

Stand Alone Warm Shell Building

South side of Central just East of I-25

**FOR
LEASE**

1414 Central SE | Albuquerque, NM 87106

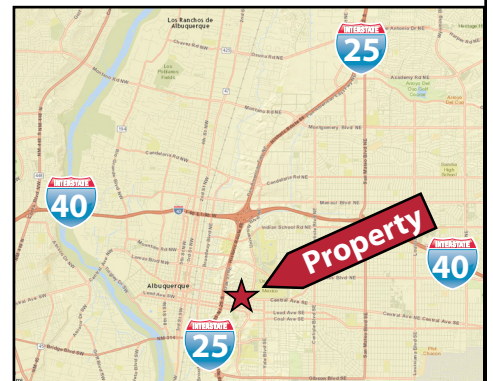


Property Details

- Available 5,375 SF Including 875 SF Basement
- Lease Rate Negotiable
- Land Size 7,100
- Zoning MX-M

Property Amenities

- Great Retail or Office Building in the Heart of the UNM / Presbyterian Hospital Markets.
- Located just east of the Presbyterian Hospital on the South side of Central Ave.
- The Property is currently in a warm shell condition and ready to be re-modeled to fit the Tenant's requirements. The Net, Net, Net Lease Rate is negotiable depending on the Tenant's build out.
- Open patio and parking in the back.
- This property is perfectly situated for Medical Offices, Restaurants/Night Club, or Retail uses. The owners are prepare to build out the space for Tenant's use.



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REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0447
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Dave Vincioni

505 250 1277
vincioni@bergerbriggs.com

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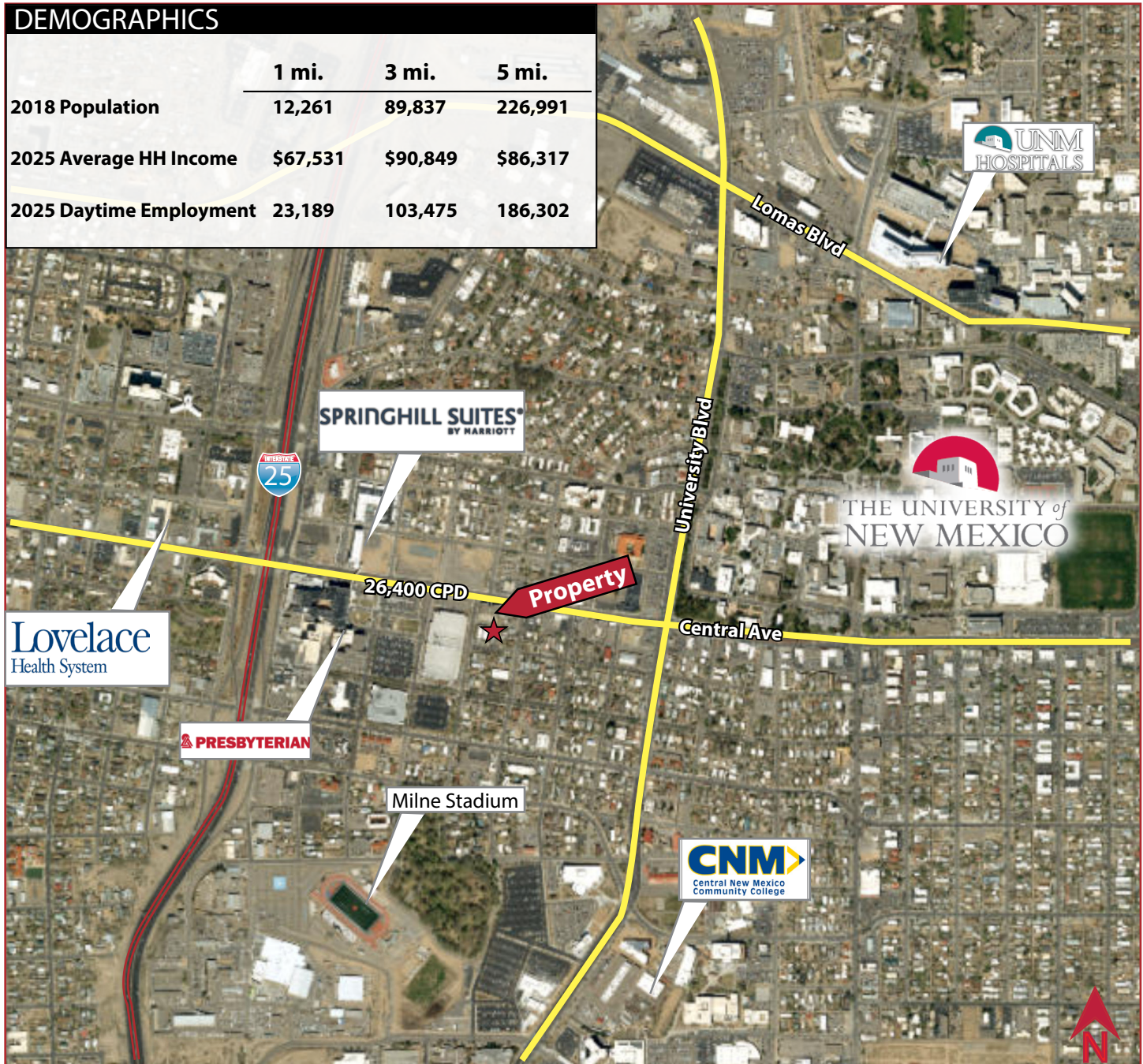
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AERIAL

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DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2018 Population	12,261	89,837	226,991
2025 Average HH Income	\$67,531	\$90,849	\$86,317
2025 Daytime Employment	23,189	103,475	186,302



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THE SITE

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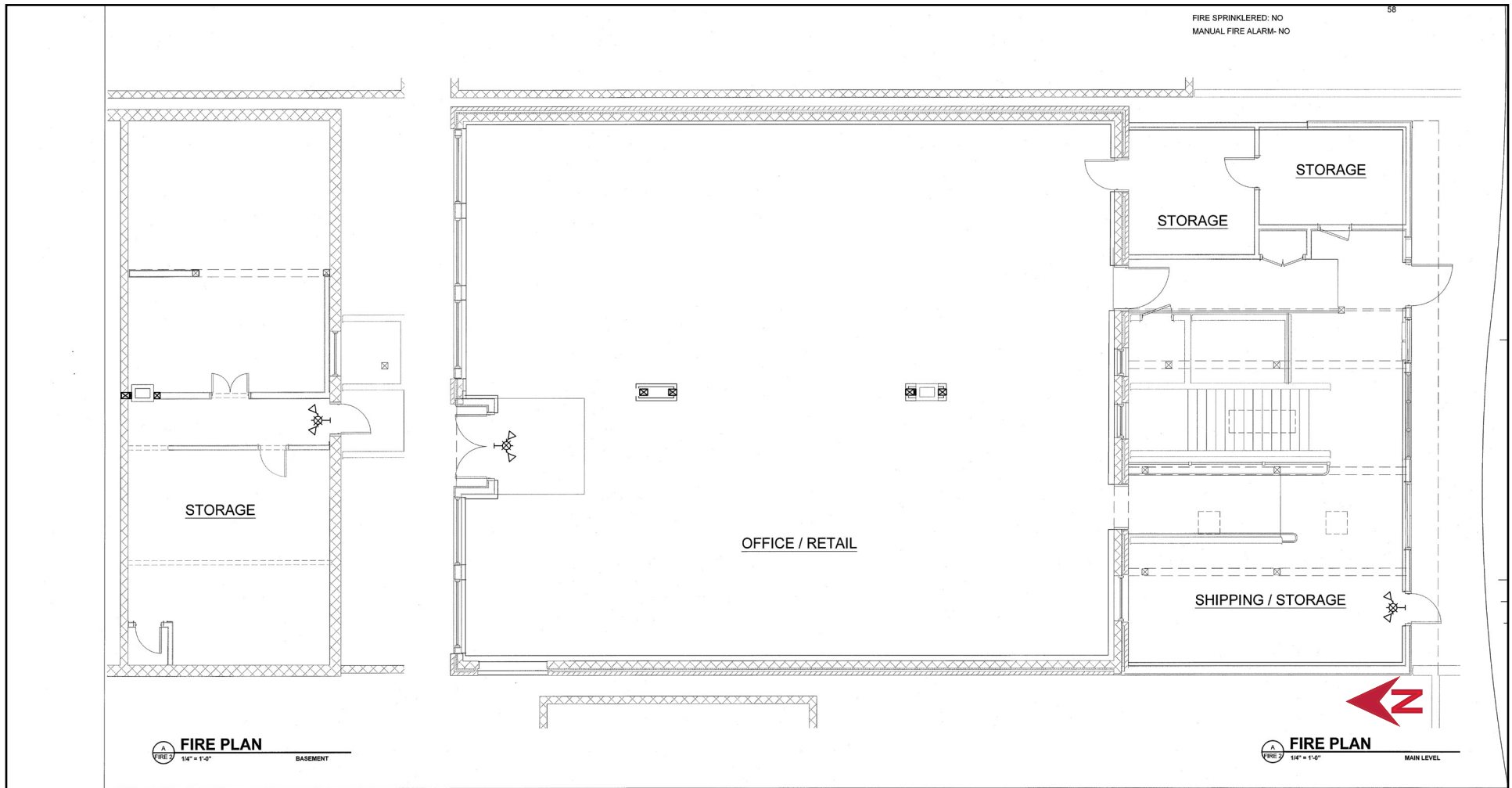
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FLOOR PLAN



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