



\$16/RSF

Modified Gross

**Call Erin Quinn
505.266.5711**

**C&S Real Estate
& Development, LLC**

6001 Indian School Road NE

Suite 200

Albuquerque, NM 87113

505.266.5711

www.csrednm.com



**Candelaria Business Park
3351 Candelaria Rd NE
Albuquerque, NM 87107**

**Suite 3351-E
3,853 RSF**



- Central location just 1 mile from I-25 or I-40
- Immaculate property
- Spacious Office suites with 10' ceilings
- TI dollars available to qualified tenants
- Only 10 minutes to Downtown or Uptown
- Beautiful mature landscaping
- 6/1000 parking !
- Landlord pays RE taxes, insurance & CAM
- Tenant pays utilities & janitorial
- NR-C Zoning





Candelaria Business Park
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Albuquerque, NM 87107

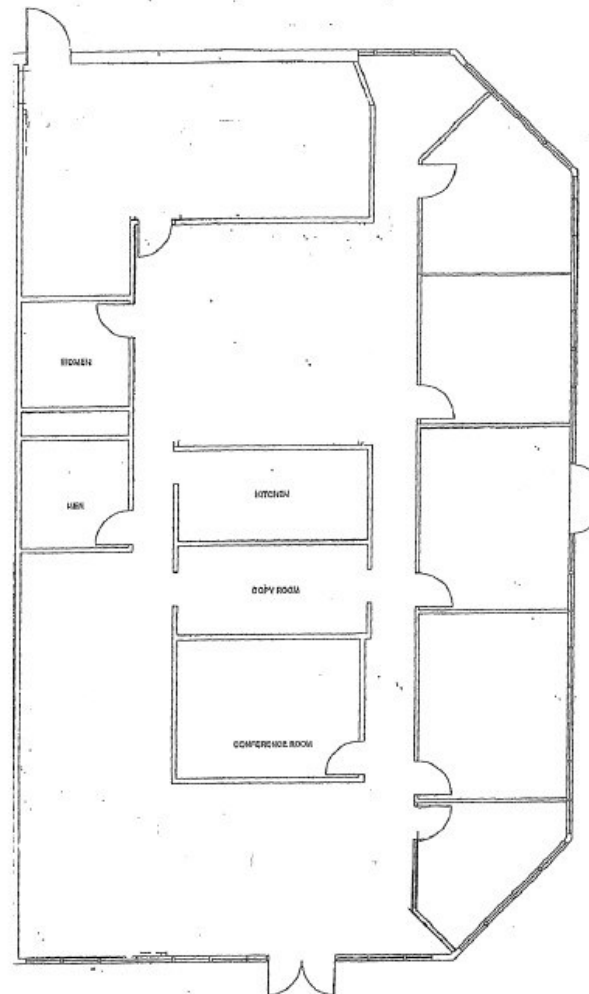
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Suite 3351-E



Suite 3351-E

3,853 RSF

5 offices
Large open work area
Breakroom
Conference room
2 restrooms
Storage /
Data Room

Excellent visibility from
Candelaria Boulevard!



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