

OFFICE FOR SALE & LEASE NZ BUILDING

1601 RANDOLPH ROAD SE, ALBUQUERQUE, NM 87106

AVAILABLE
673-16,483 SF



AVAILABLE SPACES

Suite	Rate	Size
120S	\$1,310/mo	920
125S	\$975 /mo	673
130S	\$1,160/mo	818
120N	\$7,459.37/mo	5,115

OFFERING SUMMARY

BUILDING CLASS:	B
BUILDING SF:	37,819
AVAILABLE SF:	673-16,483 RSF
LOT SIZE:	2.46 Acres
PARKING:	3.94:1000
YEAR BUILT:	1986

PROPERTY HIGHLIGHTS

- Flexible Leasing Options: Three contiguous suites (673-3,303 SF) available individually or combined for custom tenant needs
- 5,115 SF available in the South Building on the 2nd floor, large, flexible space ready for immediate occupancy.
- Professional Office: 37,819 RSF across two stories, leased to federal agencies, private firms, and consultants.
- Ample Parking: 131 surface spaces and 19 covered spaces provide excellent parking availability
- Prime Accessibility: Minutes from Sunport Airport, I-25, major hospitals, and the University of New Mexico.
- Convenient Location: Surrounded by dining and service amenities in a central Albuquerque business corridor.



TOM JENKINS, CCIM, SIOR

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REC-2025-0303, NM

REA | REAL ESTATE ADVISORS

101d Sun Ave NE Suite 2A
Albuquerque, NM 87109

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120S, 125S, 130S FLOOR PLANS

1601 RANDOLPH ROAD SOUTHEAST | ALBUQUERQUE, NM

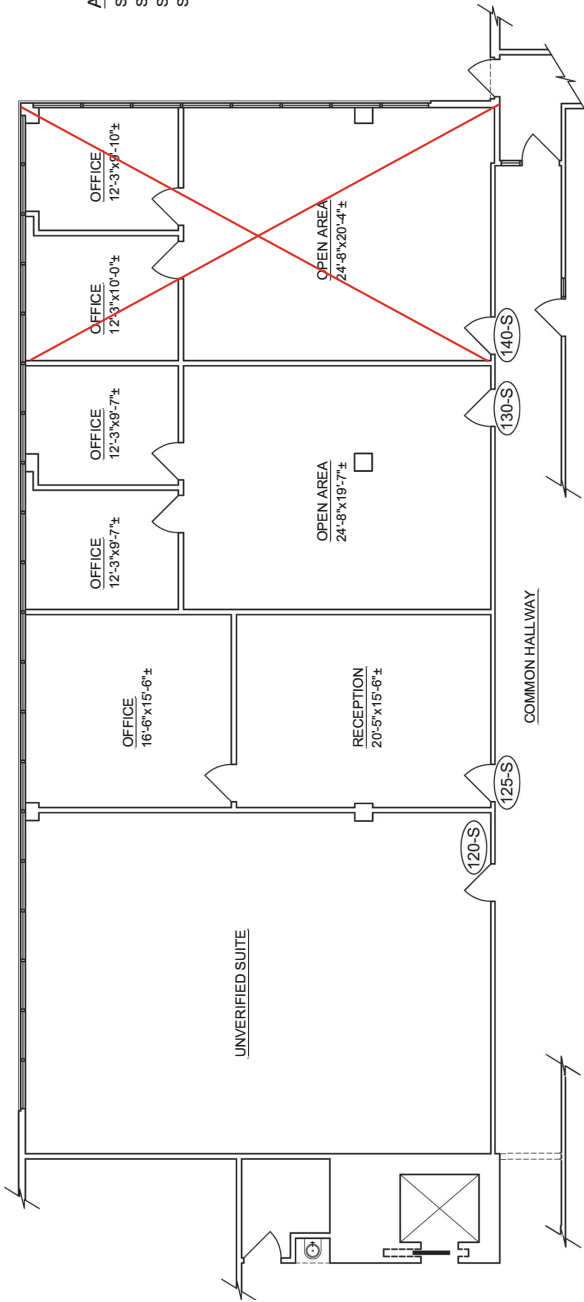


NOTES

- 1. ALL CALCULATIONS INDICATE "USABLE" AREA AS PER "BOMA" STANDARDS.
- 2. ALL FIXTURES INDICATED ARE BUILT-IN.
- 3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
- 4. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

