

EAST NOB HILL-OFFICE SPACE



FOR LEASE / 131 MADISON ST. NE, ALBUQUERQUE, NM 87108

ANDRIA BARRENECHEA
(505) 718-9548
andria@go-absolute.net

EAST NOB HILL- OFFICE SPACE FOR LEASE and EXECUTIVE OFFICE



131 Madison St. NE, Albuquerque, NM 87108



Executive Office Rate: \$500-600

LEASE TYPE Full Service

AVAILABLE SPACE 5 Offices and Lobby

FEATURES:

- Includes Expenses, Internet and Janitorial
- Break & Conference Rooms Included
- New Luxury Vinyl Flooring
- Secure Parking for Tenants
- Onsite Management
- Convenient Location: Near Nob Hill, UNM, Kirtland, Downtown
- Walking Distance to Restaurants and Shopping
- Executive Office Spaces Available

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DESCRIPTION



Absolute Investment Realty is the exclusive representative of 131 Madison St. This well-maintained property currently has 5 offices available. The space has a shared break room, conference room that can be shared or negotiated with the lease. This space offers lots of natural light and exposure. Office amenities include shared kitchen with dedicated cabinet space, shared lobby, 2 bathrooms, secured mail, extra cabinet storage in lobby, internet and secured gated parking. Executive furnished office spaces available for lease as well. Building co-tenant include Absolute Investment Realty, a commercial real estate and management firm.

This property is located on Madison St, right off Central Ave in the Nob Hill area. Central Ave, Old Route 66, is one of the busiest streets in the heart of Albuquerque, NM. Madison St serves a residential population to the north and day-time population of businesses. Central provides access to the University Area. This area has a variety of retail. Central avenue is a main arterial in Albuquerque and runs the entire east-west length of the city. It provides highly necessary access to I-25. Area co-tenants include: Firestone, Bank of Albuquerque, Media Arts Center and O'Neill's Pub.



[VIEW WEBSITE >](#)

