OFFICE FOR LEASE

NZ BUILDING

1601 RANDOLPH ROAD SE, ALBUQUERQUE, NM 87106

AVAILABLE
673-3,604 SF



AVAILABLE SPACES

Suite	Rate	Size
125S	$17.50 /sf/yr	673
210	$17.50 /sf/yr	1,393
212	$17.50 /sf/yr	1,538

OFFERING SUMMARY

BUILDING CLASS:	B
BUILDING SF:	37,819
AVAILABLE SF:	673 - 3,604 RSF
LOT SIZE:	2.46 Acres
PARKING:	4:1000
YEAR BUILT:	1986

PROPERTY HIGHLIGHTS

- Flexible Leasing Options: Suites available from 673 SF up to 2,931 SF combined, suitable for single tenants or multiple users
- Second Floor Availability: Two private office suites (1,393 SF and 1,538 SF) available individually or combined
- First Floor Option: Compact 673 SF suite in the South Building, ideal for a small office or satellite user
- Professional Office: 37,819 RSF across two stories, leased to federal agencies, private firms, and consultants
- 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.



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Qualifying Broker
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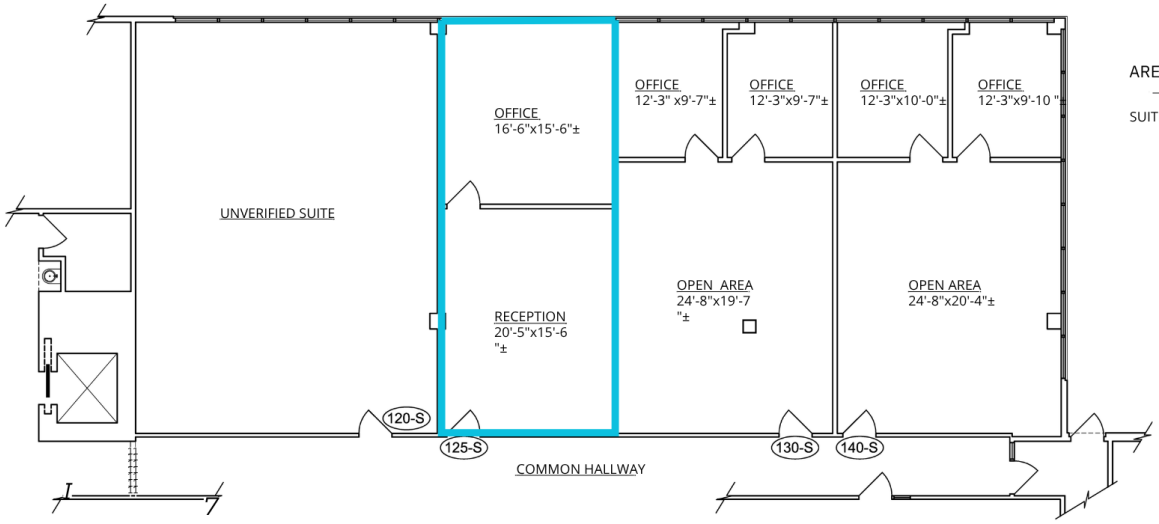
FLOOR PLAN - 1ST FLOOR

1601 RANDOLPH ROAD SOUTHEAST | ALBUQUERQUE, NM 87106

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 125-S AREA	673	SQ. FT.

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

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FLOOR PLAN - 210, 212

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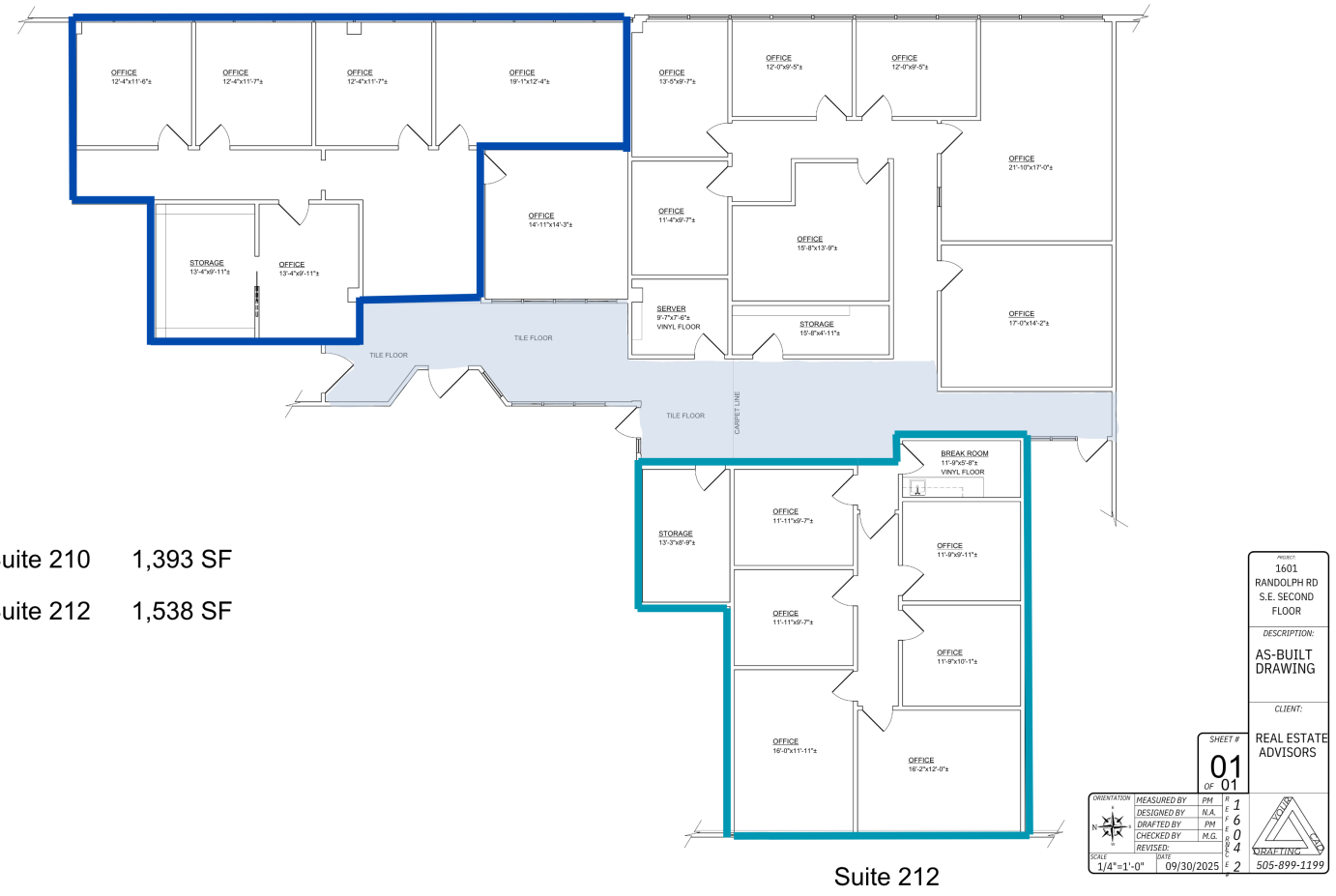

Suite 210	1,393 SF
Suite 212	1,538 SF

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