

3200 CARLISLE BLVD NE

Albuquerque, NM 87110



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



CARLISLE EXECUTIVE SUITES FOR LEASE



PROFESSIONAL MODERN OFFICES
PRIME MEDICAL / RETAIL SUITE
CENTRALLY LOCATED
MINUTES FROM I25 AND I40
AMPLE PARKING 6:1000
Zoning MX-L



AVAILABLE SUITE: EXECUTIVE OFFICES

112: ±222 sf - \$700/Month

210: ±126 sf - \$450/Month

215: ±102 sf - \$350/Month

223: ±168 sf - \$675/Month



228: ±270 sf - \$750/Month

MEDICAL/ RETAIL

3208: ±1375 sf - \$3000/Month



LEASE STRUCTURE:

Full Service - All suites include
electrical and gas services

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

3200 Carlisle Blvd NE, Albuquerque, NM 87110

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PROPERTY HIGHLIGHTS:

- » **FULL SERVICE:**
 - All suites include electrical and gas service.
- » **EXECUTIVE SUITE FEATURES:**
 - Available suites range from ± 102 SF to ± 270 SF.
 - Includes high-speed fiber internet
 - In-suite janitorial services
 - Common area restrooms, elevator, copy/printing room.
 - Full-time receptionist to greet clients and business partners.
 - Includes landline answering and forwarding services.
- » **RETAIL/MEDICAL SUITE FEATURES:**
 - $\pm 1,375$
 - Excellent curbside appeal with prime retail exposure
 - Seven private offices
 - Reception area, admin/check-in office
 - Two in-suite restrooms
 - Well-suited to accommodate a wide range of medical and professional uses like dental care, primary care, med spa

Note: Janitorial, reception services, and internet are not included.
- » **CENTRALLY LOCATED:**

Nestled prominently on Carlisle Blvd NE near Candelaria, this complex provides instant access to Albuquerque's pulse. You are mere minutes from the "Big I" interchange (I-40 and I-25), ensuring effortless commutes and high visibility for clients and staff alike.



PROPERTY DESCRIPTION:

Discover a professional and modern office complex designed to support your business at every level. Ideally located just off Carlisle near Candelaria, minutes from the Big I interchange providing unmatched convenience and accessibility for both clients and staff. The property blends contemporary design with thoughtful amenities, creating a welcoming yet highly professional atmosphere. Lush greenery and beautifully placed plants throughout the building enhance the environment, offering a fresh and vibrant setting that inspires productivity and leaves a lasting impression on visitors. Whether you're a growing practice, an established company, or an independent professional seeking prestige and convenience, this office complex is the perfect choice.

The Carlisle Executive Offices, built in 1986, and the Carlisle Executive Center, built in 1996, together form a professional office complex totaling $\pm 28,780$ SF on 2.3 acres. Both properties share a common parking lot and provide a cohesive, campus-like environment ideal for a wide range of professional tenants. The complex is thoughtfully designed to offer convenience and efficiency with amenities such as ample surface parking, on-site building management, janitorial services, and full utilities included. The buildings are zoned MX-L, providing flexibility for a variety of office and professional uses.

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OFFERING DETAILS:

ADDRESS: 3200 Carlisle Blvd NE,
Albuquerque, NM 87110

BUILDING SIZE: 28,780 SF TOTAL
Executive Suites 102sf - 270sf
Retail/ Medical Suite 1,375 SF

ZONED: MX-L

LEASE PRICE: \$350 - \$3000 PER MONTH FS

LOT SIZE: 2.335 Acres

APN/PARCEL ID: 101706002105130119

POPULATION: 30,000 (1 Mile Radius)
160,600 (3 Mile Radius)
346,300 (5 Mile Radius)

