



# CIRCA 55

*302 8th Street NW, Albuquerque, NM 87102*

FOR LEASE

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# A MID-CENTURY MODERN GEM

Circa 55 is a stunning mid-century modern, two-story office building in a pleasant and serene corner of downtown Albuquerque.

Situated at the corner of Tijeras and 8th Street, this exceptional building boasts a unique blend of natural light and southwestern architectural charm. The exterior is clad in a combination of stucco and brick siding, while the interior is bright, welcoming, and functional.

The second floor suite features offices of several sizes, two large conference rooms, an in-suite bathroom, a copy and production room and a small break room.

*For Lease*

Second Floor: +/- 6,308 RSF

\$21.00/SF | Full Service

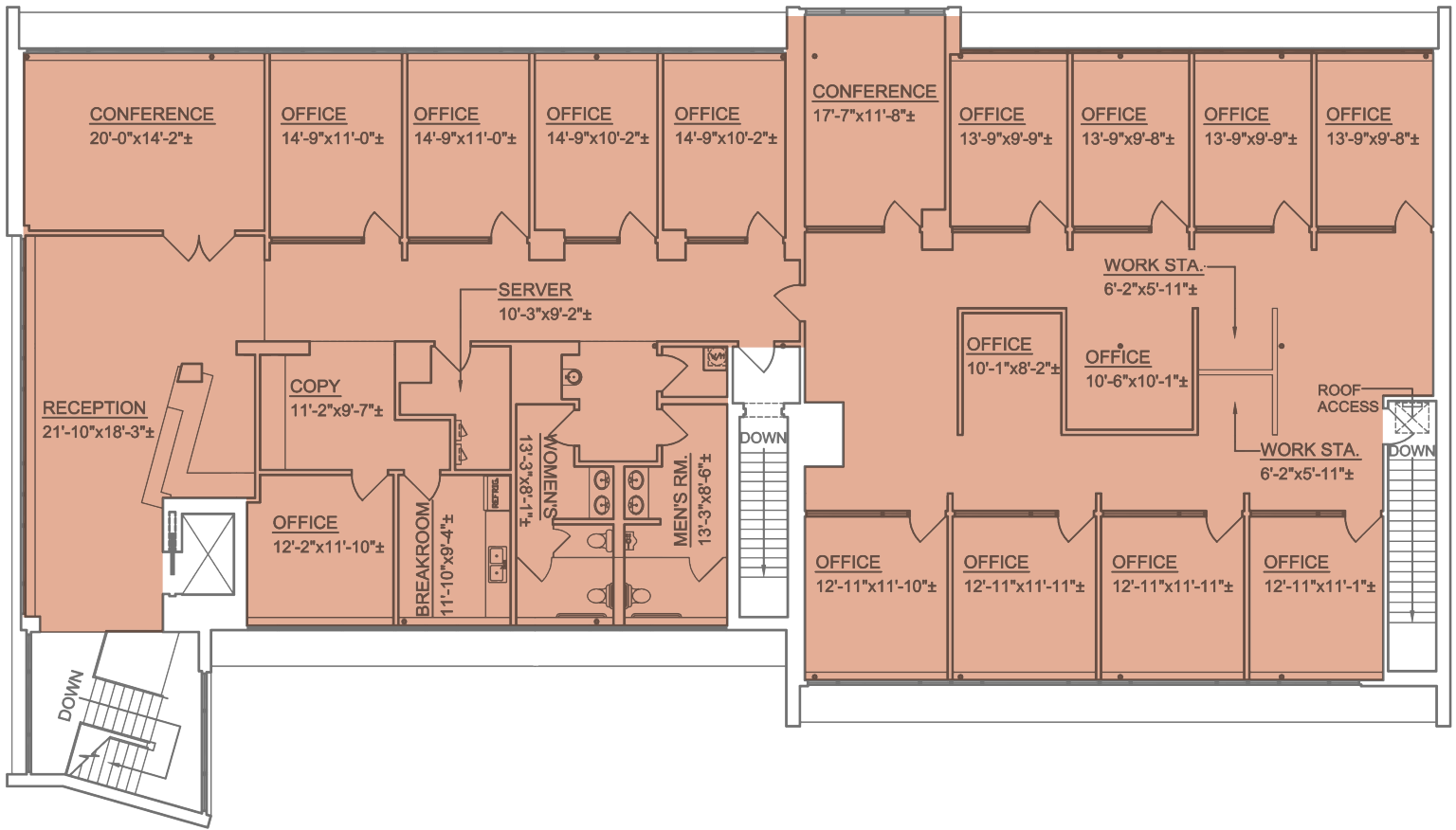
*A Rare Find in Downtown Albuquerque...*







# SECOND FLOOR SUITE



+/- 6,308 RSF

\$21.00/RSF  
Full Service

- Modern, bright interior with unique architectural accents and exposed ceiling
- Mix of private offices and open workstations, with 2 large conferences rooms
- Includes reception, production area, in-suite restrooms, and IT/server room
- Large windows allow a plethora of natural light in on both sides
- Fully operational elevator from the first floor lobby to second floor reception
- Available now

