

# Stand Alone Office Building

**FOR  
LEASE**

1511 University Blvd. NE | Albuquerque, NM 87102

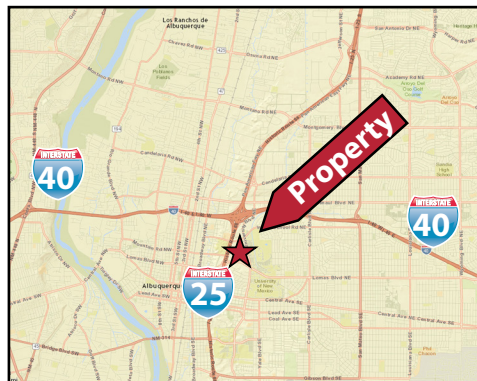


## Property Details

- Lease Rate \$5,000/Mo. (11.11/SF/Yr), NNN (\$4.12/SF/Yr), Plus Utilities
- Available 5,400SF
- Land Size .8347/Acres (36,360 Sf)
- Zoning NR-C
- Parking 51 Spaces (9.5/1000) additional Street Parking

## Property Amenities

- Great Stand Alone Property in the Heart of the North I-25/ UNM Markets, just 2 minutes from I-40 & I-25.
- Extra Large Conference/Training/Meeting room w/ seating for 100 people, a full kitchen, and 2 Large Restrooms attached.
- Beautiful Offices w/ 2 Additional Private restrooms.
- Large Private Courtyard for Outside Events.



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ESTABLISHED 1937

PHONE (505) 247-0444  
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**Dave Vincioni**

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**AERIAL**

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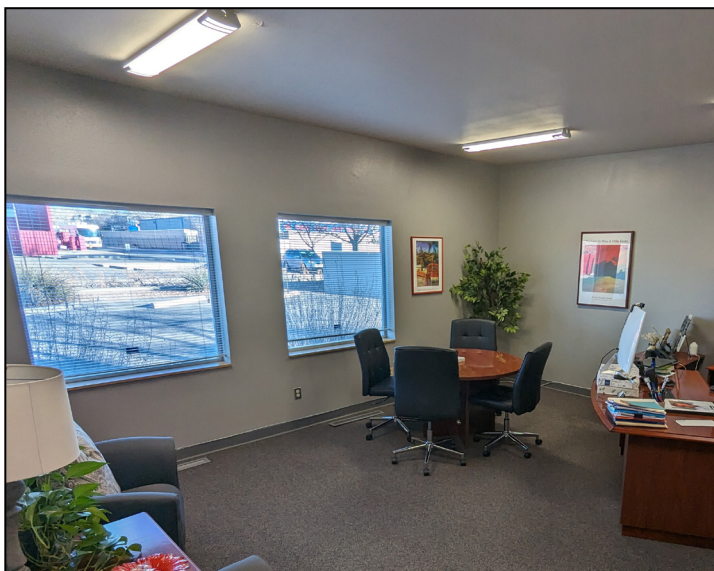
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## THE SITE

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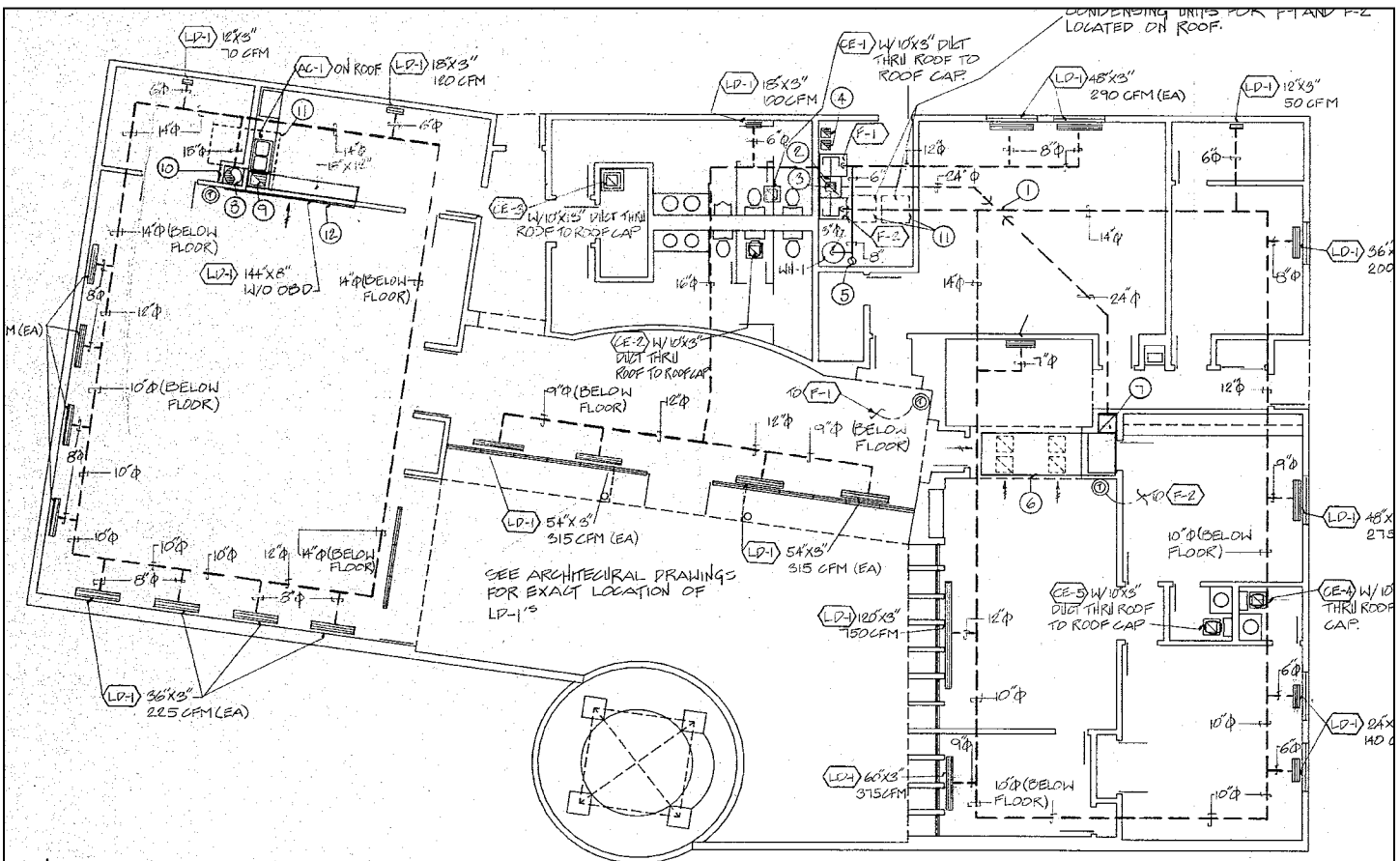
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## FLOOR PLAN

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## PHOTOS

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