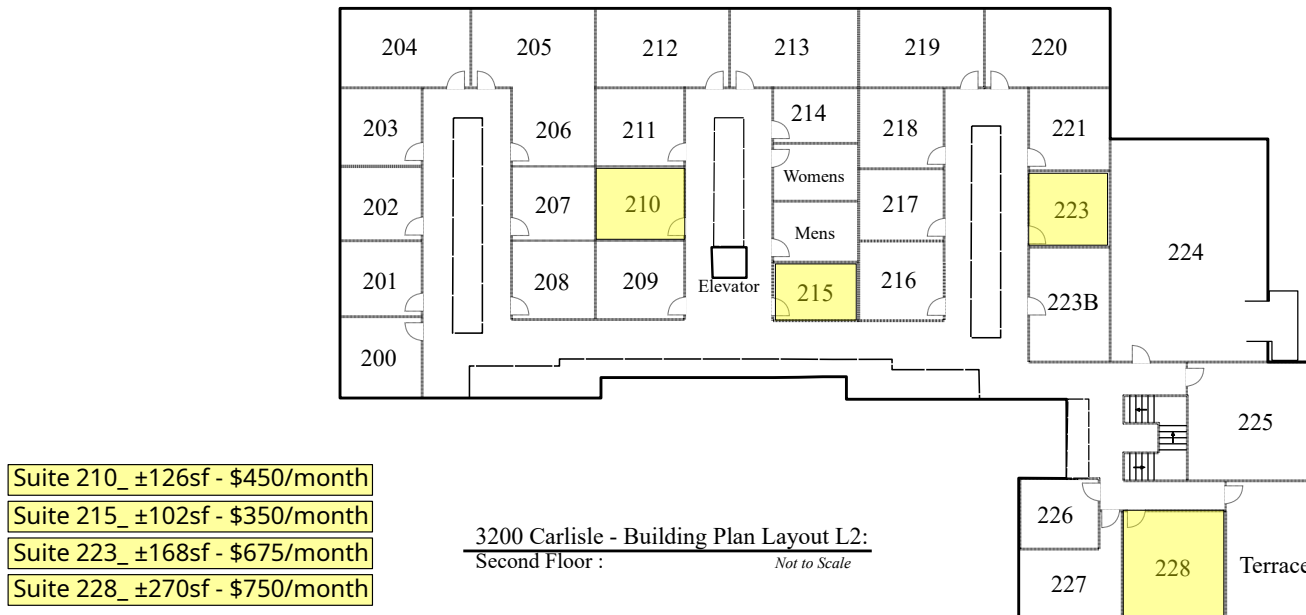
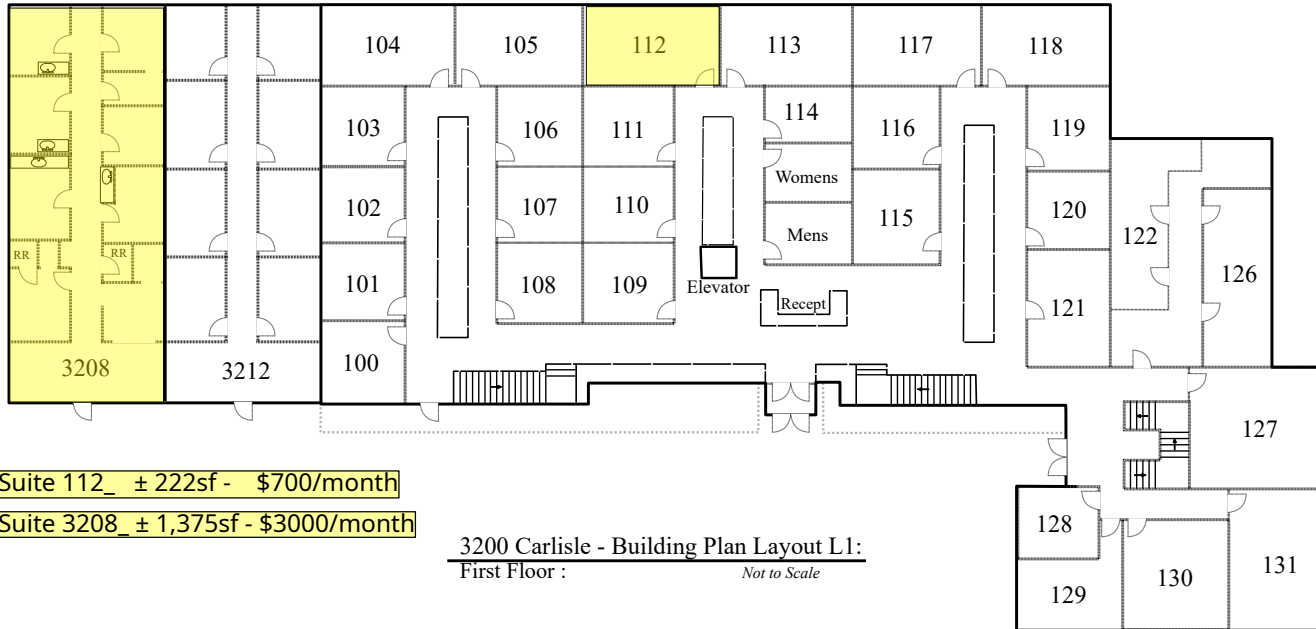
MEDIAN HH INCOME: \$51,800 (1 Mile Radius)
\$53,600 (3 Mile Radius)
\$59,200 (5 Mile Radius)



