7900 Lorraine Ct NE

Suite F | Albuquerque, NM 87113

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE

MOVE-IN READY OFFICE/WAREHOUSE SUITE W/ GATED YARD – NORTH I-25

$13.50/SF NNN
LEASE RATE

3,043 SF SUITE
INCL. 807 SF WAREHOUSE

10' X 12' DRIVE-IN DOOR
3-PHASE, 480V, 400A

PASEO DEL NORTE & I-25
NR-BP ZONING · RENOVATED

Christian File
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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.
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OWNER/BROKER DISCLOSURE: Listing broker Christian File holds an ownership interest in this property.

EXECUTIVE SUMMARY

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS:

- **3,043 SF** office/warehouse suite – **available now**, move-in ready
- **2,236 SF office** (1,365 SF ground + 871 SF upper level) + **807 SF warehouse**
- **18' warehouse ceiling** with a **10' x 12' drive-in door**
- **3-phase, 480V, 400-amp** power
- **904 SF gated, paved yard**
- Private offices, conference/file room, break room/kitchen & restroom
- Refrigerated-air combo HVAC in the office; evaporative cooling & heater in the warehouse
- **New LVP flooring**; building fully renovated inside & out
- Building & monument signage; ample shared parking
- **NR-BP** zoning · less than a mile to **Paseo del Norte & I-25**



PROPERTY DESCRIPTION:

A fully renovated, **move-in ready** office/warehouse condominium suite less than a mile from **Paseo del Norte & I-25**. Suite F pairs 2,236 SF of two-level office space with an 807 SF high-ceiling warehouse, a drive-in door, heavy 3-phase power and its own 904 SF gated, paved yard.

Built in 2002 and renovated inside and out with new stucco, a repaved lot, new security gates and new monument signage, the building sits in one of Albuquerque's highest-occupancy, lowest-crime business corridors, minutes from Journal Center, Balloon Fiesta Park and the Paseo del Norte / San Pedro retail corridor.

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EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS	7900 Lorraine Ct NE – Suite F Albuquerque, NM 87113
LEASE RATE	**$13.50/SF NNN**
AVAILABLE	3,043 SF – available now
OFFICE	2,236 SF – 1,365 SF ground + 871 SF upper level
WAREHOUSE	807 SF – 18' ceiling
LOADING	10' x 12' drive-in door
POWER	3-phase, 480V, 400-amp
HVAC	Refrigerated-air combo (office); evaporative cooling & drop-down heater (warehouse)
YARD	904 SF gated, paved yard
ZONING	NR-BP
BUILDING	Built 2002; fully renovated inside & out
PARKING & SIGNAGE	Ample shared parking; building & monument signage





WAREHOUSE & 10' X 12' DRIVE-IN DOOR

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PROPERTY FEATURES:

The Suite

- 3,043 SF office/warehouse condominium suite
- 2,236 SF two-level office: 1,365 SF ground + 871 SF upper level
- Private offices, conference/file room, break room/kitchen and restroom
- New LVP flooring
- Refrigerated-air combo HVAC in the office
- Available now – move-in ready

Warehouse, Power & Yard

- 807 SF warehouse with 18' ceiling
- 10' x 12' drive-in door
- 3-phase, 480V, 400-amp power
- Evaporative cooling and drop-down heater in the warehouse
- 904 SF gated, paved yard
- Delivery access from the west property line

Building & Location

- NR-BP zoning; built 2002, fully renovated (new stucco, repaved lot, security gates, monument signage)
- Condo association maintains the exterior, including roof and stucco
- Circular north/south ingress/egress; ample shared parking
- Less than a mile from Paseo del Norte & I-25
- 77,348 VPD on Paseo del Norte (MRCOG 2023); 28,289 VPD at Paseo del Norte & Jefferson
- 183,205 residents within 5 miles

$13.50/SF	3,043 SF	807 SF	18'	904 SF	480V
LEASE RATE NNN	AVAILABLE	WAREHOUSE	WAREHOUSE CEILING	GATED YARD	3-PHASE, 400A

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PRIME LOCATION

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LOCATION HIGHLIGHTS:

Less than a mile from the **Paseo del Norte / I-25** interchange in the North I-25 business corridor, between Journal Center and Balloon Fiesta Park.

±1.0 mi to the Paseo del Norte on-ramp and **±1.7 mi** to I-25; **183,205 residents** within 5 miles.

