

Candelaria Business Park 3351 Candelaria Rd NE Albuquerque, NM 87107

\$16/RSF

Modified Gross

CANDELARIA BUSINESS CENTER

Suite 3351-E 3,853 RSF

Call Erin Quinn 505.266.5711

C&S Real Estate

<u>& Development, LLC</u>

6001 Indian School Road NE

Suite 200

Albuquerque, NM 87113

505.266.5711

www.csrednm.com

- 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







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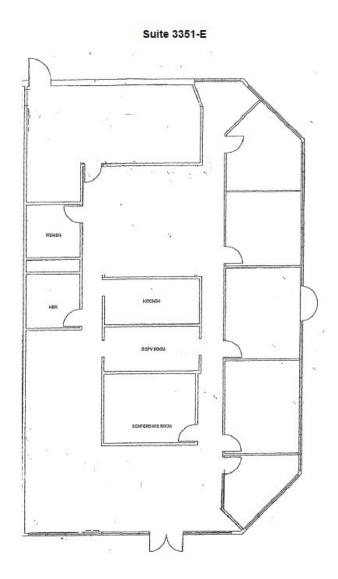
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Suite 3351-E

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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