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EAST NOB HILL- FURNISHED EXECUTIVE OFFICE SPACE

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PROPERTY SUMMARY

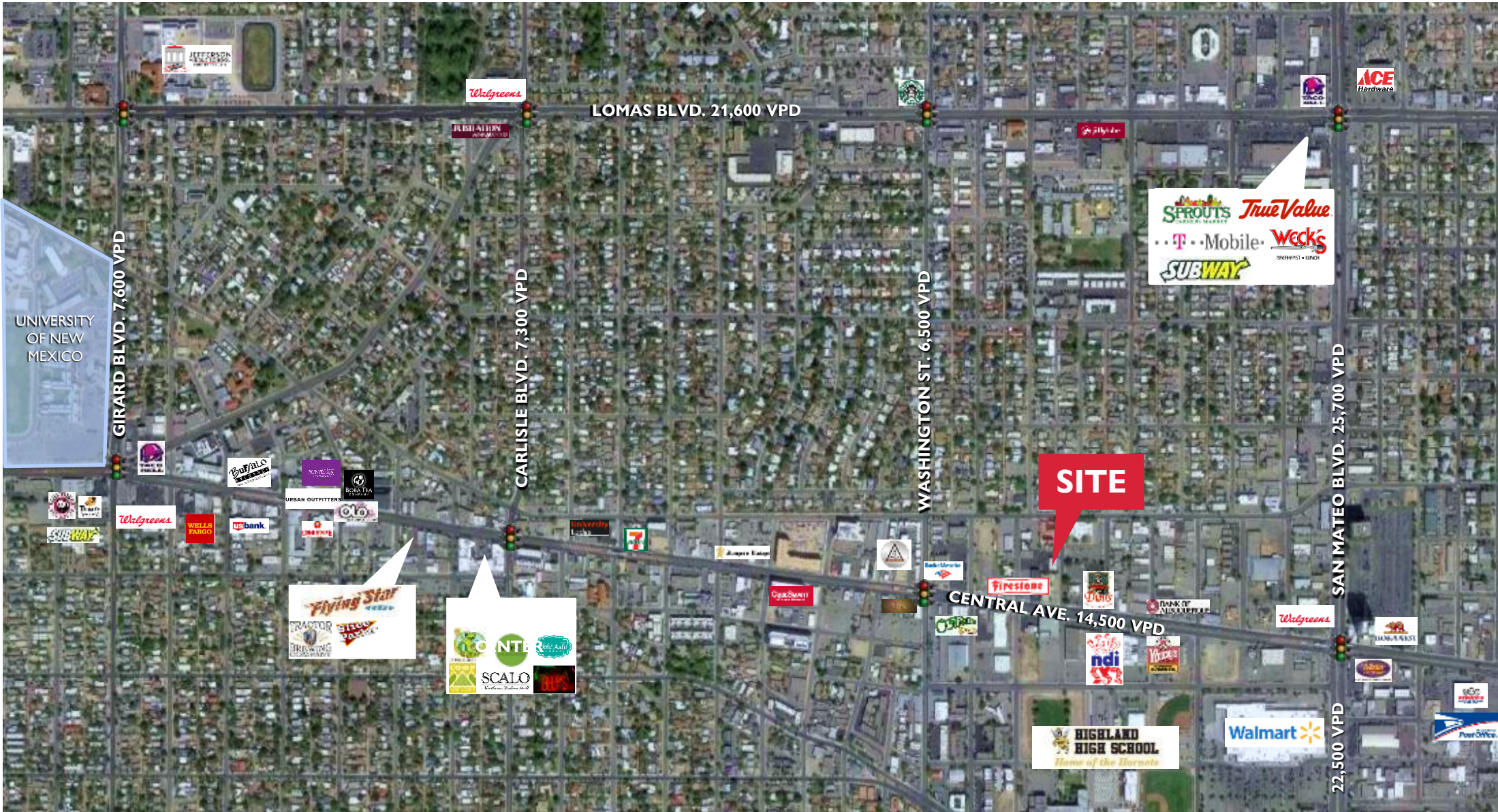
PROPERTY ADDRESS	131 Madison St. NE Albuquerque, NM 87108
PROPERTY DESCRIPTION	Office
AVAILABLE SPACE	5 offices and Lobby
EXECUTIVE LEASE RATE	\$500 to \$600/month
LEASE TYPE	Full Service
AMENITIES	High Speed Internet to Building, Conference Room, Shared Kitchen and Bathrooms, Private Address, Mail, Shared Lobby, Secure Office Space, Janitorial
ACCESS	Excellent
VISIBILITY	Excellent
SIGNAGE	Excellent
CURB APPEAL	Excellent