TRAFFIC COUNTS

Paseo del Norte (site)	**77,348 VPD**
Paseo del Norte & Jefferson	**28,289 VPD**
I-25 (Paseo del Norte)	**118,158 VPD**
Alameda Blvd NE	**23,273 VPD**
Jefferson St NE	**21,079 VPD**

3,043 SF

AVAILABLE FOR LEASE



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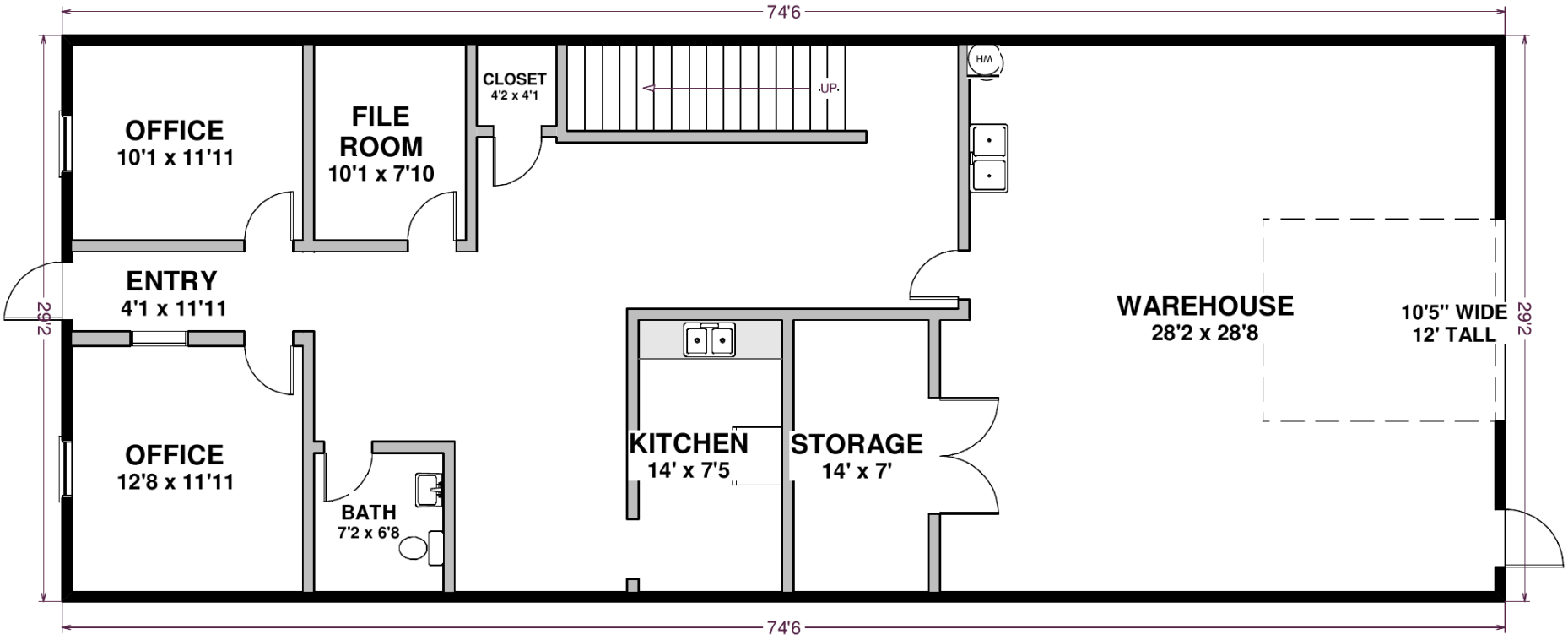
FLOOR PLAN – MAIN LEVEL

7900 Lorraine Ct NE – Suite F, Albuquerque, NM 87113 | **6**

BERKSHIRE HATHAWAY
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MAIN LEVEL · 2,172 SF | SUITE F · 3,043 SF TOTAL

Floor plan by AMB Floorplans, LLC. Room sizes are approximate.



