

For Lease

10820 Comanche Rd NE, Unit: B
Albuquerque NM 87111



Chris Byrd
Associate Broker
505-710-5088
chris@chriswbyrd.com
Lic. No. 50703

R1 COMMERCIAL
REAL PEOPLE. REAL SUCCESS. ONE FAMILY.
505.883.9400

4121 Wyoming Blvd NE, Abq, NM 87111 | 505-883-9400

Property Profile



Details

Lease Rate \$15.00 PSF

Total Available + 1,500 SF

Total Building Size + 11,758 SF



In the heart of the NE Heights, join Napa Dental, New Mexico Urgent Care Walk In Clinic, The 5th Element Medical Practice & APPS Physical Examination Center. Suite B has 1500 sf of open area currently set up as Kung Fu / workout gym. The furniture and mats you see in the pictures could stay if they would be of use to your business. Wide variety of uses allowed here so bring your ideas and join these other successful businesses.

* Ample Parking

* Options to join digital monument sign

* 3 miles to I-40

* Close proximity to Banks, Retail, Restaurants & Residential Communities

Floor Plan



GENERAL NOTES

- USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, ARE NOT PROVIDED, OR THERE IS A DISCREPANCY, CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH PRICING, ORDERING OR WORK.
- ALL CONSTRUCTION SHALL CONFORM TO INDUSTRY AND MANUFACTURER'S STANDARDS AS A MINIMUM REQUIREMENT.
- IF CONDITIONS EXIST THAT ARE NOT ADEQUATELY DETAILED ON THE CONSTRUCTION DOCUMENTS OR ARE IN QUESTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO BREAKING, ORDERING OR PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION AND FRAMING.
- ANY DIMENSIONS INDICATED ON THIS SHEET ARE TO THE EDGE OF EXISTING WALL TO BE REMOVED OR TO REMAIN.
- ALL EXISTING EXTERIOR WALLS, DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
- REMOVE AND CAP ALL PLUMBING, ELECTRICAL WIRING AND CONDUIT BACK TO NEAREST CODE APPROVED TERMINATION LOCATIONS.
- PREP FLOORS AS REQUIRED TO RECEIVE NEW FLOORING MATERIAL THROUGHOUT AREA OF WORK.
- PROVIDE BLOCKING FOR MIRRORS AS REQUIRED; INSTALLATION BY OTHERS.
- PROVIDE VINYL PLANK FLOORING THROUGHOUT; FINAL SELECTION BY OWNER/TENANT; TENANT TO INSTALL EXERCISE MATS AT TRAINING AREA.
- ALL WALL AND FLOOR FINISHES, DOORS, WINDOWS, HARDWARE, CASEWORK, EQUIPMENT, PLUMBING FIXTURES, TOILET ACCESSORIES AND LIGHT FIXTURES SHALL BE COORDINATED WITH OWNER AND ARCHITECT AND MEET THE MINIMUM PERFORMANCE AND QUALITY REQUIREMENTS OF THESE DOCUMENTS. SUBMIT ALL SUBSTITUTIONS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PRICING AND CONSTRUCTION.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FRAMING.
- ALL INTERIOR WALLS SHALL BE 3-1/2" WOOD STUDS, 24" O.C. UNLESS OTHERWISE NOTED OR AT INFILL OF EXISTING LOCATIONS WITH WALLS OF DIFFERENT MOTIVS. RE: ALSO STRUCTURAL SHEETS.
- ALL JAMBS AT NEW DOORS SHALL BE MIN. 4" FROM ADJACENT FACE OF WALL OR CORNER UNLESS NOTED OTHERWISE.
- COORDINATE BLOCKING LOCATIONS FOR PLUMBING FIXTURES, GRAB BARS, SHELVING, DISPLAY BOARDS, FLAT SCREEN TVS AND OTHER MISCELLANEOUS ITEMS. VERIFY FINAL BLOCKING LOCATIONS WITH OWNER PRIOR TO INSTALLATION OF GYPSUM BOARD SHEATHING.
- PROVIDE 4" RESILIENT BASE AT ALL INTERIOR WALLS.
- INSTALL NEW HARDWARE AND LOCKS AT NEW DOOR.
- COORDINATE SECURITY AND CAMERA LOCATIONS WITH TENANT.
- REFER TO SHEET A-401 FOR PARTITION TYPES AND FIRE RATED WALL ASSEMBLIES.

SHEET KEYNOTES

- NEW WALL
- NEW CHANGING PARTITIONS W/ PRIVACY CURTAINS
- NEW 62"W x 48" TALL INTERIOR WINDOW; VERIFY ROUGH OPENING WITH WINDOW MANUFACTURER
- NEW 4X4 WOOD COLUMN AS REQUIRED
- NEW SUITE ENTRY DOOR (MATCH EXISTING ADJACENT DOOR TYPES, FINISH AND HARDWARE)
- NEW RECEPTION DESK BY TENANT
- EXISTING ELECTRICAL PANEL TO REMAIN
- ADA CHANGING STALL WITH NEW CHANGING BENCH
- NEW WOOD STORAGE CUBBIES (5 WIDE X 5 HIGH)
- CHANGING BENCH BY TENANT
- NEW 1-HR RATED SHAFT ENCLOSURE AT EXISTING HVAC DUCTWORK
- NEW EMERGENCY EXIT SIGN / LIGHT
- FIRE EXTINGUISHER
- REMOVE WALL FRAMING AND SHEATHING AS REQUIRED FOR INSTALLATION OF NEW WINDOW; RELOCATE EXISTING 4X4 COLUMN
- REMOVE EXISTING DOOR AND FRAME
- CUT NEW OPENING IN WALL FOR ENTRY VESTIBULE; VERIFY SIZE AND BRACE WALL AS REQUIRED FOR NEW WORK
- RELOCATE EXISTING 4X4 COLUMN AS REQUIRED FOR NEW WORK
- EXISTING HVAC DUCTWORK TO FLOOR BELOW
- ALIGN FINISH OF NEW WITH EXISTING TO BE FLUSH
- VINYL PLANK (WOOD LOOK) FLOORING; FINAL SELECTION BY OWNER/TENANT
- EXISTING PLYWOOD FLOOR SHEATHING; PREP AS REQUIRED TO RECEIVE NEW FLOORING
- ADJACENT EXISTING AREA TO REMAIN; NO WORK THIS PROJECT
- PROVIDE 1-HR RATED WALL ASSEMBLY TO DECK; RE: A-401 PARTITION TYPES AND ASSEMBLIES
- EXISTING ACCESSIBLE RESTROOM TO REMAIN - NO WORK
- EXISTING ACCESSIBLE HI-LOW DRINKING FOUNTAINS TO REMAIN

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO BE REMAIN
- NEW WALL FRAMING
- EXISTING ADJACENT AREAS NOT IN THIS SCOPE OF WORK



3-11-2019

recent design solutions
ARCHIS design LLC
480 LINCOLN BLVD, SUITE 100
ALBUQUERQUE, NM 87102
(505) 986-2712 www.archisdesign.net



SUITE "B"
MODIFICATIONS
10820 COMANCHE RD NE
ALBUQUERQUE, NEW MEXICO

Project No.
012219

Issue Date:
March 11, 2019

Revisions	Date	By

Sheet Title:
Architectural and Demo Plans

Sheet No.
A-101