

Airport Professional Centre

Newly Refurbished Office Space

**FOR
LEASE**

3201 University Blvd SE | Albuquerque, NM 87106



Property Details

- Lease Rate
 - Office \$11.50/SF Gross Plus Janitorial
 - Warehouse \$11.50/SF Plus Gas, Electric & Janitorial
- Available
 - Suite 101 ±933 RSF
 - Suite 102 ±2,590 RSF
 - Suite 104 ±3,033 RSF
 - Suite 104A ±3,000 RSF
 - Suite 201 ±1,079 RSF
 - Suite 202 ±2,719 RSF
 - Suite 204 ±3,030 RSF
 - Warehouse B ±10,009 RSF
- Zoning M-2 / HUB Qualified

Property Amenities

- Move in ready offices
- 400 Amp | 3 Phase | 120/220 Volt Power in Warehouse
- Sprinkled 20' Ceilings in Warehouse
- 2 Drive-in 3 Dock in Warehouse



**BERGER
BRIGGS**
REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0447
FAX (505) 243-1505
4333 PAN AMERICAN FRWY NE
ALBUQUERQUE, NM 87107-6833
www.bergerbriggs.com

Dave Vincioni
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AERIAL

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THE SITE

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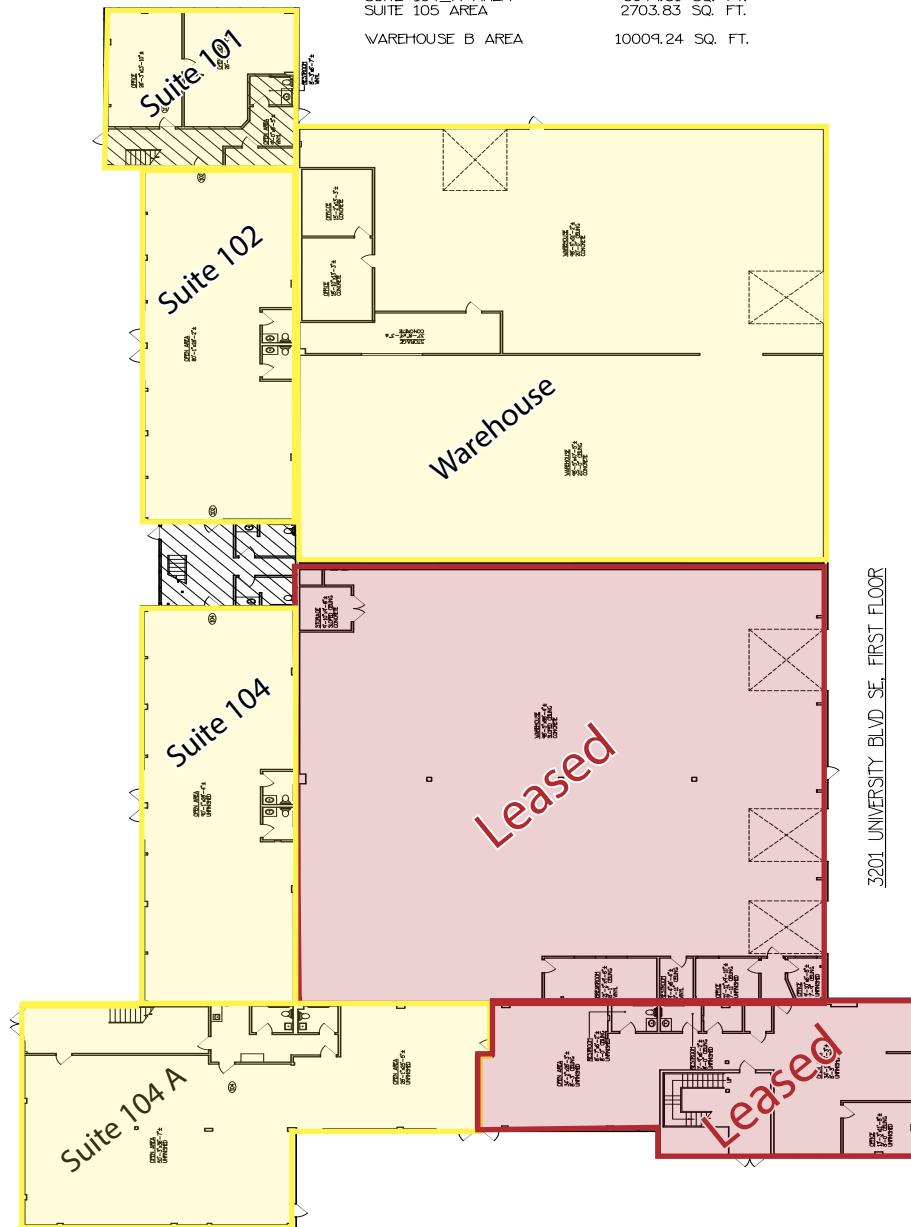
Newly Refurbished Office Space

**1ST
FLOOR**

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AREA CALCULATIONS:

| | |
|------------------|------------------|
| SUITE 101 AREA | 847.98 SQ. FT. |
| SUITE 102 AREA | 2354.22 SQ. FT. |
| SUITE 104 AREA | 2654.30 SQ. FT. |
| SUITE 104_A AREA | 3649.51 SQ. FT. |
| SUITE 105 AREA | 2703.83 SQ. FT. |
| WAREHOUSE B AREA | 10009.24 SQ. FT. |



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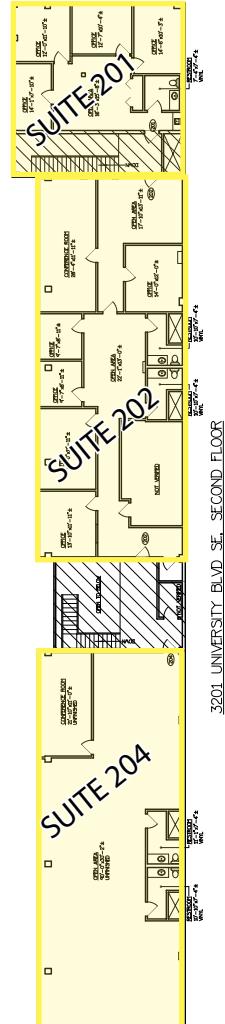
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**2ND
FLOOR**

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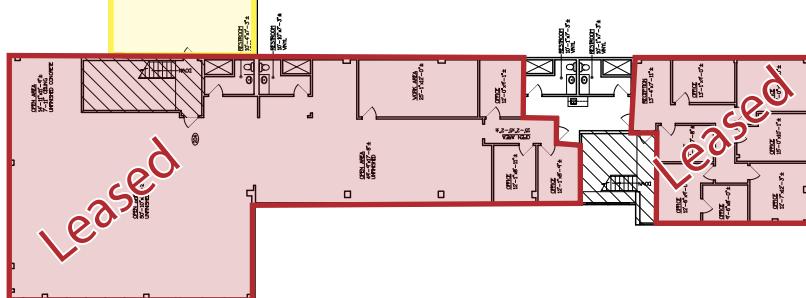


NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" WITH COMMON 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 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. STAIRWELL LANDINGS ARE NOT INCLUDED IN AREA CALCULATIONS.

AREA CALCULATIONS:

| | |
|----------------|-----------------|
| SUITE 201 AREA | 980.43 SQ. FT. |
| SUITE 202 AREA | 2471.84 SQ. FT. |
| SUITE 204 AREA | 2754.96 SQ. FT. |



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