

4600 A & B Montgomery Blvd. NE
Albuquerque, NM 87109

FOR LEASE

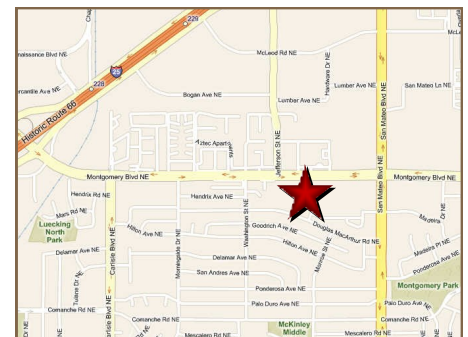
The Courtyard @ Monroe Office Complex



Available: 1,013 RSF - A-200 – (\$1,519.50/mo)
Lease Rate: \$18.00/SF/YR Full Service
Parking: 3.83 per 1,000 RSF plus On Street Parking
Zoning: MX-T; Mixed-Use Transition Zone

Comments:

- Well Maintained Complex with Onsite Property Management
- Fiber Optic Connectivity Available
- Located Across from the Women's Hospital
- Offers Easy Ingress/Egress, Signalized Intersection at Monroe/ Montgomery
- Minutes to Interstate 25, Shopping, Restaurants & Amenities
- Renovated Common Areas
- FAST LOI Response Time



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses 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 many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800

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1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110



ROGER COX
AND ASSOCIATES
PROPERTY MANAGEMENT, LLC

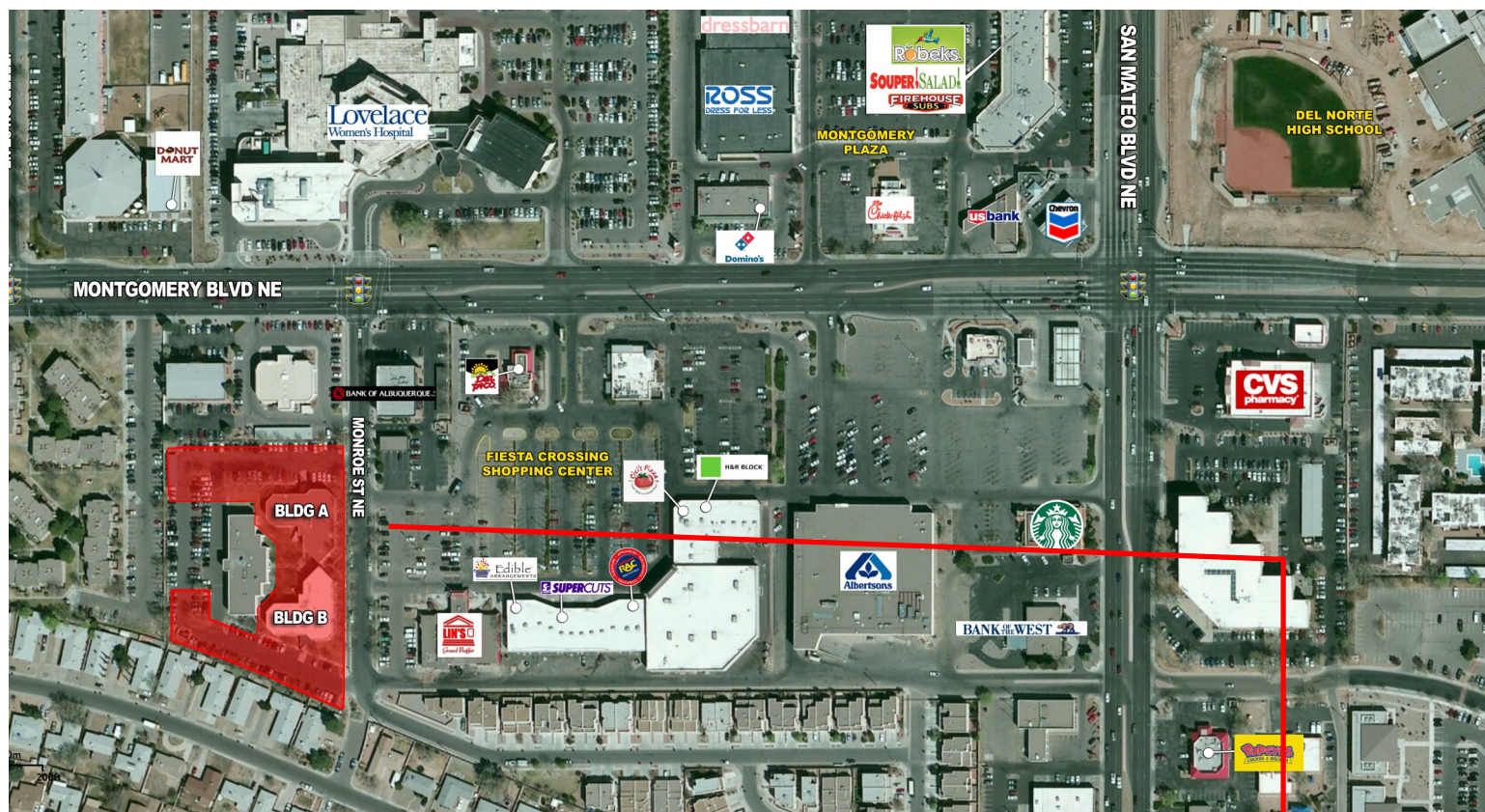
Brian Anderson
M (505) 379-6030
brian@roger-cox.com