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



131 Madison NE Albuquerque, NM 87108
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TRADE AREA



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SITE CLOSE UP



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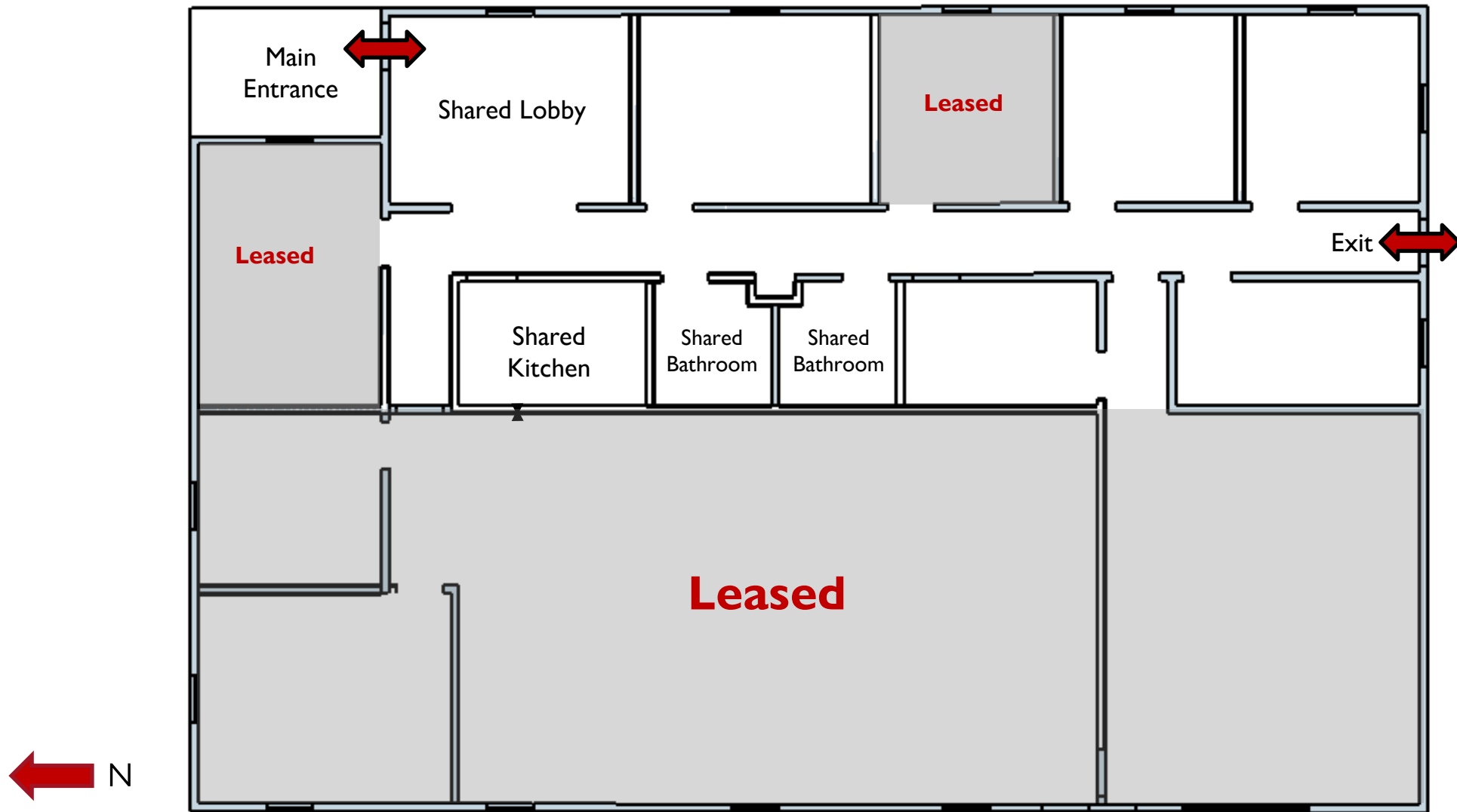
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SITE PLAN



PROPERTY PHOTOS



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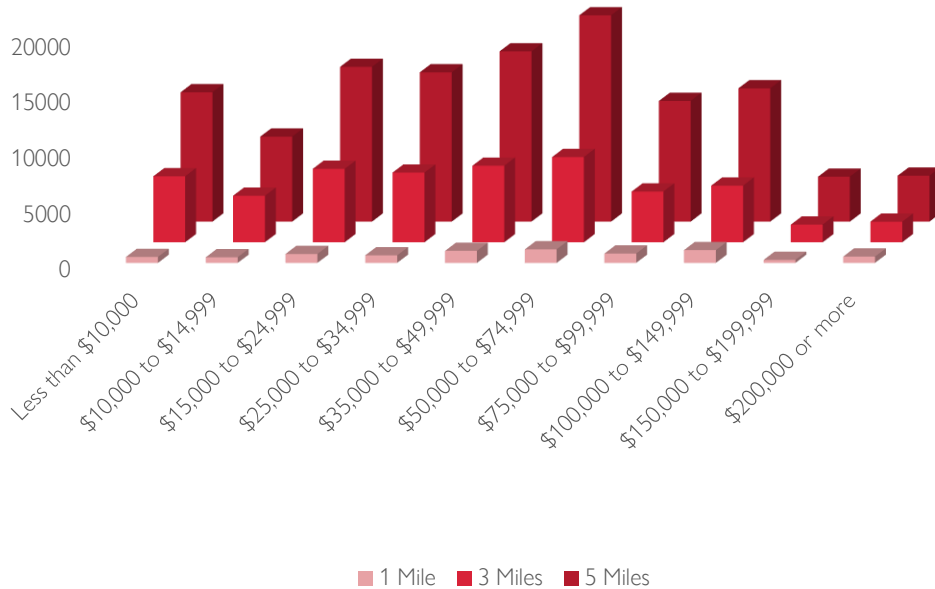
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ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	15,097	\$64,363	42
3 Mi	109,888	\$48,102	37
5 Mi	246,739	\$50,094	38

