

# FOR SALE OR LEASE



## Office Condo For Sale or Lease Owner Financing Available

6010 Midway Park Blvd NE - Suite B, Albuquerque, NM 87109



### AVAILABLE

- 4,527± SF Total Available
- 3,951± SF Office Space on 2 Floors
- 576± SF Storage Area/Shop Space
- 2,300± SF Secured Yard Space

### SALE PRICE

- \$695,000 (\$153.52/SF)

### LEASE RATE

- \$11.50/SF (NNN est: \$1.17/SF)
- Lease with Option to Buy

### FEATURES

- Abundant Parking
- Building Signage Available
- North I-25 Submarket
- Zoned NR-BP
- Close Proximity to Amenities
- Vacant and Ready to Occupy

ED ANLIAN CCIM  
Mobile: (505) 250-9661  
ed@jcrenm.com  
NM LICENSE # 14869

DAVID KLEINFELD  
Kleinfeld Commercial Brokerage  
Mobile: (505) 259-9776  
davidk@swcp.com  
NM LICENSE # 13928

jcrenm.com

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

4811 Hardware Dr NE, Suite C-5  
Albuquerque, NM 87109 | 505-831-3333





# AERIAL MAP

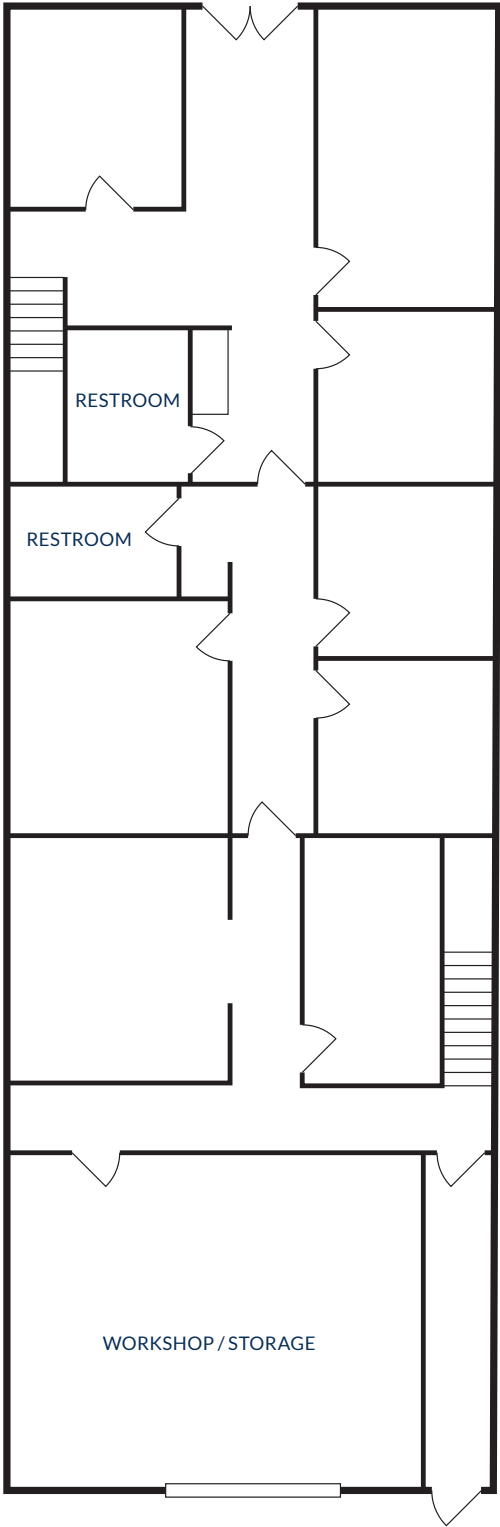




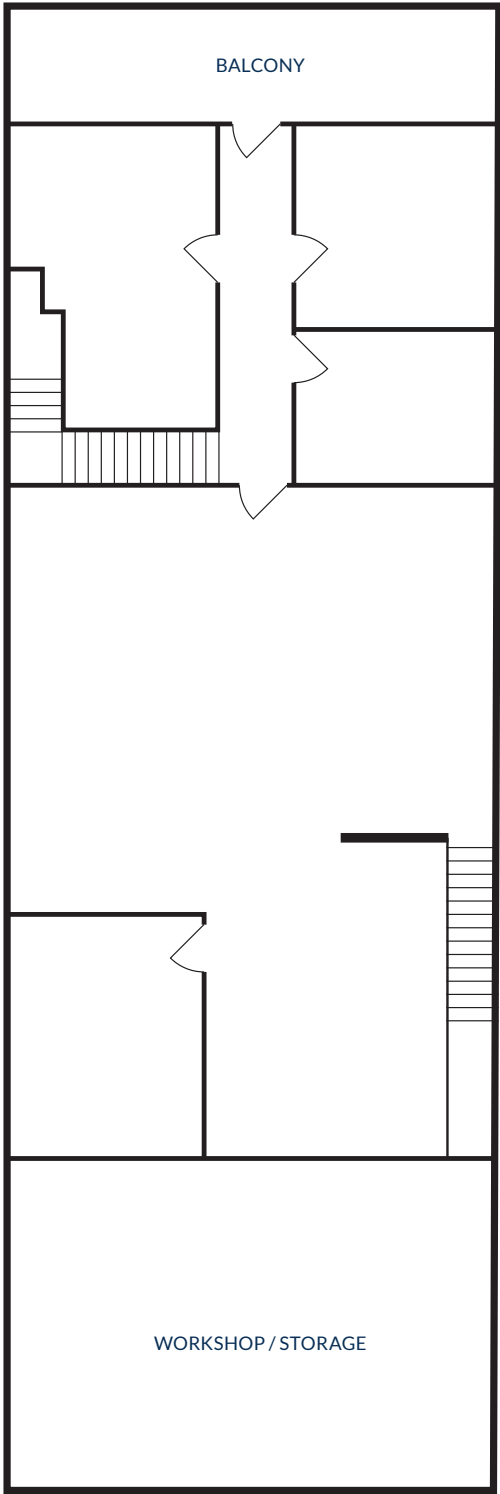
# FLOOR PLAN



First Floor



Second Floor



# PHOTOS



# PROPERTY INFO



PROPERTY TYPE	Condominium Office/Warehouse Flex Space