FLOOR PLAN

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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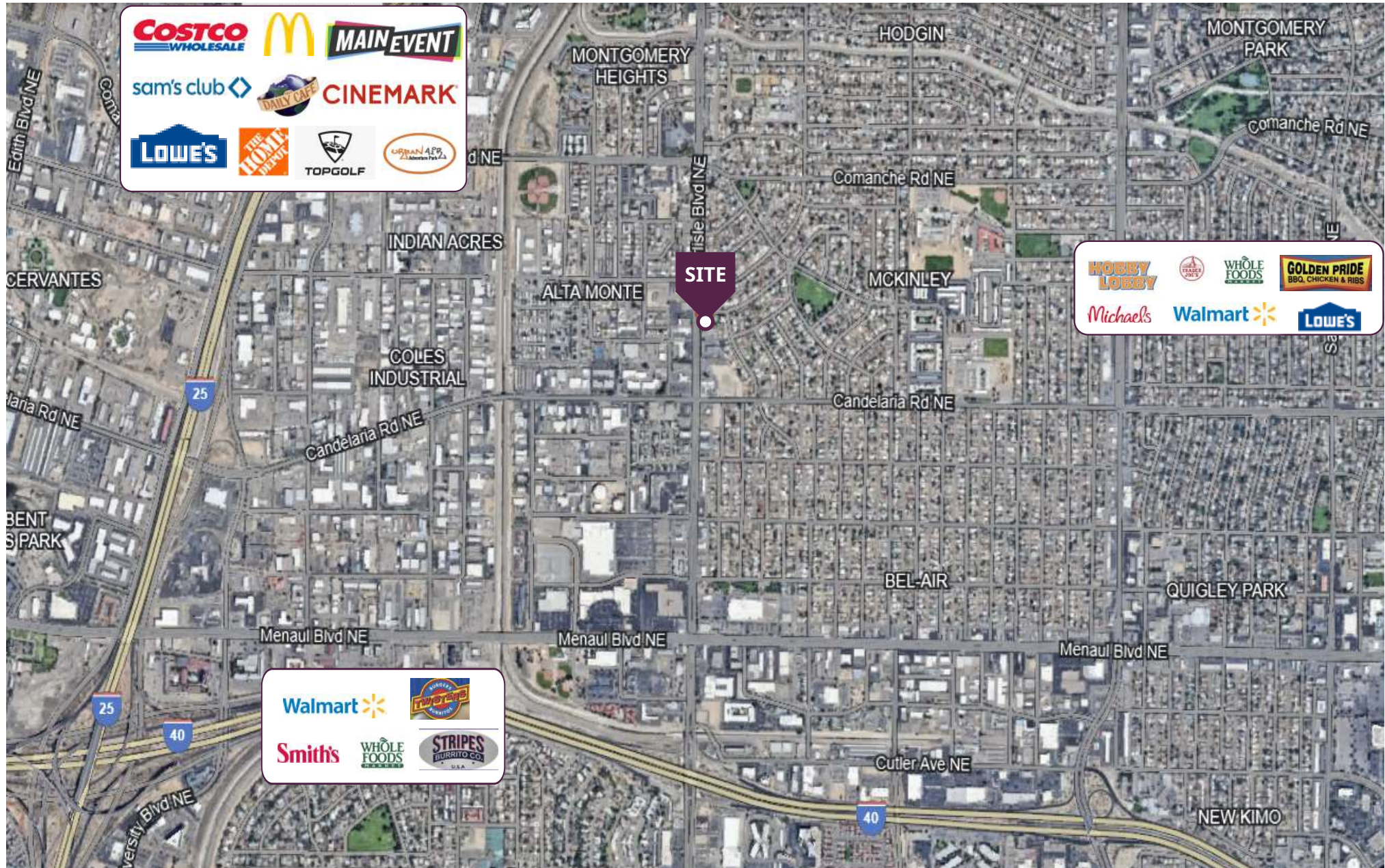


LOCATION MAP

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