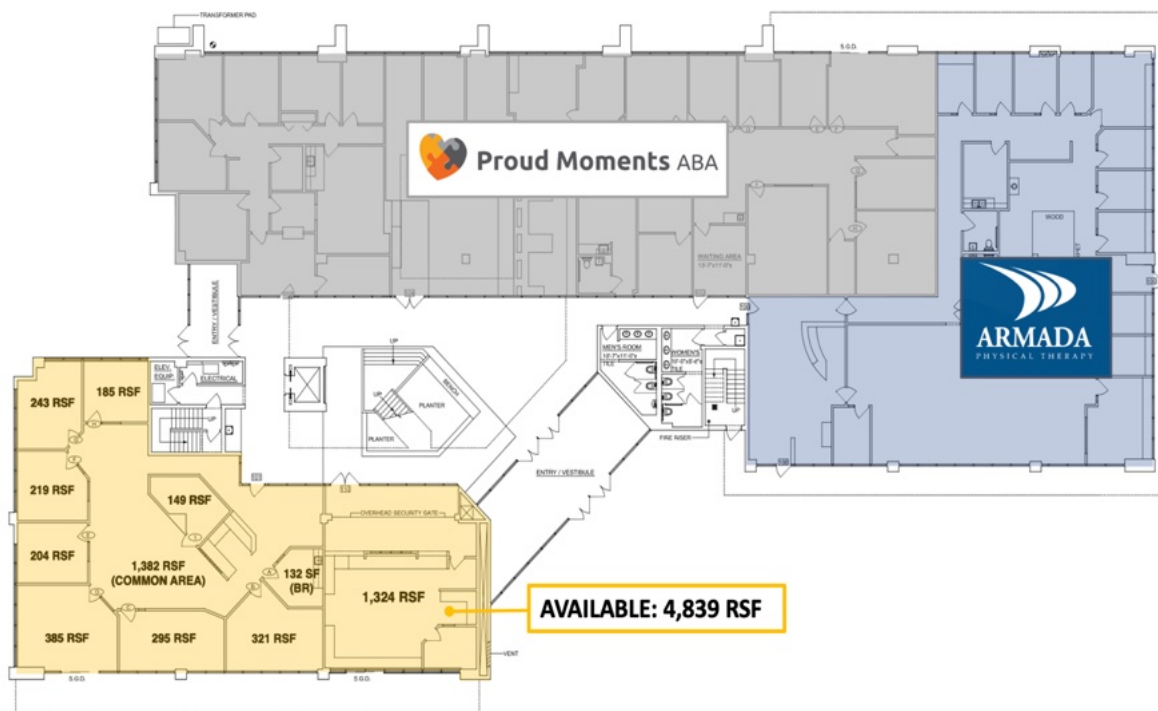
505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299

Mark.Edwards@EdwardsCommercialRealty.com

Mariah@edwardscommercialrealty.com

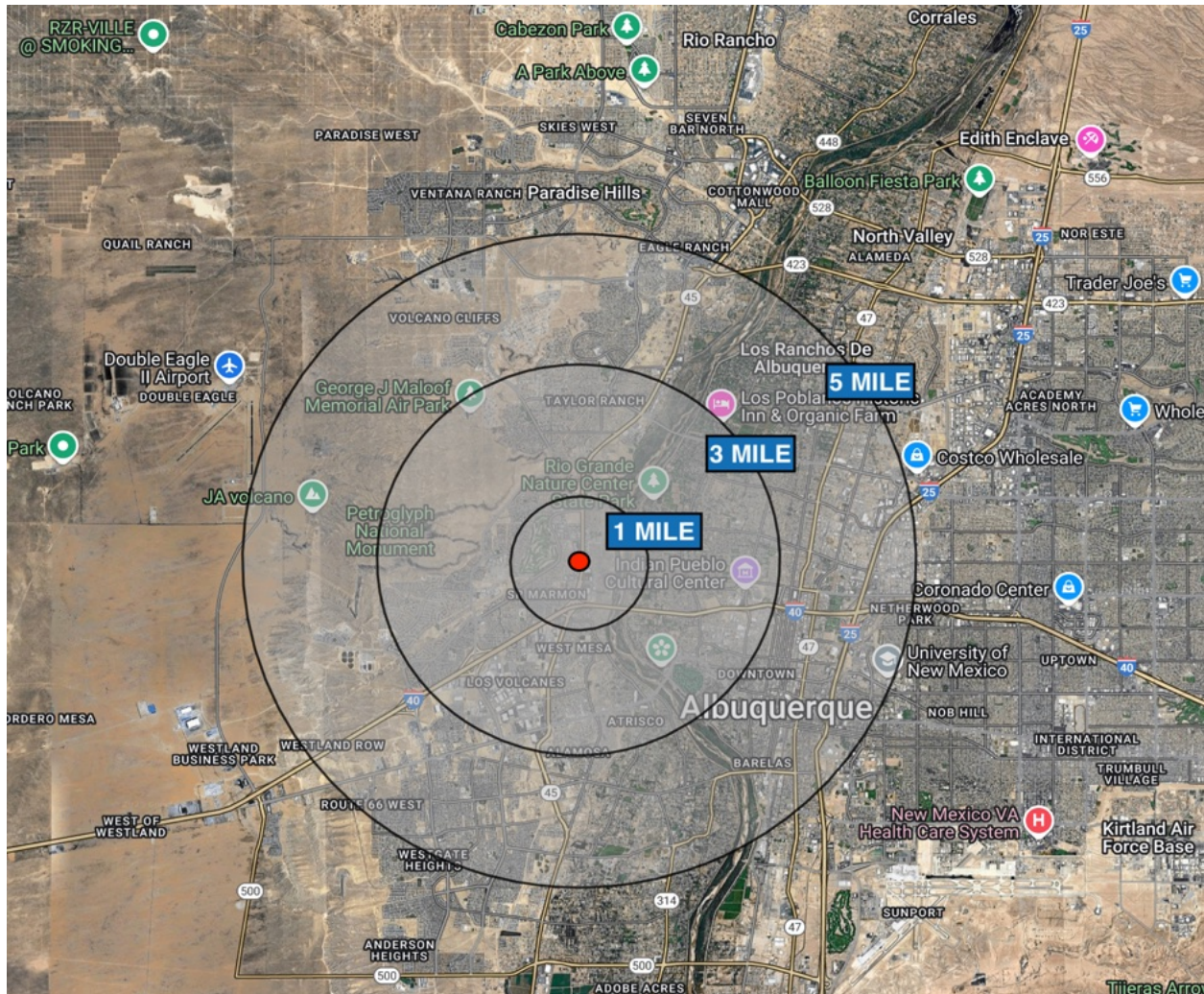
This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change.

First Floor – 4,839 RSF



EXECUTIVE WEST OFFICE BUILDING, GROUND FLOOR

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
12,042	88,289	195,544



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
\$73,077	\$85,297	\$80,230



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
5,008	25,123	108,131



TRAFFIC

Coors Blvd NW	53,700 VPD
Interstate 40	96,200 VPD