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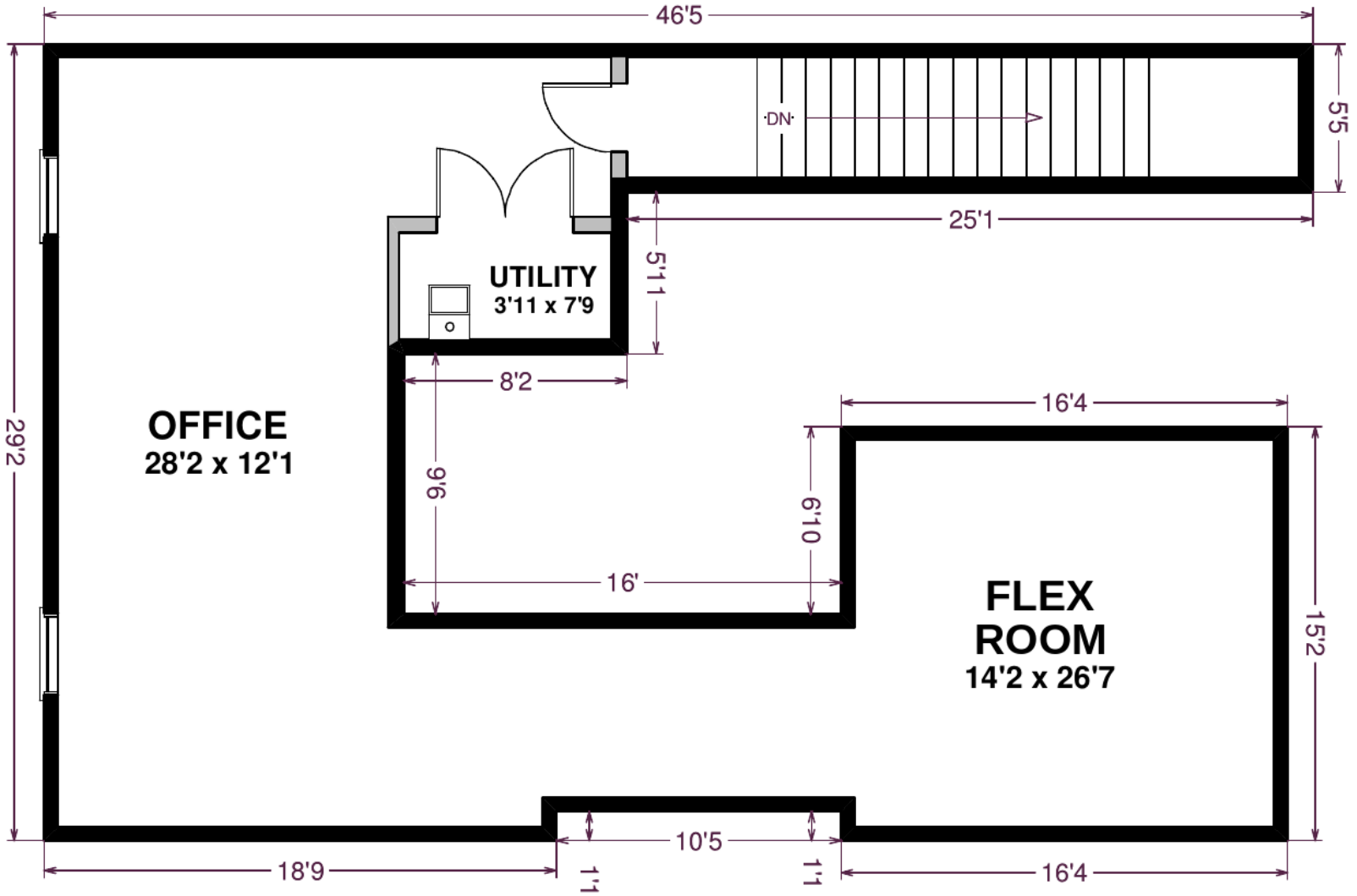
FLOOR PLAN – UPPER LEVEL

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UPPER LEVEL · 871 SF | SUITE F