TRAFFIC COUNTS

Central Blvd	14,500 VPD
San Mateo Blvd	25,700 VPD



ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

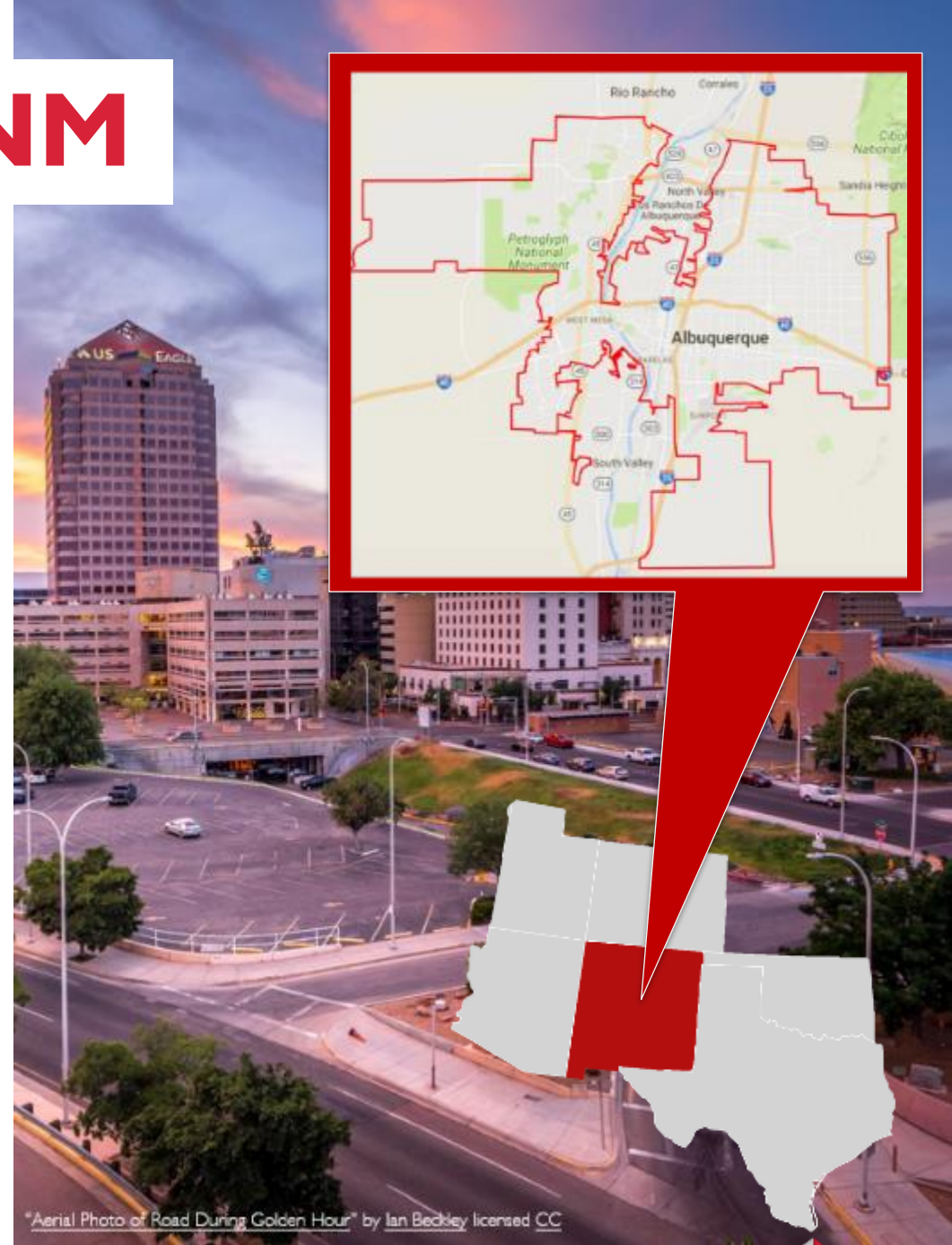
\$53,936

2020 Estimates

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BROKER



ANDRIA BARRENECHEA Associate Broker

(505) 718-9548 / andria@go-absolute.net

Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for 9 years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client that comes her way.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.