SUITE 120-S AREA 920 SQ. FT.
SUITE 125-S AREA 673 SQ. FT.
SUITE 130-S AREA 818 SQ. FT.
SUITE 140-S AREA **LEASED**



1601 RANDOLPH ROAD SE, SUITES 120S - 125S - 130S - 140S

PROJECT: 1601 RANDOLPH ROAD SE, SUITES 120S - 125S - 130S - 140S		DESCRIPTION: AS-BUILT DRAWING		CLIENT: REAL ESTATE ADVISORS			
SHEET # 01		OF 01		DATE 04/28/25		SCALE 1/8" = 1'-0"	
DESIGNED BY N.A.		DRAWN BY J.R.		CHECKED BY M.G.		REVIEWED BY N.A.	
MEASURED BY J.R.		DESIGNED BY N.A.		DRAWN BY J.R.		CHECKED BY M.G.	
REVISION 1/8" = 1'-0"		DATE 04/28/25		SCALE 1/8" = 1'-0"		SHEET # 01	

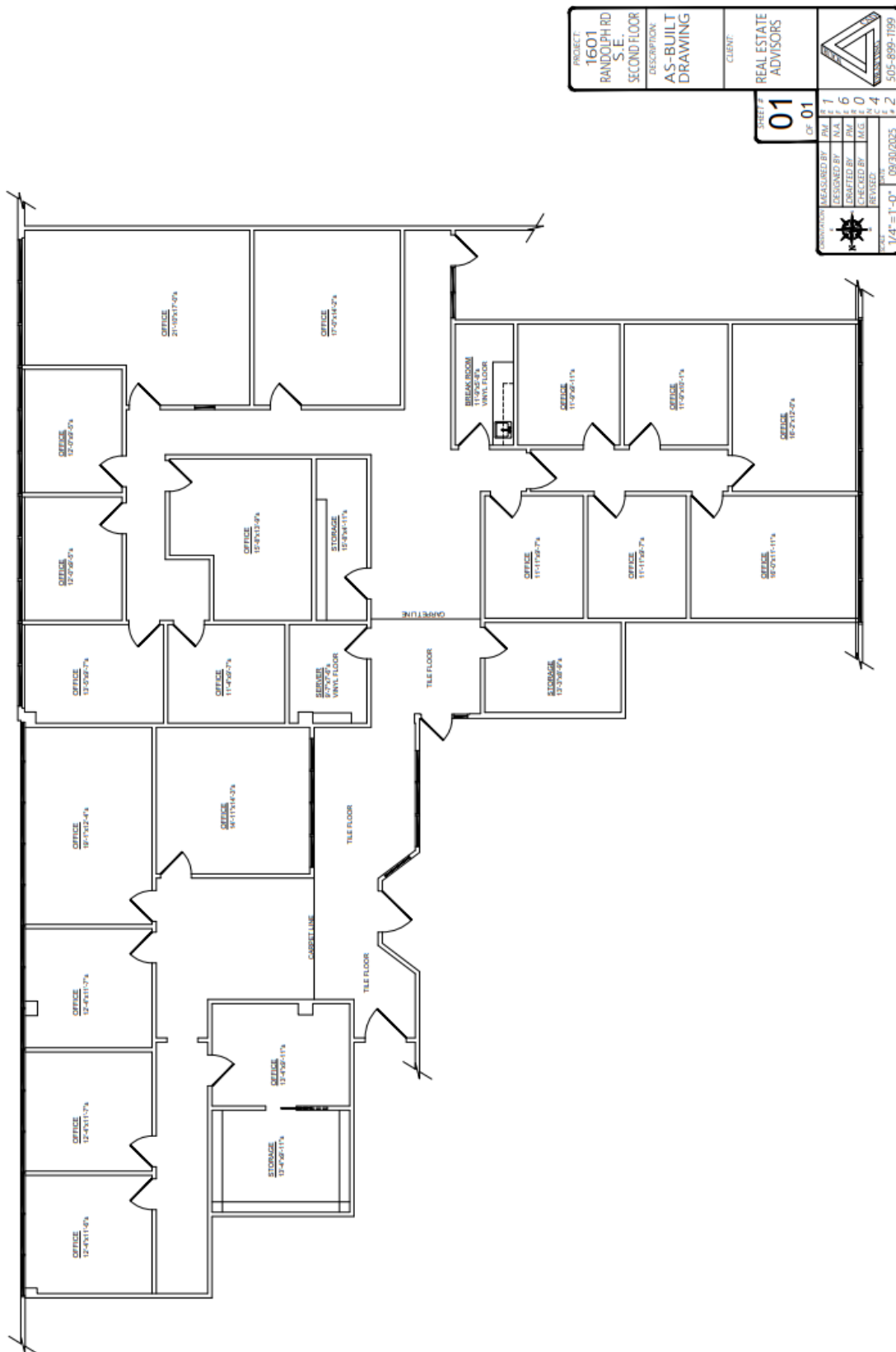
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