ADDRESS	6010 Midway Park Blvd NE - Suite B, Albuquerque, NM 87109
CROSS STREETS	Midway and Office Blvd

## Overall Property Details

CONDITION	Excellent
CONSTRUCTION TYPE	Frame / Stucco
ROOF	TPO
SPRINKLER SYSTEM	None
STORIES	2 (No Elevator)
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1989
ZONING	NR-BP

## Condo Details

TOTAL AVAILABLE SF	4,527± SF
OFFICE SF	3,951± SF
WAREHOUSE SF	576± SF
AC TYPE	Refrigerated
HEAT TYPE	Gas Forced Air
CEILING HEIGHT OFFICE	9' (Office) 20' (Warehouse)
FLOOR COVERING	Carpet, Vinyl
LIGHTING	Fluorescent
RESTROOMS	2
FENCED YARD	2,300± SF

## Sale Details

SALE PRICE (\$)	\$695,000
SALE PRICE (\$/SF)	\$153.52/SF

## Lease Details

LEASE RATE (\$/SF)	\$11.50/SF
LEASE TYPE	NNN
NNN (ESTIMATED)	\$1.71/SF

## Notes

Very well maintained flex / office condominium located in the North I-25 corridor. Landlord will entertain a lease with an option to purchase.

ED ANLIAN CCIM  
Mobile: (505) 250-9661  
ed@jcrenm.com  
NM LICENSE # 14869

DAVID KLEINFELD  
Kleinfeld Commercial Brokerage  
Mobile: (505) 259-9776  
davidk@swcp.com  
NM LICENSE # 13928