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Aerial



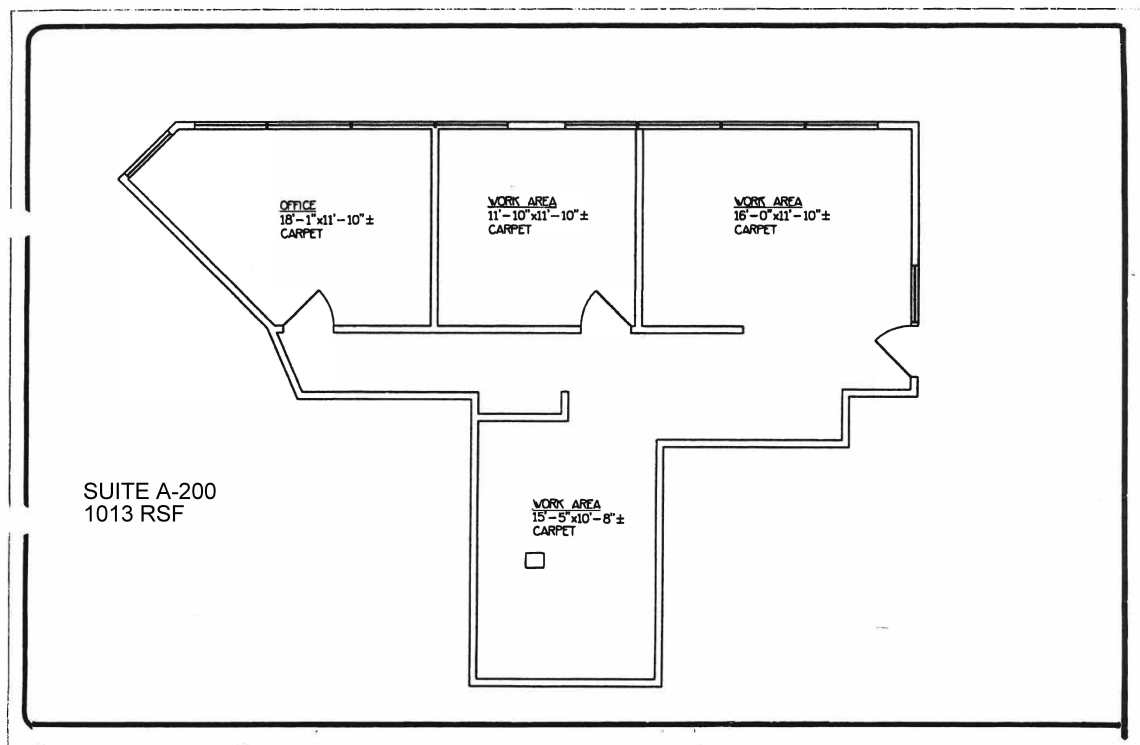
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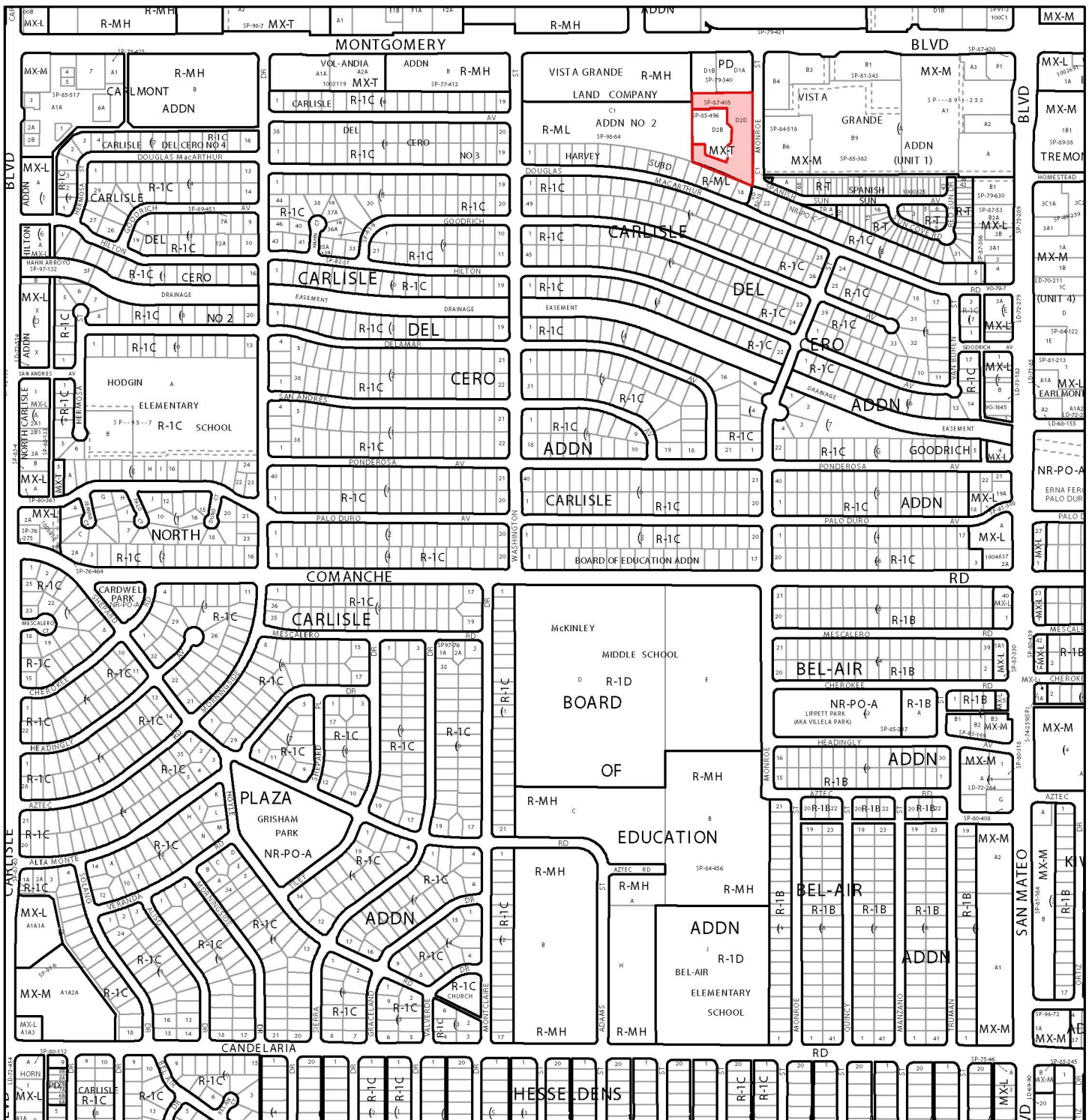


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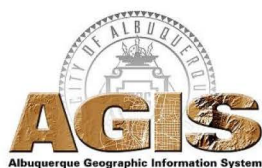
Floor Plan



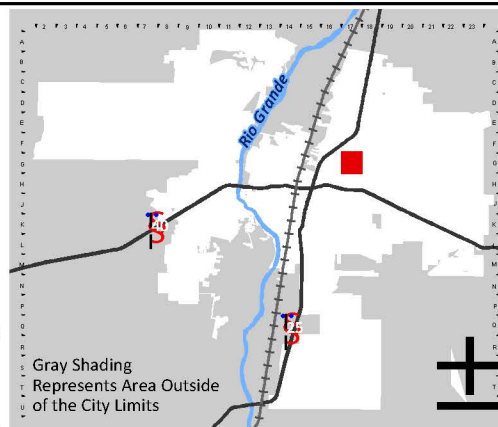


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-17-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone