FOR LEASE

Office / Live-Work Loft

400 Rio Grande Blvd NW, Unit A, Albuquerque, NM 87104

OVERVIEW

PROPERTY FEATURES

- **Zoning**
  MX-T (Mixed Use, Transition Zone)
- **Ideal Uses**
  Professional & Medical Offices, Live/Work Loft, Creative Studio or Gallery, Professional Service & Financial Businesses, Boutique Retail
- **Utilities**
  PNM, NM Gas, CenturyLink, City of Albuquerque Water & Sewer, Internet
- **Parking**
  Private gated parking & off-street parking; paid parking lot next door
- **Location**
  Old Town Albuquerque, near museums, shops, and bike paths

17,198 Vehicles per day on Rio Grande Blvd NW



$1,550	±774 SF	$24.03	MX-T
per month	office / live-work	per SF / year	mixed-use zoning

Unit A · Office / Live-Work Loft

Unique ±774 SF office loft in the heart of Albuquerque's Old Town, offering the flexibility of a true live/work space under MX-T zoning. Authentic Pueblo-style character throughout: brick floors, exposed wood-beam ceilings, an arched feature window, and a tiled courtyard entrance. Ideal for professional offices, creative studios, galleries, consultants, or a business owner who wants to work and live in the same space.

Unit Features

- 2 Private Offices
- 3/4 Bathroom
- Partial Kitchen
- Private Courtyard Entrance
- Gated On-Site Parking

COBA INVESTMENT COMPANY

James Jaramillo, Owner/Broker
COBA Investment Company
400 Rio Grande Blvd NW, Albuquerque, NM 87104

505.730.2170
coba1@me.com

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FLOORPLAN

FLOORPLAN · UNIT A

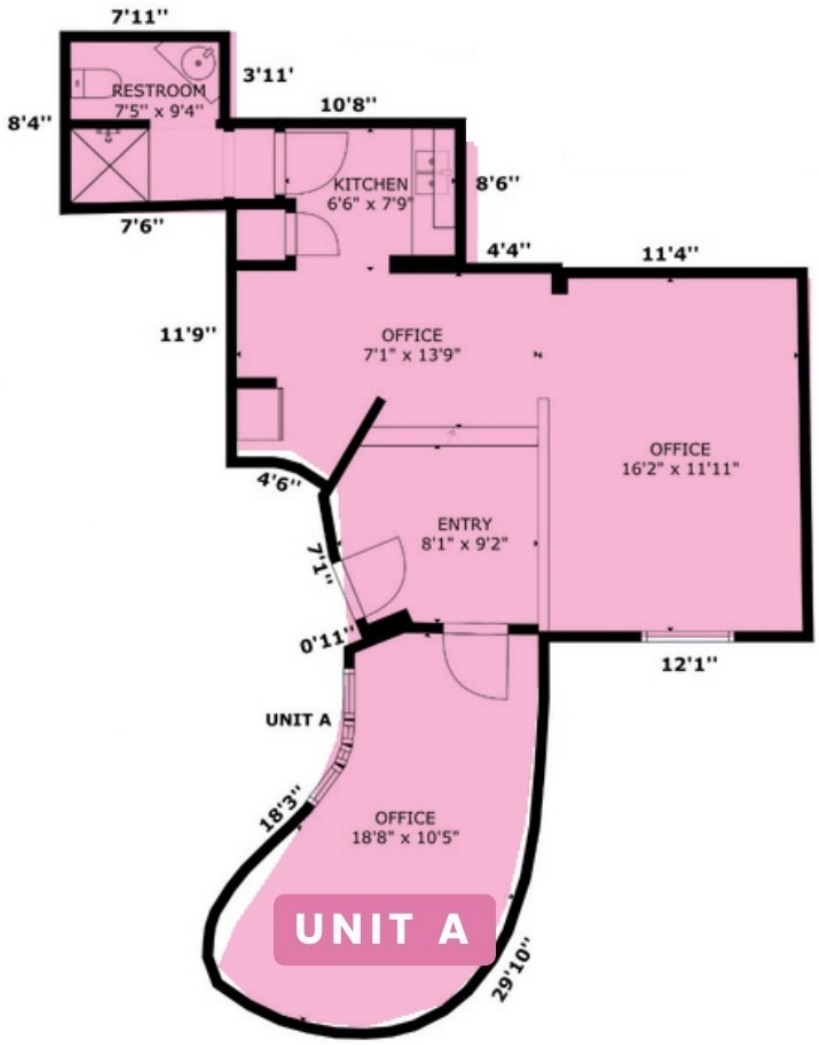
Unit A

±774 SF · $1,550/mo

ROOM DIMENSIONS (APPROX.)

Office	**16'2" x 11'11"**
Office	**18'8" x 10'5"**
Office / Reception	**7'1" x 13'9"**
Entry	**8'1" x 9'2"**
Kitchen	**6'6" x 7'9"**
Restroom (3/4 bath)	**7'5" x 9'4"**

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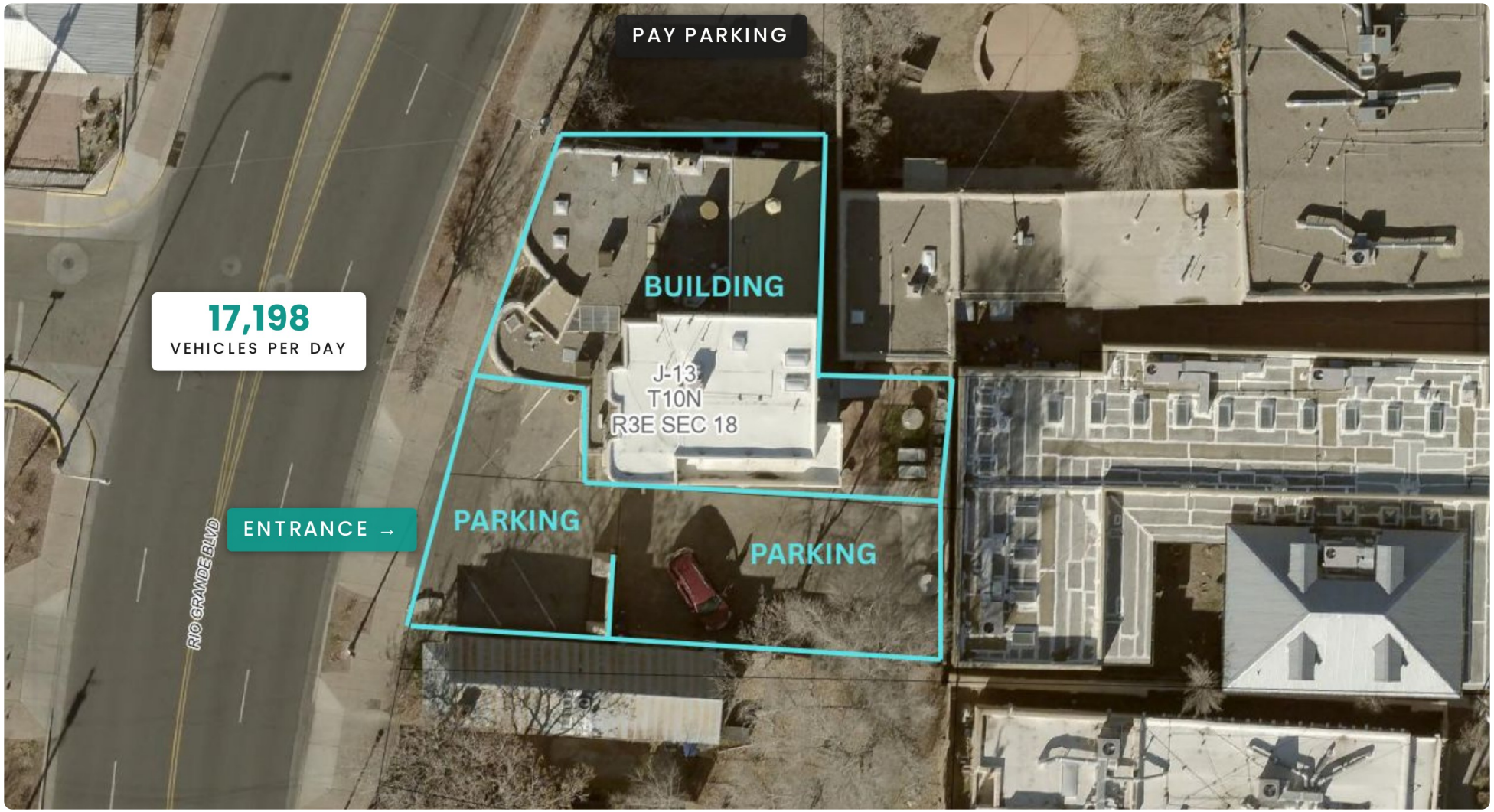
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AERIAL



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PHOTOS

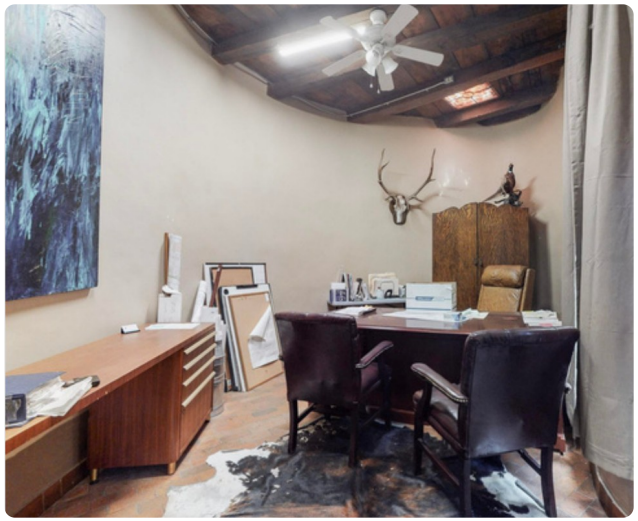












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