

4123 Eubank

ALBUQUERQUE, NM 87111

Leased at

\$2,181.50 per

month (\$17 sq/ft)

Exclusively Offered by:



Richard Hanna, CCM
Amy Monarch, Assoc Broker
Hanna Commercial, LLC



Executive Summary

The Building



Richard Hanna, CCM
Amy Monarch, Assoc Broker

Hanna Commercial LLC
5901 Wyoming NE
J-277
Albuquerque, NM 87107
rhanna@richardhanna.com
(505) 332-0522

Commercial Lease Opportunity

We are pleased to present a prime commercial lease opportunity for a 1,542 square foot office space, available at a competitive monthly rate of \$2,181.50. This rate is inclusive of essential utilities such as water and electricity, allowing for predictable overhead costs. The property offers gated parking, ensuring security and convenience for both clients and employees, and features prominent signage to enhance visibility and brand recognition.

Executive Summary

The Tenants



Richard Hanna, CCIM
Amy Monarch, Assoc Broker

Hanna Commercial LLC
5901 Wyoming NE
J-277
Albuquerque, NM 87107
rhanna@richardhanna.com
(505) 332-0522

This space is ideally suited for a CPA firm, providing an exceptional opportunity for a synergistic partnership with Lifetime Retirement Strategies, a well-established firm in financial planning and retirement solutions. The strategic location and collaborative potential make this an ideal setting for any firm looking to leverage shared expertise and client bases in a thriving professional environment.



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Recently painted

Ready for your choice of flooring





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Choose your own flooring
and paint
color if you'd like!

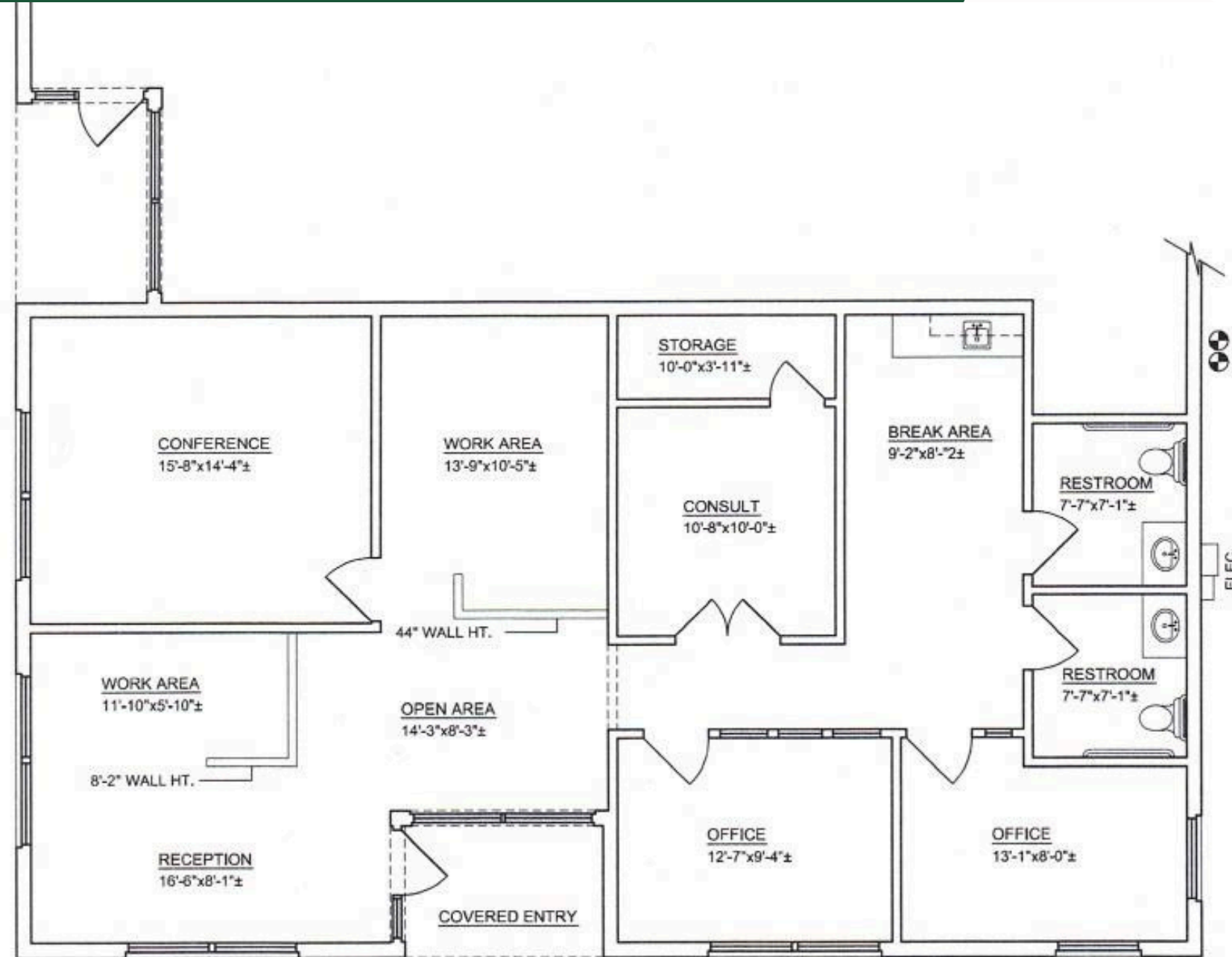


Floor Plan



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4123 EUBANK BLVD. NE

NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-11" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. SOME DIMENSIONS MAY VARY DUE TO WALLS OUT OF PLUMB.

AREA CALCULATIONS:

SUITE 4123 AREA 1,542.75 SQ. FT.

PROJECT:		4123 EUBANK BLVD. NE	
DESCRIPTION:		AS-BUILT DRAWING	
CLIENT:		KEN L. BOWERS	
SHEET #		01	
OF		01	
MEASURED BY	JR	#	2
DESIGNED BY	N.A.	#	1
DRAFTED BY	JR	#	1
CHECKED BY	P.M.	#	0
REVISED:		#	5
SCALE	3/16" = 1'-0"	DATE	08/23/21
ORIENTATION		N	
PROJECT		505-899-1199	

Floor Plan



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It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.