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PROPERTY PHOTOS

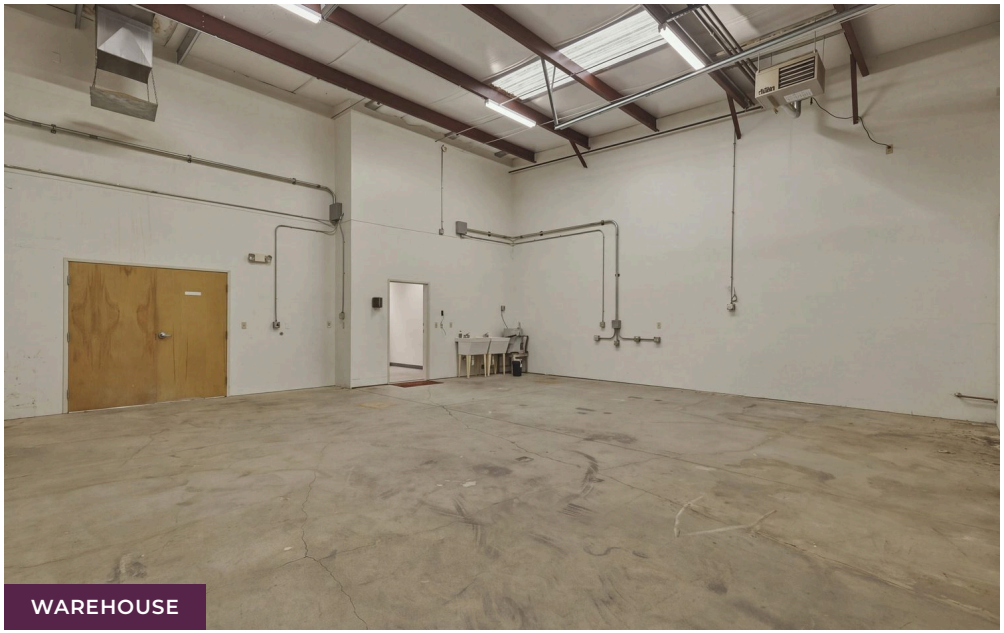
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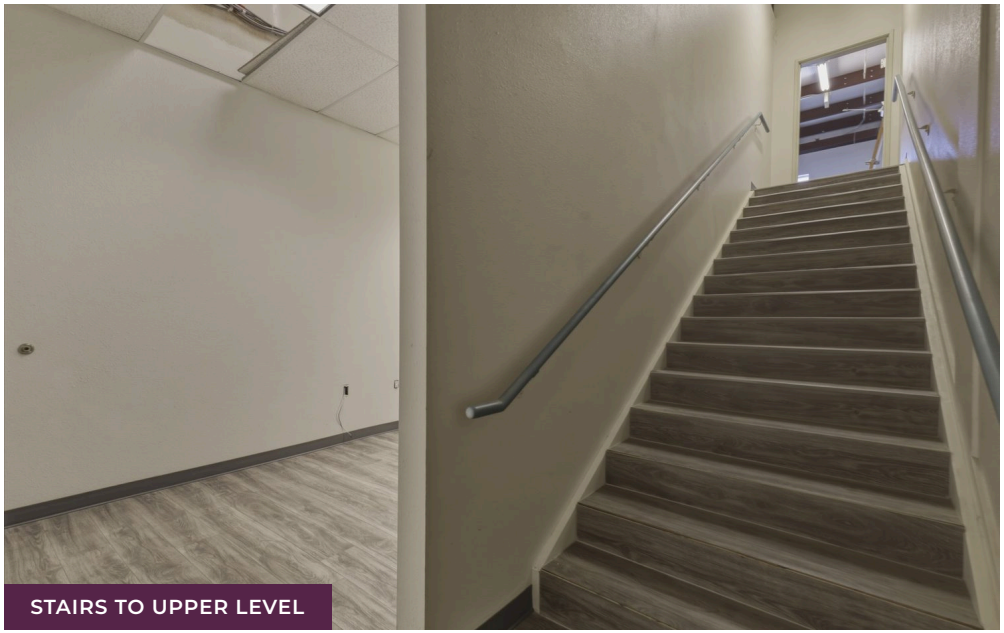
FRONT FACADE & SHARED PARKING