*Combining Functional & Fashionable Design*



# DOWNTOWN ALBUQUERQUE

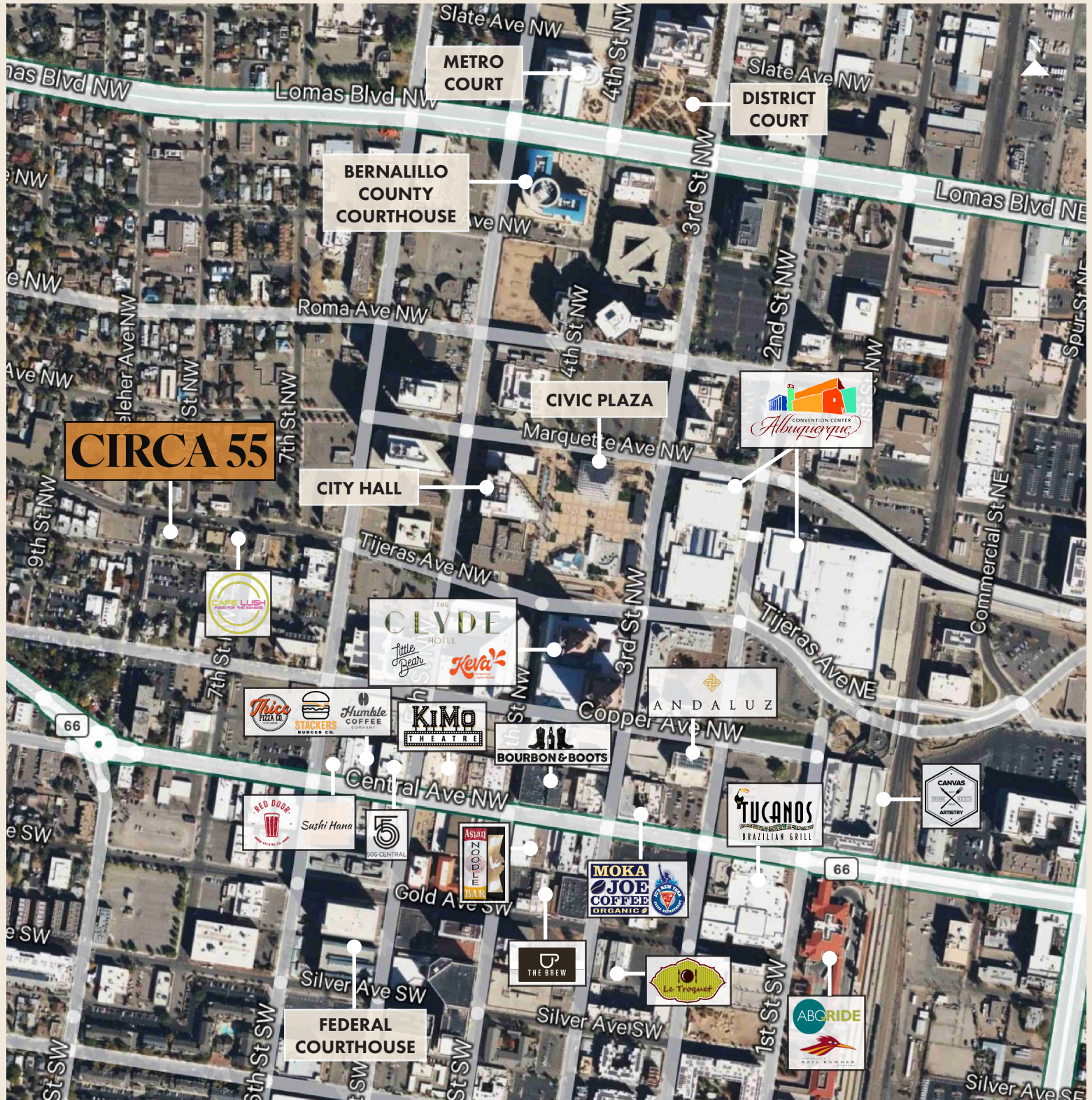


*Dedicated Parking & Walkable Neighborhood*





# AERIAL



*At Home in the Albuquerque Downtown Business District*





# PROPERTY HIGHLIGHTS

## *Investor / User Opportunity*

Exceptional ability to lower net occupancy cost by owning this well-positioned asset with 50% of the building occupied and generating income and 50% finished office available for occupancy.

## *Substantial Improvement Value*

Existing finished legal office that is move-in ready, mitigating expensive build-out costs and downtime.

## *Secured Parking*

Adjacent secured parking field included in offering.

## *Quaint Environment*

Coffee shops, café's and brewery's nearby create a lively and engaging environment. Step away from the desk for a mid-day coffee, business lunch or happy hour with colleagues.

## *Quality Image*

Well-maintained office asset with cohesive landscape, modern design and private patio area.







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