# **Small Uptown Suites Available**

IDEAL FOR SMALL BUSINESSES



1803 Louisiana Blvd. NE | Albuquerque, NM 87110

Danaë Fernández

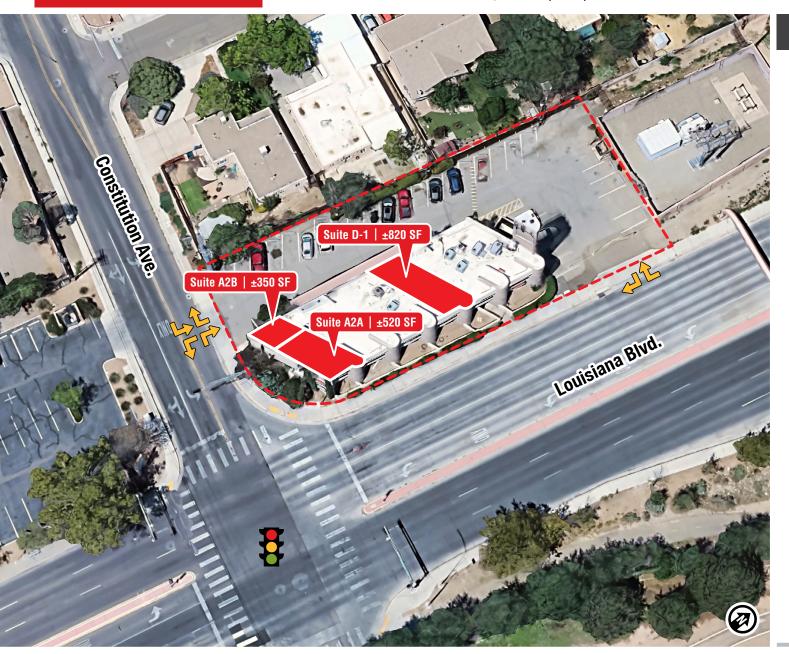
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## **PROPERTY**

### **AVAILABLE**

Suite A-2-A: ±520 SF \$700/Mo. Suite A-2-B: ±350 SF \$550/Mo. Suite D-1: ±820 SF \$1,025/Mo.

(Tenant pays gas & electric)

#### **HIGHLIGHTS**

- Private offices with in-suite restrooms
- Windows for natural light
- Prime Uptown location with great foot traffic
- Walking distance to Jerry Cline Park
- Minutes from ABQ Uptown
- Just one minute to I-40
- Building signage available
- Minutes from ABQ Uptown shopping & multiple restaurants to satisfy any appetite
- Perfect for small business user

#### **IDO ZONING**

■ <u>MX-M</u> **※** 

#### **LOCATION**

NWC Louisiana Blvd. & Constitution Ave. NE





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#### LOCATION Demographics 1 mile 3 mile 5 mile Total 13,454 137,431 291,946 Population Average \$69,828 \$79,244 \$83.864 HH Income

15.448

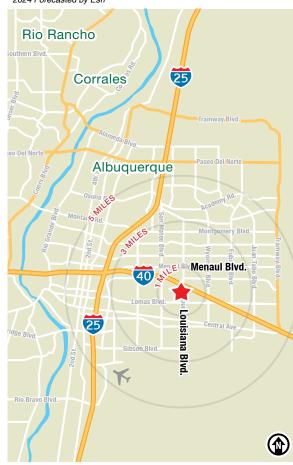
81,252

213,047

2024 Forecasted by Esri

Daytime

Employment





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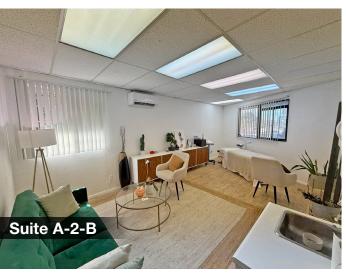
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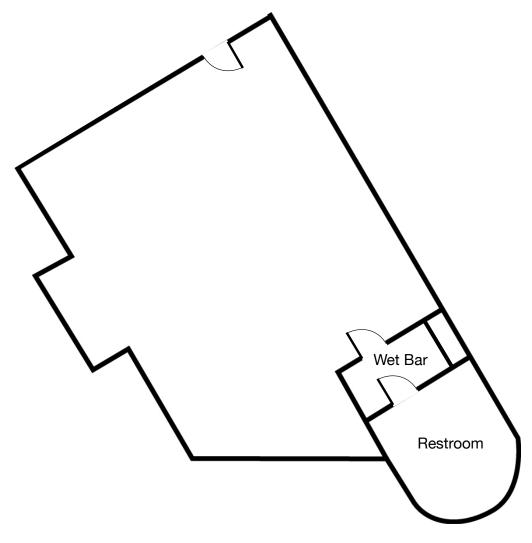






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### **FLOOR PLAN**

Suite A-2-A: ±820 SF

\*Floor plan not to scale

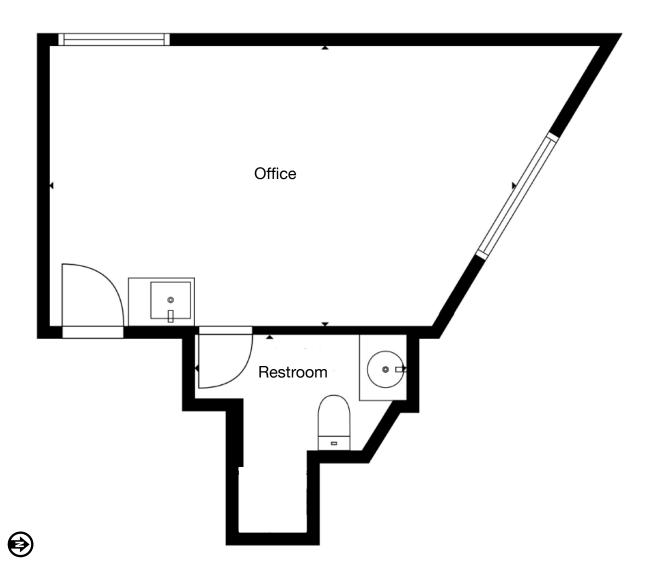




careful independent investigation of the property to determine that it is suitable to your needs.

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### **FLOOR PLAN**

Suite A-2-B: ±350 SF



The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct acareful independent investigation of the property to determine that it is suitable to your needs.

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