PAVED YARD & DRIVE-IN DOOR



WAREHOUSE

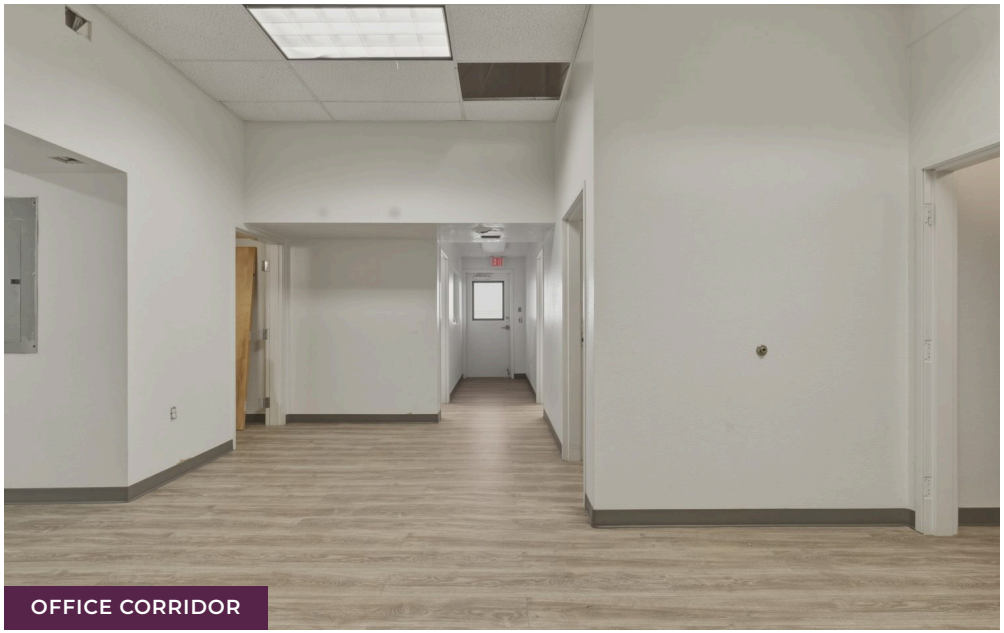


STAIRS TO UPPER LEVEL

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PROPERTY PHOTOS

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OFFICE CORRIDOR



PRIVATE OFFICE



OPEN OFFICE AREA



BREAK ROOM / KITCHENETTE

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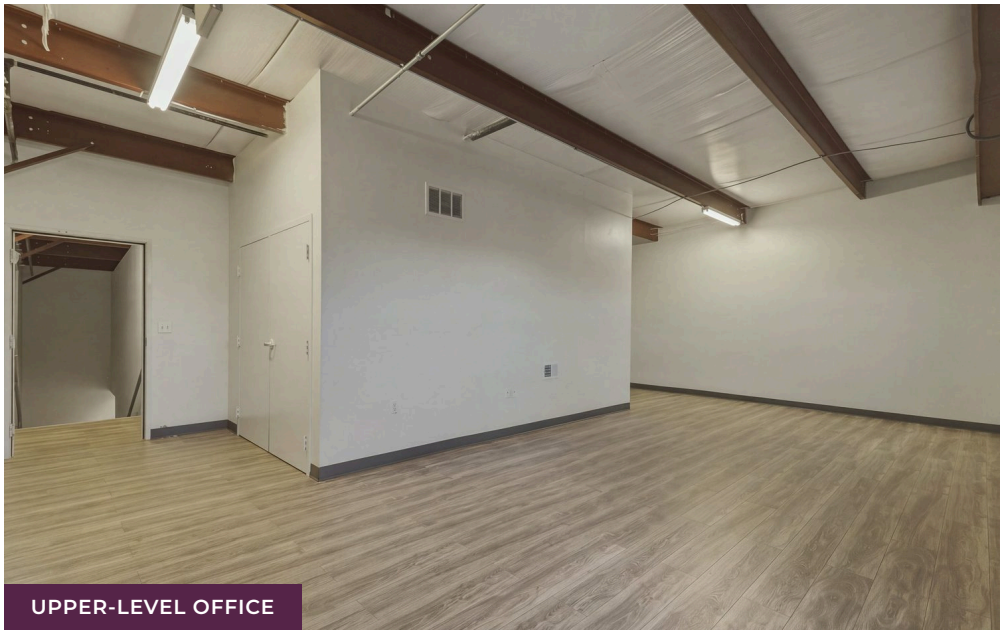
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FILE ROOM WITH BUILT-IN SHELVING



RESTROOM



UPPER-LEVEL OFFICE



UPPER-LEVEL FLEX ROOM

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LOCATION MAP

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LOCAL AREA

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Minutes from **Paseo del Norte and I-25**, with Journal Center, the Paseo del Norte / San Pedro retail corridor and Alameda Blvd all within about two miles:

DRIVE TIMES

I-25 on-ramp	**±1.7 mi · 5 min**
Paseo del Norte on-ramp	**±1.0 mi · 4 min**
Journal Center	**±1.5 mi · 4 min**
Balloon Fiesta Park	**±2.7 mi · 8 min**
ABQ Uptown	**±6.4 mi · 16 min**
Downtown ABQ	**±8.9 mi · 15 min**
ABQ Sunport	**±12 mi · 18 min**
Santa Fe	**±57 mi · 66 min**

FOOD & FUEL

Circle K
4701 Paseo del Norte NE

Starbucks
8721 Washington St NE

Whataburger
6100 Alameda Blvd NE

Carl's Jr.
5511 Alameda Blvd NE

Burger King
5970 Alameda Blvd NE

Chick-fil-A
8110 San Pedro Dr NE

Cracker Barrel
5200 San Antonio Dr NE

RETAIL & SERVICES

Bass Pro Shops
5151 Lang Ave NE

Target
6100 Paseo del Norte NE

Lowe's
6200 Paseo del Norte NE

Kohl's
6800 Holly Ave NE

Western Building Supply
4201 Paseo del Norte NE

Walgreens
6250 Paseo del Norte NE

U.S. Bank
7900 Jefferson St NE

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