

Airport Professional Centre

Newly Refurbished Office Space

**FOR
LEASE**

3201 University Blvd SE | Albuquerque, NM 87106

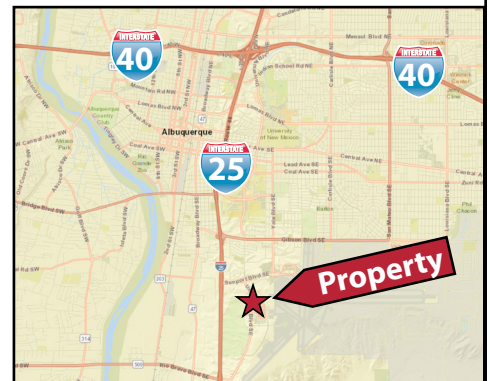


Property Details

- 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
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Dave Vincioni

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AERIAL

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THE SITE

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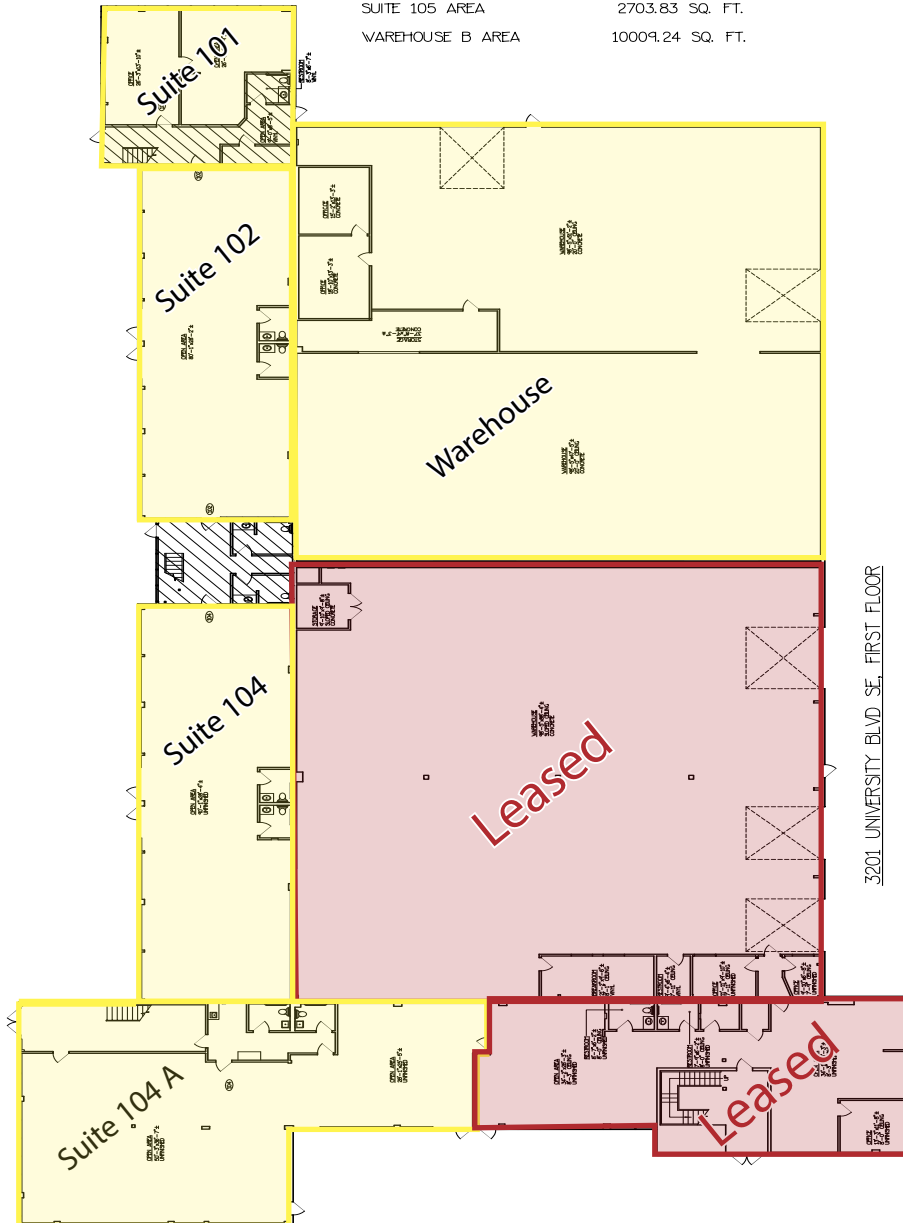
Newly Refurbished Office Space

**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	2654.50 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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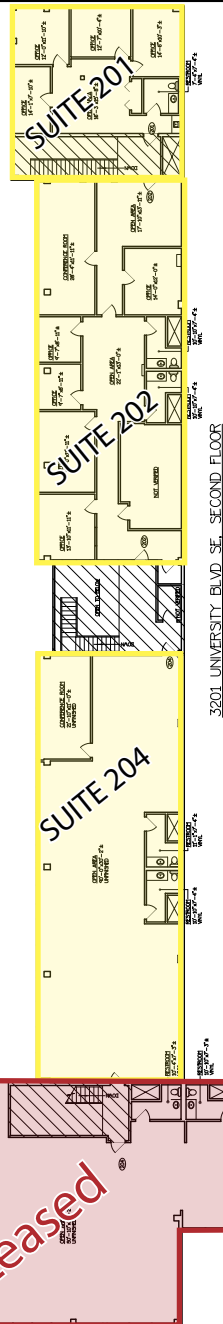
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**2ND
FLOOR**

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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	980.93 SQ. FT.
SUITE 202 AREA	2471.84 SQ. FT.
SUITE 204 AREA	2754.96 SQ. FT.

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